

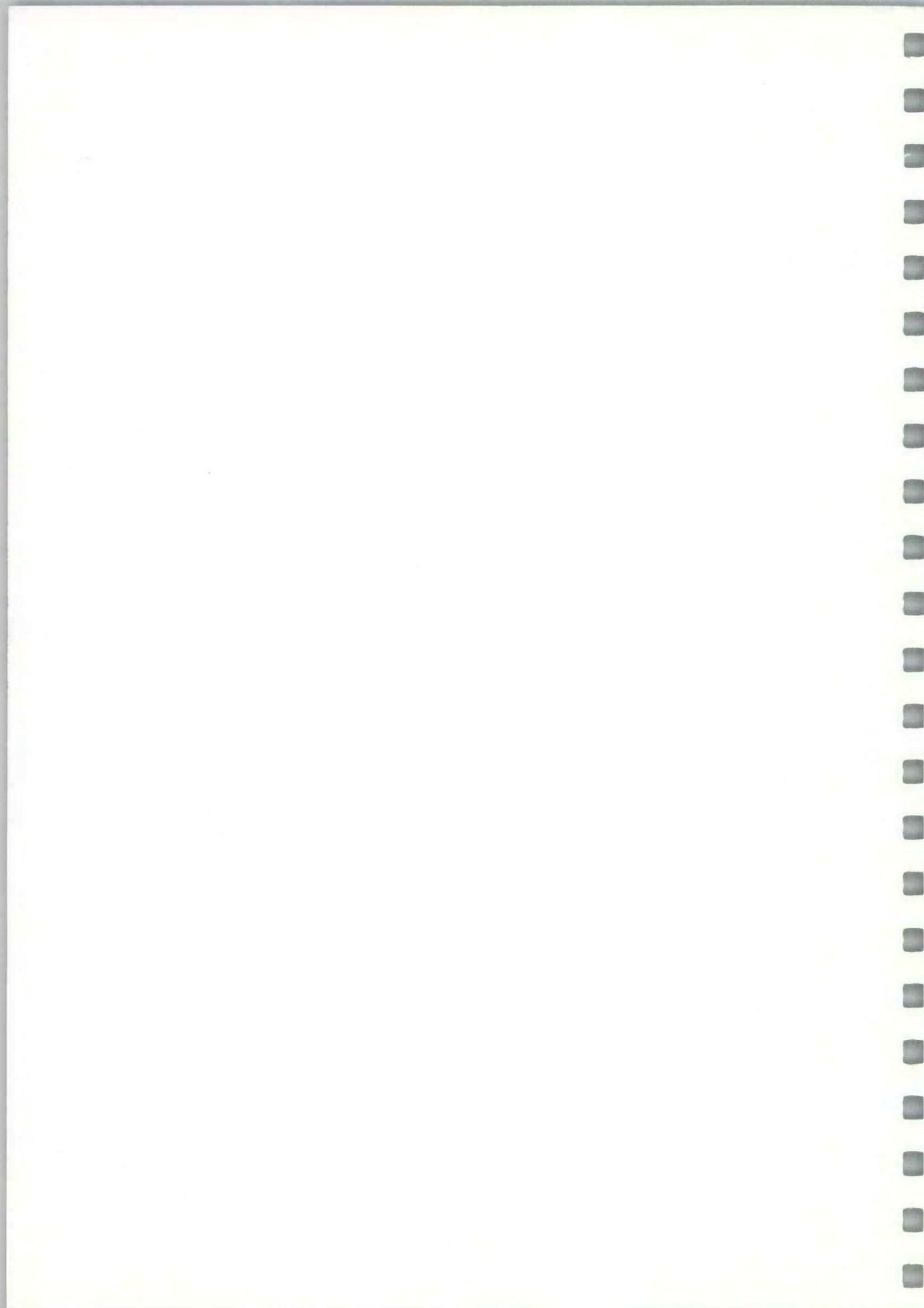
Movement & Transportation
Housing
Backspace Employment
Environment & Development
Shopping
Recreation, Leisure & Tourism

Stafford Borough Local Plan 2001



Stafford
BOROUGH COUNCIL





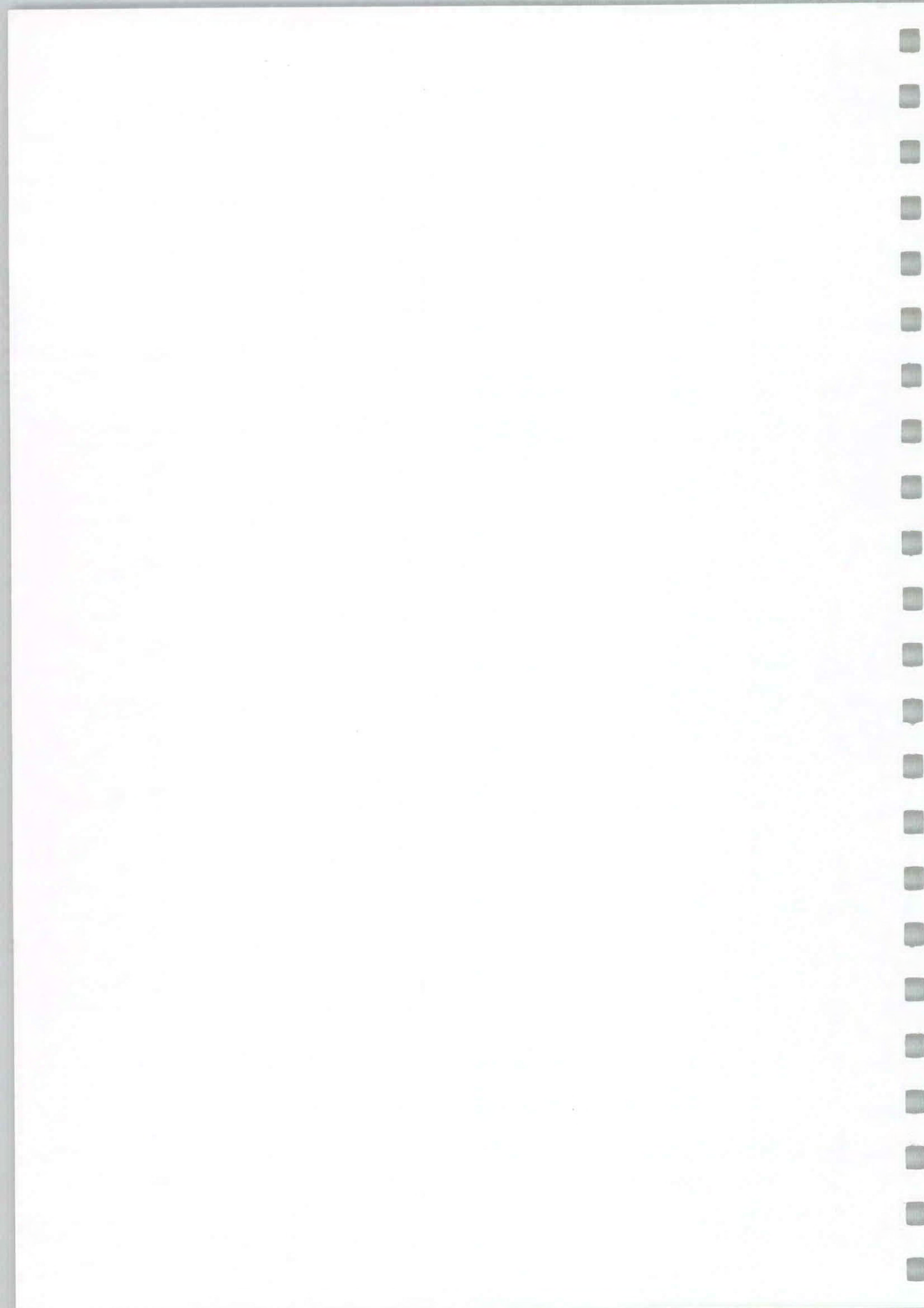
Stafford Borough Local Plan 2001

Adopted 20th October 1998

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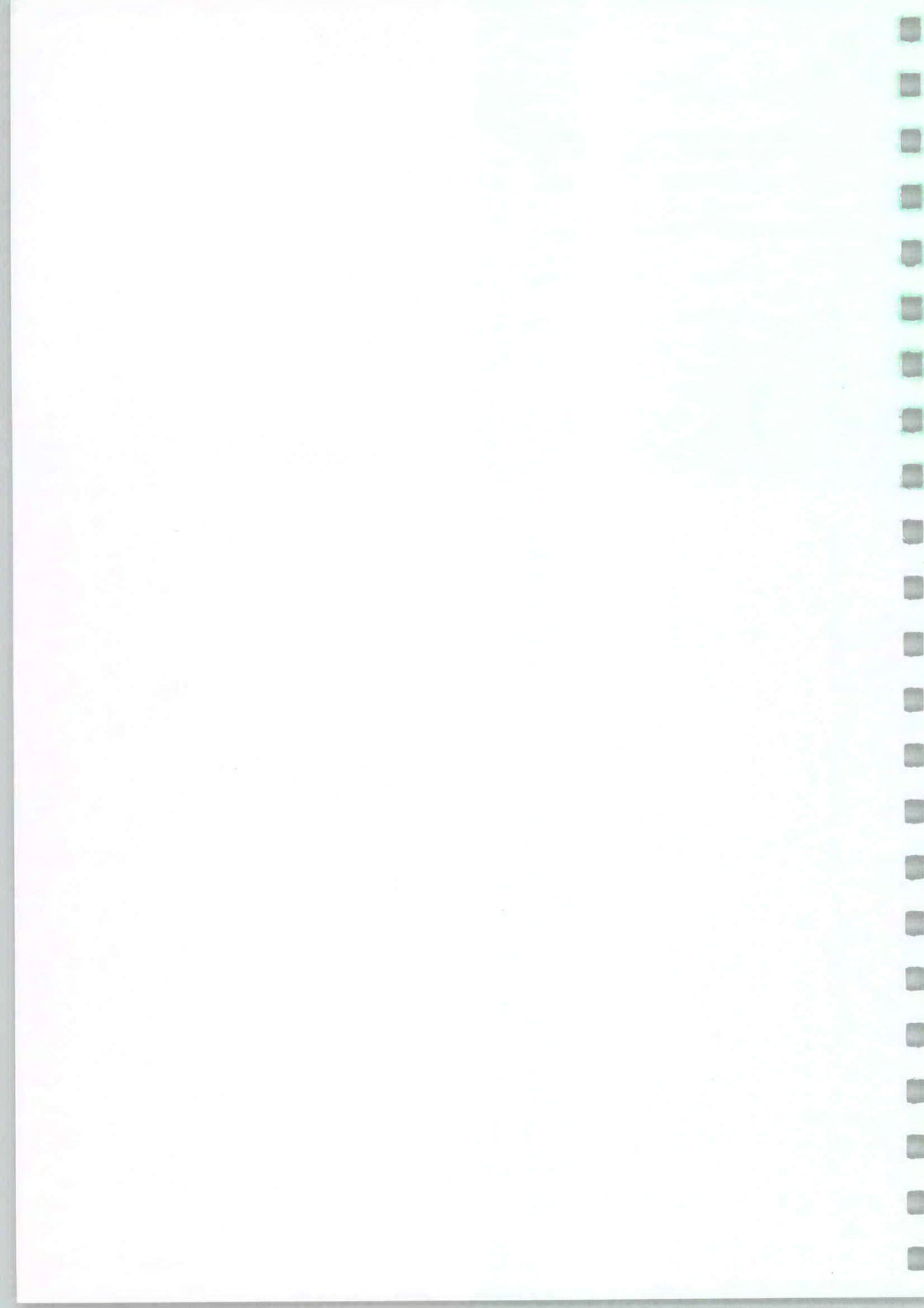
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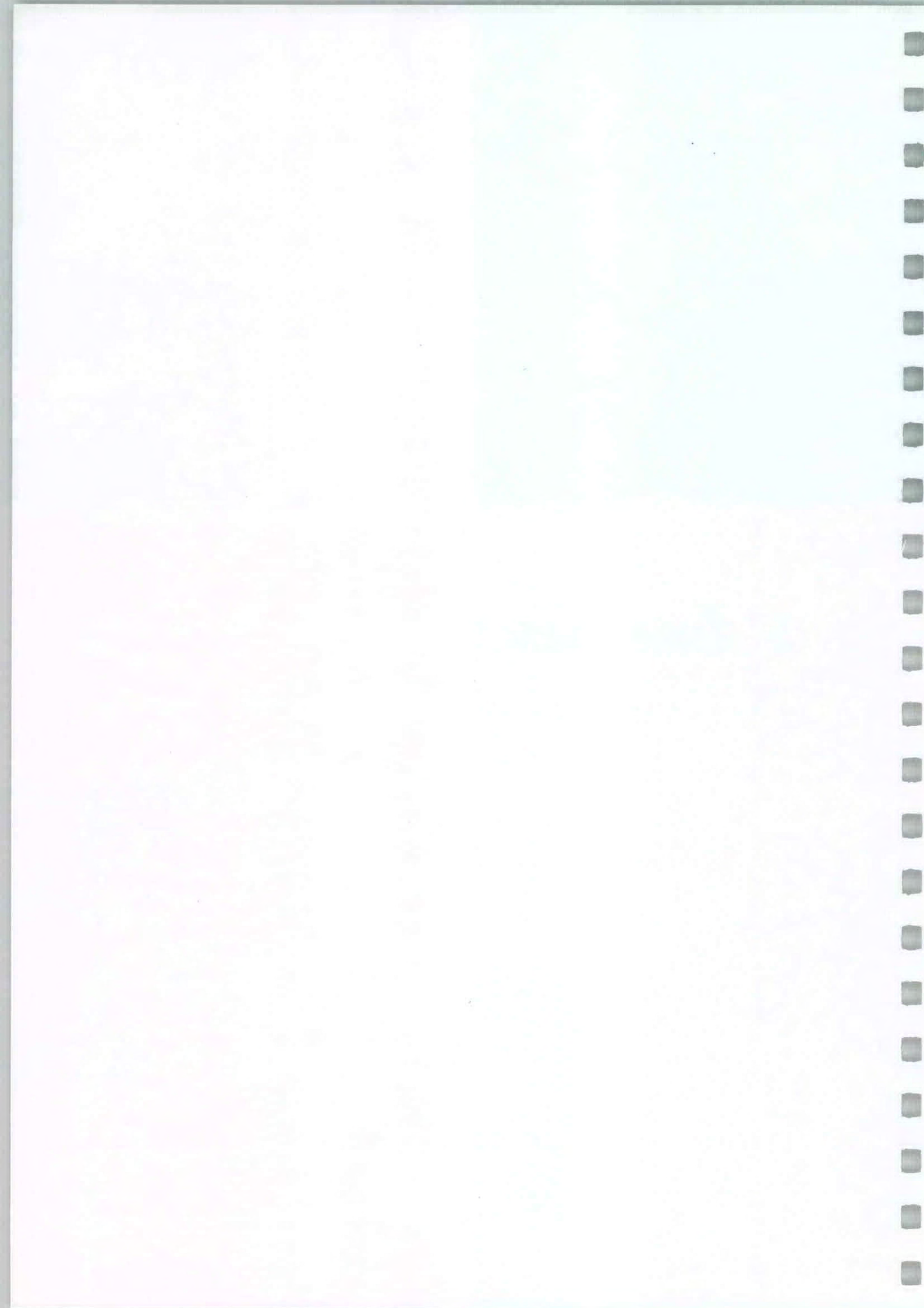
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1 | Introduction

1 The Development Plan and Its Purpose



1 Introduction

1.1 The Development Plan and Its Purpose

1.1.1 The Development Plan for Stafford Borough consists of the Staffordshire Structure Plan 1986-2001 approved by the Secretary of State for the Environment, together with this Plan prepared and adopted by the Borough Council. The Development Plan may also include Local Plans prepared and adopted by the County Council on particular subjects such as Minerals and Waste Disposal.

1.1.2 The Staffordshire Structure Plan takes note of the Strategic Planning Guidance for the West Midlands published by the Department of the Environment and sets out the broad framework for planning in the County. It includes general planning policies and lays down the scale and general location of future development.

1.1.3 The Borough Council has previously prepared and adopted Local Plans for various parts of the Borough, but this Plan has been drawn up to cover the whole of the Borough in accordance with legislation making District Wide Local Plans a statutory requirement.

1.1.4 The purpose of this Local Plan is:-

- (a) To develop the policies and general proposals of the Staffordshire Structure Plan 1986-2001 and to relate them to precise areas of land.
- (b) To provide a detailed basis for the control of development through planning applications.
- (c) To provide a detailed basis for co-ordinating the development or other use of land.

(d) To bring environmental and ecological issues in to the future planning of the area.

(e) To ensure that development and growth are sustainable so that present and future generations are not denied the best of today's environment.

(f) To help manage demand for and improve efficiency in the use of resources[and to take account of the accessibility of land uses].

(g) To reduce the need to travel particularly by private car.

(h) To bring local and detailed planning issues before the public.

General Description of the Borough

1.1.5 Stafford Borough is centrally placed within Staffordshire and abuts all other Staffordshire districts. The Borough has an area of some 230 square miles, with a population of around 120,000. Stafford with a population of approximately 60,000 is the main town, and is located at the southern edge of the Borough. Stone located some 6 miles to the north of Stafford, is the second largest settlement with a population of 12,000, and lies within the valley of the river Trent. The majority of the Borough's area however is rural in character, with a range of settlements varying from suburban areas on the fringes of the Potteries conurbation, to large free-standing villages and more isolated small settlements.

1.1.6 To north of the Borough stand the urban areas of Stoke on Trent and Newcastle under Lyme, to the south are the fringes of the West Midlands

Metropolitan area, to the west of the Borough are rural parts of Shropshire and to the east, rural areas of East Staffordshire.

1.1.7 The M6 Motorway runs through the Borough in a north-south direction. Junction 14 and Junction 13, which is just south of the Borough boundary, adjoin the Stafford town area, while Junction 15 provides access to the northernmost parts of the Borough's area.

1.1.8 The West Coast main Inter-City Line runs through the Borough with an inter-city station at Stafford, from where the line splits to provide main line services to London Euston or via Birmingham to the south west of England. In a northerly direction, the services run to Manchester, Liverpool and Scotland.

1.1.9 Many parts of Stafford Borough are visually attractive. The accessible countryside, such as the Cannock Chase Area of Outstanding Natural Beauty, the Hanchurch Hills and other areas, together with a variety of attractive villages, historic houses and country estates, including Shugborough, contribute to the attractiveness, whilst making the area vulnerable to pressures for development, which, if not carefully controlled, could harm the existing attractiveness of the area.

1.1.10 Stafford Borough has to respond to the pressure for change however. Increased numbers of families and a marked growth in the number of single person households, generates needs for new houses. New employment opportunities will be needed to meet demand, widen choice and replace those lost. New leisure opportunities, social facilities and shopping opportunities will be demanded to meet higher expectations. Problems of congestion and accessibility need to be taken into account. These needs have to be recognised and catered for in way which respects and conserves the best of the Borough's heritage, whilst taking opportunities for improvement of less attractive areas.

1.1.11 It will not be possible to please everyone in shaping the future of Stafford Borough through the

Local Plan but the Council, in reaching its decisions, has tried to balance the needs for new development, strengthening the local economy and retaining the best of the existing features of the Borough.

The General Aims of the Plan

1.1.12 The overall aim of the plan is to make provision for the levels of development established in the Staffordshire Structure Plan and to balance the need for development with the protection and enhancement of the environment.

1.1.13 As part of its "Sustainable Development Strategy" Government advice and policy is that Local Plans should assist in reducing the "need to travel" and "greenhouse gas emissions". Policies and proposals in this Plan, particularly those which relate to providing for development in Stafford, Stone and selected settlements or which restrict inappropriate development in the open countryside are in keeping with this approach.

1.1.14 Development will be accommodated in order to:-

- provide for a range of housing and employment opportunities through the identification of land for development;
- ensure the growth and diversification of the economy of the area;
- improve town and local centres in terms of the quality of their appearance and the range of facilities provided;
- ensure that an appropriate level of infrastructure is provided to meet the needs of new development;
- encourage access throughout the Borough for everyone including wheelchair users and people with physical or sensory disabilities, elderly people, and those with toddlers or infants in pushchairs and ensure that appropriate provision is made for the

needs of these people in all developments.

Everyone includes people with physical disabilities such as people who lack stamina, have poor co-ordination or poor grip; people who use mobility aids such as wheelchair users, stick and crutch users; people with sensory impairments such as partially sighted and blind people and people who are hard of hearing or deaf.

- maintain and improve accessibility.

1.1.15 The protection and enhancement of the environment will aim to:-

- protect, conserve and enhance the Green Belt and the open countryside including the Cannock Chase Area of Outstanding Natural Beauty from undesirable and incongruous forms of development;
- protect and enhance features on sites of nature conservation value;
- protect, conserve and enhance the architectural, historic and other qualities of the built environment;
- improve, conserve and enhance the physical environment and amenity of the Borough;

More specific aims are included in the relevant section of the Plan. Detailed policies contained within the Plan, either taken alone or in combination with other policies, seek to achieve these aims.

Development Strategy

1.1.16 This Plan is required to allocate land for new development in accordance with the provisions of the Structure Plan. The Structure Plan gives a county-wide framework of policies and sets overall requirements for an additional 9,100 new homes to be provided in the Borough, during the period 1986-2001, with an additional 125 hectares of land for employment purposes to be identified in the

Local Plan. The Secretary of State, in reaching these requirements, included an element to provide new homes to relieve development pressures in Southern Staffordshire and the West Midlands Conurbation.

1.1.17 The Borough Council in considering its overall strategy, took into account environmental considerations, advice of Central Government, the views of local residents and organisations together with the particular characteristics of the Borough and its constituent parts.

1.1.18 Central Government advice and the Structure Plan both promote the use and re-use of urban sites as means of reducing development pressures on the countryside and greenfield sites. This approach has been applied and opportunities taken to secure the reuse of existing or anticipated vacant or redundant land in both urban and rural areas.

1.1.19 Within settlements a principal issue has concerned the balance between the protection of undeveloped space, which may be important for any number of reasons, against the general planning policy that seeks to direct development toward existing settlements.

1.1.20 The development strategy for Stafford Borough focuses on two main principles:-

(a) the urban centres of Stafford and Stone, but more particularly the former, are to be the main focuses for development. This strategy is based upon the following factors:-

(i) infrastructure such as roads, water supplies, sewerage and sewage treatment facilities already exist.

(ii) education, health, social, recreational and cultural facilities are present, together with shopping and employment opportunities.

(iii) public transport is more readily available and facilities are available which are accessible by foot or bicycle.

(b) in the rural areas, the prime objectives in determining the location of development, are to reduce the need to travel especially by car, to avoid sporadic housing development in the open countryside, and to promote appropriate development in existing communities which can help sustain local services and employment.

1.1.21 New settlements have been considered as an alternative strategy and a number of options put forward by representees have been examined. This approach has been rejected since it would not provide for the level of provision, range and variety of sites in the locations where demand and need are evident. New or expanded settlements would not be of such a scale as to ensure economic provision of necessary social, transport, educational and infrastructure facilities and would have an adverse effect on overall settlement patterns and the countryside.

Selected Settlements and Residential Development Boundaries

1.1.22 The primary purpose of selecting settlements is to identify those settlements around which it would be appropriate to define a Residential Development Boundary (RDB). The Residential Development Boundary has a number of functions, but firstly it identifies those areas which in development control terms are not regarded as being in the open countryside. A second key purpose of the RDB is to assist in implementing the Plan's development strategy. Accordingly the RDBs are drawn tightly around rural settlements. This reflects the approach of focusing major new residential development on Stafford and Stone, and particularly on Stafford.

1.1.23 While it is clear that Stafford and Stone are appropriate for settlement selection and RDB definition it is often less clear with rural settlements. A selection methodology was therefore adopted to assist in this process.

1.1.24 A number of interrelated factors have been used as the basis for the selection of the settlements. These can be summarised as:-

- (i) the availability of services/facilities
- (ii) the population size of the settlement
- (iii) the character and form of the settlement as expressed by the number of dwellings

1.1.25 The most common criterion used to select a particular settlement is the existence of services/facilities. The intention is to minimise the cost of public service provision and at the same time improve the overall level of public accessibility to different services and facilities by ensuring that any new residential development, no matter how limited, will be located close to them and assist in relaxing the need to travel. Settlements with three or more of the defined services/facilities listed below were considered to be suitable candidates.

1. Medical facility i.e. surgery, chemist or dentist;
2. Shop outlet i.e. food or general or non food;
3. Educational facility i.e. nursery unit or first/primary school or secondary school;
4. Post Office;
5. Public transport i.e. bus available for journey to work; bus available for evening travel; or bus available for shopping;
6. Village Hall;
7. Church/chapel.

1.1.26 A second criterion used in the selection of settlements is the population size of the settlement. Assessing population size provides some indication of the scale of locally generated need or demand that could reasonably be anticipated. For the purpose of selecting settlements, it was considered that settlements with populations of greater than

250 would also be suitable candidates for selection.

1.1.27 A third factor, the number of dwellings in a settlement, is also related to population size and availability of services as well as giving an indication of the character of the settlement. Settlements with a very low number of dwellings have generally a dispersed character. Dispersed settlements are considered to be inappropriate for the location of new development as such development would tend to be in such locations only residential development related to and necessary for, agricultural or forestry needs would be acceptable if it could not be located in a selected settlement. Other types of residential development would be in conflict with national planning policy and not assist in achieving objectives such as reducing the need to travel detrimental to the appearance and character of the open countryside. It was considered that only settlements with more than 50 dwellings would be suitable candidates for selection.

1.1.28 In addition to the specific criteria detailed above, a number of other factors have been important influences in the selection of the settlements. The following two issues are of particular significance:-

(i) Infrastructure Issues - There can be scope for further developments as a means of achieving needed infrastructure improvements, or alternatively, infrastructure constraints could effectively limit the development possible in a particular settlement.

(ii) Character Issues - These revolve around the ability of a settlement to accommodate further development without damage to its character. Important factors include designations such as conservation areas/listed buildings, but will also relate to the wider policy context of a settlement such as whether it is within a Green Belt, or is in an Area of Outstanding Natural Beauty or Special Landscape Area.

1.1.29 An explanation of the application of the settlement selection process to the settlements

included in the Plan is set out in Chapter 3, Housing.

Recognised Industrial Estates

1.1.30 The development Strategy Plan applies equally to industrial or employment development as it does to residential development. The majority of employment uses are concentrated in or adjacent to Stafford and Stone. There are, however, for historic reasons a number of significant rural employment concentrations. These are identified in the Plan as Recognised Industrial Estates (RIE's) and the precise extent of these areas has been defined by a boundary line.

1.1.31 The Borough Council considers that the expansion of the RIE's would, given the rural location be contrary to the Plan Strategy which is based on national planning policy advice. At the same time, it is recognised that the employers within these areas may make an important contribution to the local rural economy and by providing jobs for local people help to an extent in reducing rural to urban commuting. The approach taken in the Plan has been to seek to define the boundaries of the RIE's to allow 'within curtilage' development only provided that the curtilage area does not include presently open countryside. In this way the function and purpose of the RIE's reflects and helps to implement the Plan's overall development strategy.

Implementation

1.1.32 If the policies and proposals of the Plan are to be achieved, it will require a partnership between the Borough Council, other public sector bodies and the private sector. It is unrealistic to expect that resources available to the Borough Council or County Council (or their successor authorities) will increase significantly within the plan period. Within this framework the Authority will continue to act as a co-ordinator and enabler, with a heavy reliance on the private sector which is, itself, influenced by

short and medium term shifts in the economy.

1.1.33 The Plan tries to identify opportunities for development and seeks to ensure that development also provides a gain to the broader community (for example the provision of social housing or public open space).

1.1.34 The Borough Council will enter into appropriate planning agreements where necessary, to ensure successful implementation of development proposals. Matters to be included in such agreements, could include off-site highway and drainage works, the provision of car parking, open space, landscaping, children's play areas, social housing and other facilities.

The Process of Local Plan Preparation

1.1.35 Preparation of a Local Plan is a statutory process laid down in the Town and Country Planning Act 1990, as amended by the Planning and Compensation Act 1991. When formally adopted by the Council the Local Plan will have legal status. There will be a presumption in favour of any development proposal which is in accordance with the Plan unless material considerations indicate otherwise.

1.1.36 The Borough Council published a Draft Plan for Public Consultation at the end of 1991 and consulted widely in early 1992. As a result of the substantial public response, the Borough Council subsequently carried out a thorough wide-ranging review of the document and radically revised the proposals (copies of the review reports are available as background to the plan if required). Further consultation on revised proposals took place in the February and March of 1993, before final decisions were taken on the policies and proposals to be included in the Deposit Plan in April 1993.

1.1.37 The Deposit version of the Local Plan incorporated these changes including updates and other refinements where appropriate. A Statement

of Conformity to the Structure Plan was given by the County Council. The Plan was then placed on Deposit for a period of six weeks.

1.1.38 The Borough Council considered all the representations and objections made during the Deposit stage. A Public Local Inquiry was held in late 1994 and the first half of 1995. An Inquiry was carried out by an Inspector appointed by the Secretary of State for the Environment. The Inspector considered the objections to the Plan and then reported his findings to the Council with recommendations in January 1997.

1.1.39 The Borough Council is not obliged to accept the Inspector's recommendations, but must give reasons for not doing so. The Inspector's recommendations have led to further changes to the Plan and accordingly must be advertised with further opportunity given for comment before the Plan can be finally adopted.

1.1.40 When the formal adoption procedures have been completed the Local Plan will supersede all the existing Local Plans covering the Borough (except any Subject Plans prepared by the County Council).

Format of the Local Plan

1.1.41 The Local Plan is presented two parts. These are the Written Statement (this document) and the Proposals Map (to be found inside the rear cover). A Technical Appendix has been compiled, comprising more detailed maps and listings of designations referred to in the Policy Section e.g. Conservation areas, SSSIs.

1.1.42 The Written Statement is divided into chapters dealing with specific topics such as housing, employment and the environment. Within each Chapter there are topic sub-sections comprising a general introduction to each topic followed by specific policies and proposals. Proposals are also enclosed in a text box. Each Policy or Proposal is given a unique reference and is

set out in a distinctive typeface. Many of the policies apply to the whole Borough but some only relate to specific areas. In considering any development proposal more than one topic area or policy may need to be referred to.

1.1.43 The Proposals Map is reproduced from an Ordnance Survey base map and shows the precise areas where certain policies and individual proposals will apply. Where it is necessary to show these at a larger scale for the sake of clarity, Inset Maps and Plans are included in the Written Statement and identified on the Proposals Map with a cross-reference.

Developer Contributions and Planning Obligations

1.1.44 Where it is necessary and appropriate to do so the Borough Council will seek contributions from the developers of sites allocated in this plan or which otherwise come forward for development. In doing so, the following policy will apply.

Policy INT1 Planning Obligations

"Where appropriate, planning obligations under the provisions of Section 106 of the Planning and Compensation Act 1991 will be entered into. Instances where an obligation may be required would include:

(a) Works needed to enable development to go ahead; (for example the provisions of adequate access or car parking) or the making of a contribution meeting the costs of providing such facilities in the near future.

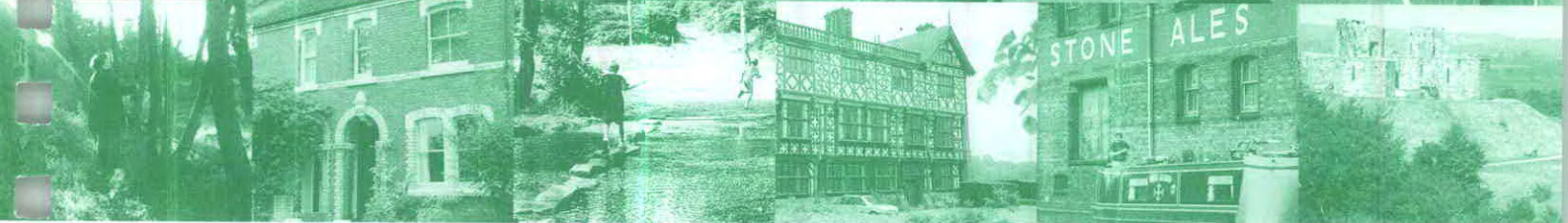
(b) Works being so directly related to the proposed development and to the use of land after its completion that the development ought not to be permitted without it; for example the provision of public transport facilities, provision for cycles or car parking in or near the development, the provision of reasonable amounts of open space related to the development or to social, educational, recreational, sporting

or other community provision the need for which arises from the development.

(c) Development necessary to secure an acceptable balance of uses or the implementation of local plan policies for a particular area or type of development for example the inclusion of an element of affordable housing in residential development.

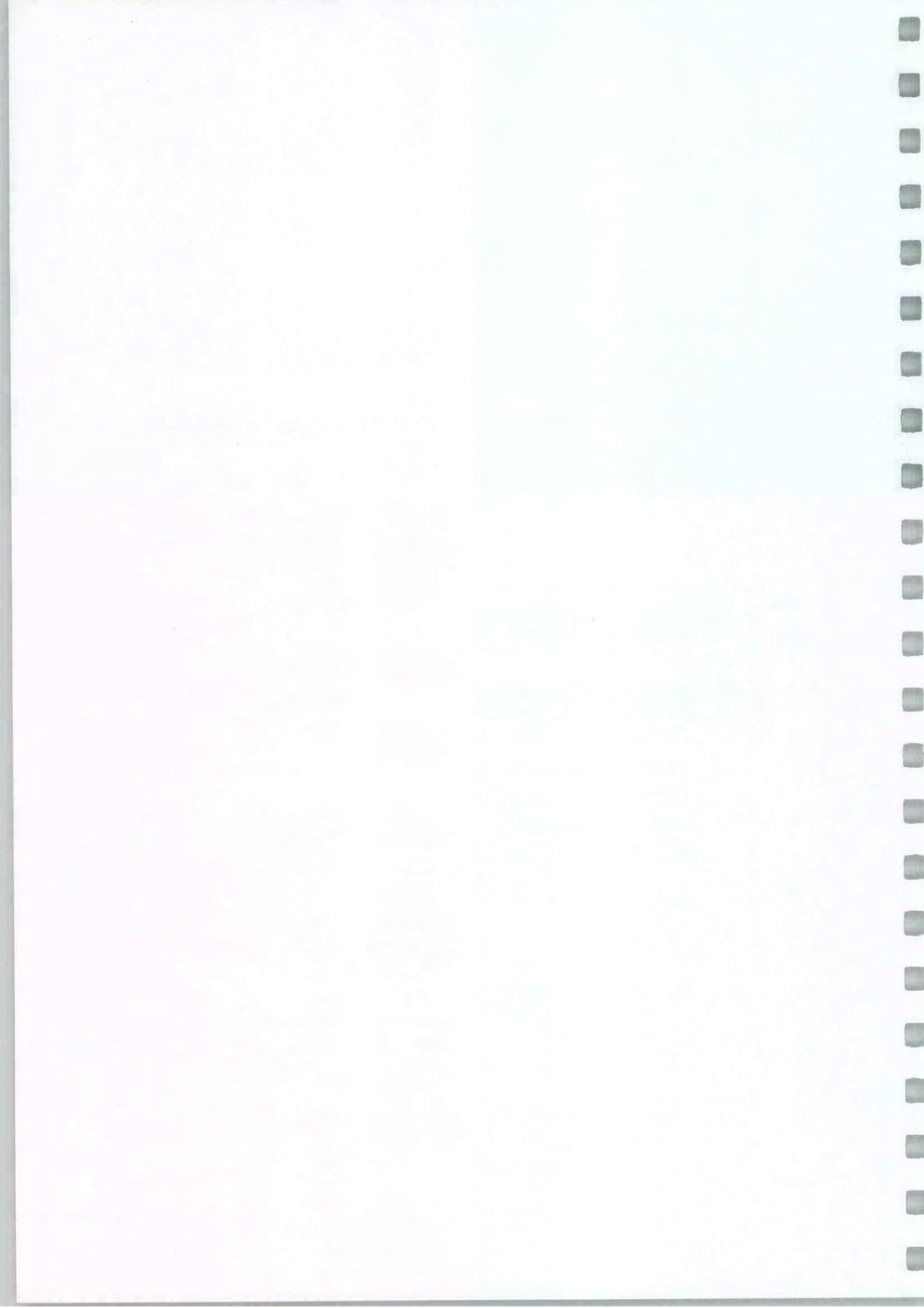
(d) Action to offset the loss of or impact on any amenity or resource present on the site prior to development; for example archaeology or public access.

Planning obligations will be entered into voluntarily and be fairly and reasonably related in scale and kind to the proposed development."



2 | Environment and Development

- 9 The General Development Strategy: Aims and Objectives
- 9 General Principles for New Development
- 14 Open Countryside and the Green Belt
- 22 Protecting the Best of the Built and Natural Environment



2 Environment and Development

2.1 The General Development Strategy: Aims and Objectives

2.1.1 The Borough Council wishes to ensure that best use is made of the finite supply of land and resources. This approach will aim to protect the best of the natural and built environments, and balance the need for conservation and development. This local plan provides a development framework which allows and encourages development in certain places, but protects or seeks to minimise the effects of development in more sensitive locations.

2.1.2 Protecting the open countryside and the green belt from inappropriate development are fundamental objectives of planning policy. In order to help achieve this, development boundaries have been defined around both settlements and industrial estates, in such a way as to accommodate further development in varying degrees. This approach is seen as making the best use of the existing services, facilities and infrastructure.

2.1.3 Development is generally encouraged, that re-uses or adapts existing buildings, or brings redundant, previously developed land, back into constructive use. This approach of recycling land and buildings is seen as making best use of limited resources and can help to reduce the need for greenfield development. Development of this type occurs mainly, but not exclusively, in existing settlements and is particularly appropriate in areas of development restraint.

2.1.4 A number of designations and related policies have been established to protect and enhance the best features of the built and natural

environment. These are of special importance, either at a national or local level, and are usually defined as a geographical area in which particular provisions and policies apply. Much of the enabling legislation for these designations is contained within national legislation and so are not determined through the local plan process, merely reflected. These include designations such as conservation areas; listed buildings; areas of outstanding natural beauty; sites of special scientific interest; national and local nature reserves, sites of biological or geological interest and tree preservation orders.

2.2 General Principles for New Development

Design and Landscaping

2.2.1 The Borough Council wishes to ensure that all new development is of a high quality. All new development will be required to be of a high standard of design and layout, and assimilate carefully into existing townscapes and landscapes. This will be achieved by sensitively designing new development to respect and preferably enhance the established character of the area in which it occurs.

2.2.2 It is recognised however, that good design relies primarily on the developer and the design skills employed. The Borough Council would therefore recommend professional advice be sought in preparing proposals prior to submission as a planning application.

2.2.3 Hard and soft landscaping contributes significantly to the provision of an attractive setting for buildings and other developments. Careful

consideration should be given to the functional and aesthetic aspects of landscaping at an early stage. Proposals will be expected to respect and incorporate any existing features or open spaces where appropriate, to integrate new development sympathetically with its' surroundings. For example large parking or servicing areas uninterrupted by landscaping or design features are not likely to be acceptable.

2.2.4 The Borough Council wishes to ensure that no one is prevented from playing a full role in the life of the community due to the design of the environment.

Policy E & D1 *General Requirements*

Proposals for the development of buildings should ensure that they are designed, sited and grouped, so as to:

- (i) be of a high quality, providing an interesting and attractive environment;*
- (ii) respect, and integrate with the character and appearance of the locality in terms of scale, materials, layout and siting, both in itself and in relation to adjoining buildings;*
- (iii) be in sympathy with, and enhance the character and appearance of the locality;*
- (iv) incorporate effective amenity safeguards including where appropriate landscaping and screening;*
- (v) help prevent crime;*
- (vi) be in accordance with standards and policies expressed in this plan.*
- (viii) provide access throughout the Borough for all individuals, including wheelchair users and people with physical or sensory disabilities, elderly people, and those with toddlers or infants in pushchairs.*

2.2.5 Policies generally direct new development toward existing settlements and areas of existing development. The landscape setting of built up areas may be harmed by new development, particularly where it may have an intrusive effect on views, or require the removal of prominent vegetation features. Proposals will be required to have due regard to retaining and enhancing townscape quality.

Policy E & D2 *Consideration of Landscape or Townscape Setting*

Proposals for new development will subject to other policies be acceptable where the proposal pays due regard to the existing landscape and/or townscape framework and the individual elements of the landscape. These would include:-

- (i) trees and hedgerows;*
- (ii) skylines and views;*
- (iii) open areas, especially those important to the landscape or which form a setting;*
- (iv) historic features.*

Access for Disabled People

2.2.7 Under Section 76 of the Town and Country Planning Act 1990, the Borough Council, when granting planning permission, draws the attention of the applicant to sections 4 and 7 of the Chronically Sick and Disabled Persons Act 1970. That Act requires developers of specified types of buildings to provide suitable means of access, parking and toilet facilities to meet the needs of people with disabilities, where practicable and reasonable. The types of building to which the Act applies are buildings open to the public (for example shops, restaurants, hotels, places of entertainment, leisure and community buildings), places of employment, education buildings, and most types of buildings other than residential ones.

2.2.8 The "Code of Practice for Access for the Disabled to Buildings", British Standard Institution Code of Practice BS 5810 : 1979 sets out the minimum standards with which access provision should comply. However, the BSI are currently reviewing these standards in the light of developments in access design in the last 15 years. Developers will therefore be encouraged to design to higher standards than presently stated in BS 5810. The Council will adopt the revised standards of BS 5810, when they are available, as planning guidance.

2.2.9 In the case of new building development the requirements of part M of the Building Regulations 1992 will apply. Building Regulations are legal requirements aimed at achieving adequate standards of work in the construction of buildings. They are standards by which public health and safety in or around buildings can be secured. Part M imposes requirements on how non-domestic buildings should be designed and constructed to secure specific objectives for people with access disabilities. There will be very few instances where it is neither practicable nor reasonable to design to at least the standards of Part M and complementary local standards for development to which Part M is not applicable.

2.2.10 The Council can also secure disabled access facilities through the use of planning controls. Planning Policy Guidance Note 1 - General Policy and Principles states in paragraphs 33 and 34 (Access) that local planning authorities should take access issues into account in the Development Plan and in determining individual planning applications.

2.2.11 Planning controls can be used to secure disabled access provision to existing buildings where alterations or changes of use are proposed. They can also seek the provision of these facilities within proposals for new residential development. This makes planning controls distinct from Buildings Regulations as the latter are concerned only with provision for new non-domestic buildings. In this respect, Building Regulations and planning controls have distinctive roles which serve to complement

each other in securing disabled access facilities.

2.2.12 If deficiencies are identified in a submitted scheme the onus will be placed on the applicant to demonstrate effectively that access provision is neither practicable nor reasonable. In all buildings there is scope for providing induction loops, clear signage and carefully placed sockets, handles, equipment and control panels to benefit users with various disabilities.

2.2.13 Careful design of the pedestrian environment is particularly important for people with disabilities. Badly laid out and poorly maintained pavements are hazardous. Street furniture can be hazardous for blind people if it is not consistently positioned and detectable with a cane, and can impede the free movement of others. Road crossings with dropped kerbs and tactile surfaces will be safer for blind people, people with pushchairs and people in wheelchairs.

2.2.14 The Borough Council is determined to ensure that people with access difficulties are not prevented from playing a full role in the life of the community due to the design of the environment and are able to participate in and contribute to all community activities, whether as residents, employees or visitors in the area. The authority is therefore committed to ensuring improved accessibility of the land and buildings, including those within its own control, by means of the following policy.

Policy E&D3 Disabled Access Requirements of New Developments

Applications for the development of land and buildings for non-residential uses (and where practicable and reasonable changes of use or alterations) should provide access and facilities for people with disabilities and employees, customers or visitors.

Waste Water Disposal

2.2.15 In co-operation with the water companies and the Environment Agency, policies aim to ensure that the most environmentally effective means of disposal of foul sewage, contaminated surface water and trade effluents is used for any development. The Environment Agency have stated that in order to meet this aim, they will require that sewage, contaminated surface water and trade effluents are disposed of via a recognised water reclamation facility if capacity exists wherever possible. Alternatively encouragement is given to the shared provision of necessary infrastructure where there would otherwise be multiple use of small treatment plants.

2.2.16 Where development is to be permitted that is liable to overload the local sewerage system or treatment works, with consequent pollution of local watercourses, conditions will be attached to require the phasing of development to coincide with the improvement works required. Equally there are circumstances where development cannot be achieved without detriment to water quality or ecology and the Environment Agency will seek refusal of planning consent on principle in such cases.

Policy E & D4

Sewage, Effluent and Surface Water

Development will be required to make adequate arrangements for the disposal of foul sewage, trade effluent and surface water, that prevent the risk of pollution with regard to statutory water quality objectives.

This will be achieved by ensuring that:-

- (i) foul sewage, trade effluent and surface water are normally disposed of via a recognised water reclamation works, where capacity exists;*
- (ii) development to independent sewage treatment facilities will not normally be acceptable where connection to existing main sewerage is feasible and reasonable;*

(iii) where development is proposed and the sewerage and/or sewage treatment capacity is inadequate, the development will not be allowed to be occupied in advance of the completion of the improved facilities;

(iv) development involving the storage of oils and chemicals takes adequate measures to prevent discharge to watercourses in the event of spillages and/or leaks.

Noise

2.2.17 There are a number of factors which influence the generation, distribution and dispersal of sound. Land form, vegetation, buildings and structures all absorb, shield and reflect sound.

2.2.18 Noise is defined as a loud or unpleasant sound and is a particularly important issue in terms of its effect on residential amenity. There are two basic situations in which noise may be an issue: (i) new development that is likely to be affected by an existing source of noise; and (ii) new development that is likely to be a noise source.

2.2.19 In both situations the development proposed will be expected to counteract the potential effects of the noise by appropriate methods. These may be a combination of design, layout, orientation and materials of buildings and the use of physical or natural barriers and landscaping.

2.2.20 The techniques and standards that will be employed in assessing noise implication of development proposals are laid down in BS 5228 1984 "Noise Control on Construction and Open Sites". Planning Policy Guidance Note 24 "Planning and Noise" gives guidance to local authorities on the use of planning powers to minimise the adverse impact of noise.

Policy E & D5

Noise Attenuation Requirements

New development likely to generate or be subject to an unacceptable level of noise will be required to provide

adequate noise attenuation measures. Where attenuation measures cannot satisfactorily minimise the potential for noise nuisance, the proposed development will be refused.

Energy Efficiency

2.2.21 It is possible to design and site buildings so that energy requirements are minimised, yet human comfort is retained. Both internal and external factors influence the thermal heat balance of a building. These include:-

- (i) orientation influences the degree of solar heat gain;
- (ii) building shape that minimises the amount of exposed surface area;
- (iii) shading, both internal and external affects solar heat gain;
- (iv) insulation;
- (iv) ventilation heat loss is a major factor in winter. Wind speed can be reduced by the use of filtering barriers e.g. landscaping work, between the house and the prevailing wind;
- (vi) window design.

Crime Prevention

2.2.22 There are a number of ways in which development can be designed to reduce or prevent crime. These include:-

- (i) good surveillance of public areas from private areas and vice versa;
- (ii) reduce opportunity for casual crime by good public lighting, avoiding places of concealment and limiting access points;
- (iii) parking spaces to be provided within curtilage of homes, within view, or within a secure parking area;

(iv) pedestrian routes to be subject to surveillance, take account of existing desire lines and incorporate alternative exit routes;

(v) clear definition of public and private areas by planting, low walls, fences or other means of enclosure.

Environmental Assessment

2.2.23 Assessing the environmental effect of any proposed development is always a major factor of consideration. Some development schemes however, which may have significant environmental effects will need to be subject to specific environmental assessment, also known as 'Environmental Impact Assessment' (EIA) prior to planning consent being given.

2.2.24 EIA requires developers to assemble and publish information about the likely environmental effects of a proposal. Organisations with relevant environmental responsibilities, as well as the public, are invited to comment, and the information is taken into account by the decision making authority.

2.2.25 In determining those developments that require an EIA, reference will be made to the indicative criteria and thresholds laid out in Schedule 2 of DoE Circular 15/88. The schedule includes schemes relating to agriculture, extractive industry, manufacturing industry, industrial estate development projects, urban development projects, local roads, airports, other infrastructure projects and waste disposal.

Policy E & D6

Assessing Environmental Impact - Information Requirements

All submitted planning applications should include sufficient information to allow their environmental impact to be accurately judged.

2.3 Open Countryside and the Green Belt

2.3.1 Agriculture is the dominant land use within the Borough and a major economic activity in the countryside. It is also the major determinant of the physical appearance and character of the countryside.

2.3.2 Most of the agricultural and forestry activities that have such a significant effect on the countryside are outside the scope of planning control.

2.3.3 The six principles for the future development of the countryside as stated in the White Paper "Rural England: A Nation Committed to a Living Countryside" and summarised in Planning Policy Guidance Note 7 (1997) are:-

- (i) the pursuit of sustainable development;
- (ii) shared responsibility for the countryside as a national asset, which serves people who live and work there as well as visitors;
- (iii) dialogue to help reconcile competing priorities;
- (iv) distinctiveness, approaching rural policies in a way which is flexible and responds to the character of the countryside;
- (v) economic and social diversity; and
- (vi) sound information as the basis for effective policies.

Accommodating Development in the Countryside

2.3.4 Within the countryside there are continued pressures for different types of development together with associated infrastructure needs. This

is related to, and combined with a demand for public access and informal recreation.

2.3.5 Policies generally aim to restrict the level of Greenfield development in the open countryside. Structural changes in the agricultural industry have increased pressures for land use change, whilst the decline in traditional methods of agricultural management has led to landscape change and the loss of natural and semi-natural habitats.

2.3.6 The countryside is affected by a number of designations and related policies that are concerned with its protection, management and development. Much of the Borough's countryside has been recognised of special value, or is subject to restraint policies. Where the open countryside is not subject to special protection there is still however a need to protect it for its own sake.

2.3.7 The re-use and adaptation of existing rural buildings will be the principal means of accommodating the demands for new development in the countryside. This will also help to reduce the need for the construction of new buildings.

Policy E & D7 Development in the Countryside

The need to protect the countryside for its own sake from unnecessary and incongruous development will be an important consideration in the assessment of proposals for development in the countryside.

Any development proposed in the countryside will only be permitted where it is well designed and if appropriate screened to reduce its impact on the landscape.

Development will be permitted unless the proposal would demonstrably harm:

- (i) an area of special control such as the Green Belt, AONB, SLA or other designation of special value;
- (ii) the rural economy;

- (iii) the landscape, wildlife habitats and historic features;
- (iv) the quality of land for use in agriculture, forestry and other rural enterprises;
- (v) the need to protect other non renewable resources such as minerals;
- (vi) other considerations such as traffic, water, sewerage and sewage disposal, noise and pollution.

Agricultural Land Quality

2.3.8 Even though major changes in the E.C. and U.K. Government agricultural support policies have shifted the emphasis from expanding food production to greater rural economic diversification, there is still a need to protect the best and most versatile agricultural land as a national resource of the future.

Policy E & D8

Loss of High Quality Agricultural Land

Development that involves the permanent loss to agricultural use of land Agricultural Grade 1, 2 or 3a will not normally be granted planning permission.

Locating New Buildings in the Open Countryside

2.3.9 Proposals to develop rural buildings in prominent or isolated positions will normally be re-sited. New development, both conversion and new build, will be more favourably considered when they relate to or are part of an existing group of buildings. The fact that a single building on a particular site is unobtrusive is not by itself a good argument. Isolated new development in the countryside requires special justification because if repeated the cumulative effect could damage the character of the rural area which the Plan seeks to protect.

Policy E & D9

New Buildings in the Open Countryside

The construction of prominent or isolated buildings in the open countryside will not normally be granted planning permission.

2.3.10 The general policy constraint that operates in the Borough's open countryside on development, is intensified in those areas defined as Green Belt. The following section deals with this policy area.

Greenbelt

2.3.11 The Green Belt is an important nationally recognised designation that imposes a major policy constraint on development. Green Belts aim to prevent urban sprawl by keeping land permanently open, to help to protect the Countryside, and they can assist in moving towards sustainable patterns of urban development.

2.3.12 National policy advice is principally set out in the revised Planning Policy Guidance 2 : Green Belts (January 1995). The new PPG2 replaces the original PPG2 published in 1988 and consolidates and supersedes other PPG and Circular advice on Green Belts.

Green Belt Objectives

2.3.13 Green Belts have a number of purposes: to check the unrestricted sprawl of built up areas; to prevent neighbouring towns from merging into one another; to assist in safeguarding the countryside from encroachment; to preserve the setting and special character of historic towns; and to assist in urban regeneration by encouraging the recycling of derelict and other urban land.

2.3.14 Green Belts also have a positive role in fulfilling the following objectives: to provide opportunities for access to the open countryside for the urban population; to provide opportunities for sport and outdoor recreation near urban areas; to

retain attractive landscapes, and enhance landscapes, near to where people live; to improve damaged and derelict land around towns; to secure nature conservation interest; and to retain land in agricultural, forestry and related uses. The most important attribute to Green Belts is their openness, however, and the main purposes of including land in Green Belts are of paramount importance to their continued protection and should take precedence over the land use objectives.

2.3.15 Landscape quality, for example, is not relevant to the inclusion of land within the Green Belt or to its continued protection. Much of the Borough's Green Belt has however been recognised as of a higher landscape quality and designated as Area of Outstanding Natural Beauty or Special Landscape Area. Landscape quality issues will therefore be enhanced factors in the consideration of the majority of proposals located within, adjacent or conspicuous from the Green Belt. Mineral extraction is regarded as compatible with Green Belt objectives provided that high environmental standards are maintained and the site is well restored.

2.3.16 Green Belt has been designated around the North Staffordshire and West Midlands conurbations and continues into both the northern and south eastern parts of the Borough.

2.3.17 Local subject plans originally defined local Green Belt boundaries (North Staffordshire Green Belt Local Plan 1983 and Green Belt for the West Midlands 1975). These were incorporated and amended by subsequent Local Plans and will be superseded by the boundaries defined by this plan.

2.3.18 Within the plan area, the most extensive area of Green Belt, and the one most subject to development pressure is the North Staffordshire Green Belt, which covers the area between Stone and the southern edge of the Potteries conurbation. In relation to the Borough it has a number of specific aims:

(i) to limit the expansion of the urban areas of the

Potteries conurbation into adjoining open country;

(ii) to prevent Blythe Bridge, Meir Heath and Barlaston and the adjoining open areas from merging with the Potteries conurbation and with other settlements;

(iii) to prevent the coalescence of Fulford with Meir Heath; Stone with Oulton; Stone with Yarnfield; Tittensor with Barlaston and Barlaston with Stone;

(iv) to maintain the present open character of the land within the Green Belt and to prevent the coalescence of smaller settlements not mentioned above.

Green Belt Definition

2.3.19 Local Authorities must demonstrate exceptional circumstances to justify the alteration of Green Belt boundaries defined in adopted local plans or earlier development plans, whilst having regard to longer term development needs. Residential development boundaries have been defined around selected settlements and where the settlements form "insets" within the Green Belt, the RDB's also serve to define the Green Belt boundary. Freestanding selected settlements in the Green Belt which have had the Green Belt/Residential Development Boundary defined wholly around them include Swynnerton, Tittensor, Barlaston, Fulford and Yarnfield.

2.3.20 Settlements which are "washed over" by Green Belt but within which it is considered appropriate to allow minor infill development, are subject to the definition of a Residential Development Boundary but will carry the Green Belt notation across them. These settlements are Barlaston Park, Oulton and Trentham. It is considered that the continued application of Green Belt Policy to allow no new development would be unduly restrictive in the context of the character of the settlements.

2.3.21 There are a number of suburban fingers of development on the edge of the Potteries conurbation that extend into the Plan area. These include parts of Clayton, Meir Heath, Rough Close and Blythe Bridge. The Green Belt is generally defined around their southern edge.

2.3.22 Settlements on the Green Belts' southern fringe include Stone, Hilderstone and Cotes Heath and generally have their northern boundary defined by Green Belt.

2.3.23 Within the plan area the West Midlands Green Belt covers most of the area between Stafford and Rugeley. There are only two settlements of significance located within this part of the Green Belt, these being Brocton and Milford. Brocton A34 is located on the fringe. The Cannock Chase AONB covers the majority of this part of the Green Belt, with a substantial proportion also designated as SSSI.

Development Restrictions in the Green Belt

2.3.24 In the Green Belt there is a general presumption against any new development. National policy identifies certain types of development that are considered appropriate and acceptable if a clear need is demonstrated. The main aim of Green Belt designation is to retain an open, undeveloped character and where appropriate ensure landscape enhancement.

"Inappropriate" development is, by definition, harmful to the Green Belt and in view of the presumption against inappropriate development in the Green Belt, any proposals which do not accord with the Green Belt policies set out in the plan will be treated as departures from the plan, to be referred to the Secretary of State under the Town and Country Planning (Development Plans and Consultation) Directions 1992.

Policy E & D10

Inappropriate Development in the Green Belt

There is a general presumption against inappropriate development in the Green Belt.

Planning permission will be given for development proposals in the Green Belt, only for the purposes of:

- (a) Agriculture or forestry;*
- (b) Cemeteries;*
- (c) Essential facilities for outdoor sports and outdoor recreation;*
- (d) Limited extension, alteration or replacement of existing dwellings;*
- (e) Limited infill development within existing villages which have a defined Residential Development Boundary;*
- (f) Other uses of land which preserve the openness of the Green Belt and which do not conflict with the purposes of including land in it*

Very special circumstances will be needed to justify why other forms of development should be given planning permission.

In considering development which is acceptable in principle in the Green Belt, there is a clear preference for proposals that involve the re-use of existing buildings rather than the construction of new buildings.

Re-use and Adaptation of Existing Buildings in the Green Belt

2.3.25 PPG2 states that with suitable safeguards, the re-use of buildings should not prejudice the openness of Green Belts, since the buildings are already there. The revised PPG2 of January 1995 removes the requirement to demonstrate that the building in question is redundant for its agricultural or other purposes when submitting conversion proposals in the Green Belt.

Policy E & D11

Re-Use of Buildings in the Green Belt

Proposals for the re-use of buildings situated in the Green Belt will be acceptable provided that:

- (a) The use does not have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land in it;*
- (b) The buildings are of permanent and substantial construction and are capable of conversion without major or complete reconstruction;*
- (c) The proposal does not involve any extension of the buildings or any associated uses of land surrounding the building which conflict with the openness of the Green Belt and the purposes of including land in it (for example extensive external storage, or extensive hard standing, car parking, boundary walling or fencing);*
- (d) The form, bulk and general design of the buildings are in keeping with their surroundings.*

Within the Green Belt proposals which encourage the rural economy such as commercial or recreation and storage uses will receive preference.

Proposals for residential uses will need to demonstrate why commercial, recreation and tourist uses are inappropriate.

2.3.26 More detailed guidance on the re-use and adaptation of buildings in the countryside is given in a later section of this plan.

Major Developed Sites in the Green Belt

2.3.27 Advice in Annex C of PPG2 states that it may be appropriate to identify some major developed sites within the Green Belt (such as factories, power stations, water and sewage treatment works, hospitals and research and education establishments) which may be suitable within certain criteria either for limited infilling or complete or partial redevelopment.

2.3.27 These sites should remain subject to development control policies for Green Belt and the Green Belt notation carried across them, but Local Plans may identify such sites, define the boundary of the present extent of development and set out policies to apply within the defined boundaries.

2.3.28 In accordance with this advice the Plan identifies the following major development sites within the North Staffordshire Green Belt within which it is considered that appropriate limited infilling would be acceptable: Moorfields Industrial Estate (RIE4), the Creda factory site at Blythe Bridge and the British Telecommunications Training School at Yarnfield.

Policy E & D12

Infill Development of Major Developed Sites

Within the defined boundaries of the identified major development sites in the Green Belt, limited infill development related to the continuing use of the site will be acceptable provided that the development:-

- (a) has no greater impact on the purposes of including land in the Green Belt than the existing development;*
- (b) does not exceed the height of the existing buildings; and*
- (c) does not lead to a major increase in the developed proportion of the site.*

2.3.29 There are two major developed sites within the North Staffordshire Green Belt which the Borough Council consider suitable for redevelopment. These are the former Meaford Power Station and Stallington Hospital.

2.3.30 In assessing re-development proposals the following general policy will also apply.

Policy E & D13 Redevelopment of Major Developed Sites in the Green Belt

Complete or partial re-development of the identified major development sites in the Green Belt will be acceptable provided that the new development:-

- (a) has no greater impact than the existing development on the openness of the Green Belt and the purposes of including land in it, and where possible have less;*
- (b) contributes to the achievement of the objectives for the use of land in Green Belts;*
- (c) does not exceed the height of the existing buildings; and*
- (d) does not occupy a larger area of the site than the existing buildings (unless this would achieve a reduction in height which would benefit visual amenity).*

Infilling of “Washed Over” Settlements

2.3.31 The settlements of Barlaston Park, Outline and Dairyfields Trentham are “washed over” by Green Belt i.e. lie wholly within it. However in the context of the character of these settlements it is considered appropriate to allow minor infill development within them. The area within which minor infill may be acceptable is defined by the Residential Development Boundary (RDB) for the settlement.

2.3.32 Proposals for residential development or redevelopment within the defined RDB's will be subject to the following policy.

Policy E & D14 Minor Infill Development within Settlements

Within the Residential Development Boundaries of Barlaston Park, Oulton and Dairyfields Trentham, proposals for residential development or redevelopment will be acceptable provided that they have no adverse effect on

the character of the settlement and that they meet the requirements of Policy HOU2.

Agricultural and Forestry Buildings

2.3.33 It is recognised that continued agricultural change will occur as a result of technological advances and in response to changing markets for produce, and that there will be a need for new development in order to sustain the viability of such operations. New developments will be expected to be sympathetic to their location both in terms of built material and landscape treatments proposed. Particular regard will be paid to proposals situated in areas of special control.

2.3.34 In exercising control over the design and external appearance of proposed developments, it is recognised that alternatives will be constrained by operational needs, the standardisation of modern agricultural buildings and economic considerations. Nevertheless, the aim will be to reject obviously poor designs and pay particular attention to proposals within sensitive locations. Sites on skylines should be avoided. Proposals should be adequately landscaped and may benefit from screening.

2.3.35 Where planning permission is required for agricultural development, a proposal will be considered in the light of its agricultural, environmental and economic implications.

Policy E & D15 Agricultural and Forestry Buildings

Proposals for the erection of agricultural buildings will be permitted provided that:

- (a) they are requisite for the use of the associated land for agriculture;*
- (b) their scale, siting, design, materials, colour and landscape treatment are sympathetic to the character of the area and ensure that the impact of the development is reduced to a minimum; and*

(c) they are appropriately designed for agricultural purposes.

Agricultural Diversification

2.3.36 Farm diversification aims to increase the rate of economic activities in the countryside. Proposals to diversify the rural economy must also aim to protect the countryside and all those features of importance within it. There are two main types of diversification subject to planning control. The first involves the development of alternative forms of "reversible" or "soft" uses for agricultural land such as forestry and horse related activities, which do not involve the construction of new buildings. The second involves the re-use or adaptation of agricultural and other rural buildings for new uses. Only very exceptionally would new buildings be accepted as part of a diversification scheme.

2.3.37 Both types of diversification scheme can have significant environmental impacts. However, as planning policies aim to restrict new development in the open countryside, "reversible" farm diversifications are favoured, particularly if the need for any associated buildings is met by the re-use and adaptation of existing buildings.

Policy E & D16 Agricultural Diversification

Proposals for farm diversification will be acceptable provided that they:

- (i) are an appropriate use for the locality;
- (ii) do not detrimentally affect the landscape, nature conservation or historic features;
- (iii) safeguard the best agricultural land; and
- (iv) do not have a detrimental impact in terms of traffic, water quality, sewerage and sewage disposal, noise and pollution.

Other sections of this plan more specifically detail issues and policies that address the different types of development likely to arise from farm diversification proposals.

Re-Use and Adaptation of Rural Buildings

2.3.38 The re-use of existing buildings is the most appropriate means of satisfying the need for development in the rural areas. The use to which a building is put however, can have a significant effect on its appearance. For example, whilst a rural building in agricultural use may form an integral element in the rural scene, the same building converted for residential use with attendant vehicular access, drive, garage etc. may detrimentally affect the character and appearance of the countryside.

2.3.39 Proposals should demonstrate that the essential character and design of the original building has been retained, and lead to the maintenance or improvement of the setting of the building and surrounding area. A number of factors will be taken into account in this assessment. The Borough Council will wish to ensure that proposals demonstrate that:

- (i) the original fabric of the building can be used without substantial reconstruction or rebuilding. This may involve the submission of a structural report;
- (ii) repairs are appropriate and will be undertaken in appropriate materials in keeping with the original;
- (iii) the simple utilitarian nature of the building is retained;
- (iv) where alterations to the building are proposed these should restore original features of the building, or be subordinate to the original features of the building;
- (v) existing structural elements such as internal

walls, roof trusses and floors are retained;

(vi) the internal character and special relationships within the building are retained;

(vii) the quality of the existing building is retained. This may mean that some windows may be considered smaller than 'ideal', that the roof line may not be straight, that reclaimed bricks and tiles may be needed, and that windows, doors etc. may need to be specially made. The need for, and type of repointing should also be carefully examined;

(viii) the features of detail such as woodwork and ironmongery, which provide the building with its individual character are maintained or replaced where necessary in the scheme;

(ix) the use and layout have been adapted to suite the building and its site, and that the proposal can be adequately accommodated within the existing building and its curtilage (not adapting the building to a standard layout);

(x) the site and its surrounds have been considered as a whole. Clutter can spoil the character of the original building. Matters such as boundary treatments, enclosure, landscaping, hard surfacing, provision for storage, drying, vehicles, fuel tanks, aerials and adequate and suitable private areas are all important in the overall effect a proposal may have. Alien styles and materials should be avoided;

(xi) the demands of other legislation, such as Building Regulations, Fire Regulations, Public Health legislation and Highway matters have been taken into account.

2.3.40 Proposals will be favoured if they respect local building styles and materials, however, not all proposals will be acceptable since in some cases there may be legitimate objections e.g. traffic or environmental grounds.

2.3.41 Where there are areas of potential conflict e.g. affect on amenities of nearby residents or operational difficulties for farming activities, and

such matters as access, servicing and pollution issues, there will be considered in detail.

2.3.42 In areas of recognised landscape value there will be greater control over the conversion of farm buildings. Conditions may be attached to the grant of planning permission withdrawing permitted development rights for new farm buildings in respect of that particular agricultural unit or holding.

2.3.43 Proposals for the re-use of a building which has a significant adverse effect on the landscape in terms of visual amenity will have conditions attached securing an improvement in the external appearance of the building.

2.3.44 Sewage disposal is likely to be an important consideration in the determination of re-use proposals for agricultural buildings, as they are liable to occur in unsewered areas. Conversions, particularly to multi-dwellings may lead to problems of pollution, odour and nuisance. If the development cannot be connected to the public foul sewer, developers are advised to consult with the Environment Agency at an early stage to consider alternative means of disposal, as consent to discharge sewage effluent to ground or surface waters may not be possible in certain areas.

2.3.45 Policies give priority to proposals that re-use rural buildings for employment generating purposes such as light or high technology industry, craft workshops or tourism, rather than residential use. Such conversion will contribute to the diversification of the rural economy, will be achievable without major change to the character of the building and is liable to have less visual impact on the appearance and character of the countryside.

2.3.46 Nevertheless it is accepted that there will be some rural buildings which can be converted to residential use without a detrimental effect on the rural landscape. Modern outbuildings, including garages and utility rooms within the curtilages or private residences, will not normally be considered appropriate for conversion.

2.3.47 Applicants will need to demonstrate that the building has been used for the agricultural purposes for which it is claimed to have been built. This is necessary because it would be possible otherwise to use permitted development rights to construct a new farm building with the intention of its early conversion to another use. Similarly those buildings proposed for conversion, but erected after 1974, will need to demonstrate that they have been previously in an authorised use.

Policy E & D17

Adaptation or Re-use of Existing Rural Buildings

Proposals to re-use or adapt existing rural buildings for new commercial, industrial and recreational uses will be acceptable provided that:-

- (i) the building will be converted in such a way that its form, bulk and general design are sympathetic and enhances the essential character of the building and its surroundings;*
- (ii) the use is appropriate to and capable of integration into the structure of the building without the need for rebuilding, alteration to scale or character, extension, further buildings elsewhere or on the same site, inclusion of adjacent land of prejudicial to adjacent uses. Where proposals involve substantial rebuilding, proposals will be treated as if for the erection of a new building;*
- (iii) the building is structurally sound and both capable and suitable for conversion to the proposed use;*
- (iv) any alterations, both internal or external take the retention of the character of the building fully into account and demonstrate a respect for it and the character of the curtilage;*
- (v) proposals take into account the whole building complex in which they are located;*
- (vi) the use can take place without visual or other intrusion into the area in which it stands and includes positive proposals for environmental enhancement;*

(vii) where a proposals affects a building erected after 1974, it has been demonstrated that the building has been used for the purposes for which it was erected;

(viii) suitable provision is made for the accommodation of any protected species which use the building as a breeding or roosting site;

(ix) services are available and the building is capable of being services in an unobtrusive manner;

(x) parking facilities commensurate with the proposed use are provided within the curtilage of the building."

2.4 Protecting the Best of the Built and Natural Environment

Conservation Areas

2.4.1 The Planning (Listed Buildings and Conservation Areas) Act 1990, makes provision for the designation of conservation areas by Local Planning Authorities. Conservation areas are "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance".

2.4.2 The character and appearance of an area may depend on the interaction of a number of individual elements - buildings, trees, open spaces and view points.

Policy E & D 18

Development Likely to Affect Conservation Areas

All new development proposals within, or likely to affect a Conservation Area will only be granted consent where the proposal preserves or enhances the character or appearance of the Conservation Area.

Those existing buildings, and features such as open spaces, trees, gardens and gaps between buildings, which are considered to contribute to the character and appearance of the Conservation Area will be retained.

2.4.3 There are currently 27 designated conservation areas in the Borough for which designation documents have been produced. These state in varying detail the history, character and features of interest within each individual area. When considering proposals that affect a designated conservation area, particular regard will be paid to the appropriate designation document. The list of Conservation Areas and accompanying maps are included in the Technical Appendix.

Accommodating New Development

2.4.4 Conservation Area designation indicates an intention to preserve and enhance its special character and appearance. Preservation is implemented mainly through the control of development, and enhance as a product of the development process, but also by the implementation of enhance schemes.

2.4.5 In the consideration of new development, particular regard will be focused on details such as materials, colour, height, proportion and design, to ensure that it is appropriate to and integrates into, the conservation area.

2.4.6 Standards normally imposed on new development may be relaxed in the interests of harmonising the new with the old. New uses for buildings will be sympathetically considered if they do not detract from the areas character and ensure continued economic use of the building(s).

Policy E & D19

Accommodating New Development within Conservation Areas

Within a Conservation Area:

- (a) the location, scale and detailed design of any new building and/or extension to an existing building should relate harmoniously to adjoining buildings and the character of the area;*
- (b) a high standard of design and the use of appropriate materials will be required. Special regard will be paid to the bulk, height, materials, colour, vertical or horizontal emphasis and design, in the context of the proposals setting. Elevational drawings and plan showing this relationship may be required before an application can be considered;*
- (c) paving, kerbing, boundary walling, fencing and railings will be subject to careful scrutiny, as will all types of street furniture, to ensure that proposals are sympathetic to the historic character;*
- (d) all new utility services should normally be laid underground and/or ducted within buildings.*

Policy E & D20

Demolition of Buildings in Conservation Areas

Demolition of an existing building or part of a building within a conservation area, will not normally be granted consent.

Where demolition is considered acceptable, the Borough Council will need to be satisfied that:-

- (i) detailed plans for the redevelopment of the site have been approved, and there is a contract guaranteeing the implementation of those plans in the near future;*
- (ii) there will be adequate measures to ensure the structural stability and safeguarding of the remaining building(s) or part of building(s).*

Commercial Uses and Advertisements in Conservation Areas

2.4.7 A number of areas designated as conservation areas also serve as important commercial and retail centres. Conflict between commercial and conservation objectives can occur. Two main issues are dealt with below, advertisements and security.

2.4.8 The number and location of advertisements can have a significant impact on the character and appearance of the building or area in which they are displayed. Within conservation areas and on listed buildings this impact is more acutely felt because of their recognised importance. Therefore advertisements in these areas should not detract and indeed should make a positive contribution to the character and appearance of the area.

Policy E & D21 Advertisements in Conservation Areas

Within a Conservation Area and on listed Buildings proposals for signs and adverts that they are appropriate and complementary to the historic character of the area/building. These will include proposals that are:-

- (a) sign written fascia boards or individually applied letters on fascia signs;*
- (b) sympathetically designed, scaled and positioned projecting and hanging signs that respect and complement the proportions and detailing of the whole building facade. They should not obscure the details on the building, or a projecting sign on adjoining premises.*
- (c) illuminated advertisements of a restrained and traditional form i.e. using indirect illumination or backlighting of individual solid letters.*

Policy E & D22 Proposals for Blinds, Canopies and Shutters

Within Conservation Areas and on Listed Buildings, consent will not be given to:-

- (a) proposals for the erection of shop blinds and canopies, unless they are historically authentic;*
- (b) proposals for the erection of solid external shutters.*

Listed Buildings

2.4.9 The List of Buildings of Architectural and Historic Interest is prepared by the Secretary of State for the Environment. "Listing" affords legislative protection for over 650 buildings in the Borough and is the responsibility of the Secretary of State for the Environment although anyone may request that a particular structure be listed. A re-listing survey is currently being carried out by the DoE of some parts of the Borough.

Accommodating New Development

2.4.10 Listing provides protection by requiring the granting of formal consent by either the Borough Council, and in some cases the Secretary of State, for works of demolition or alteration inside and outside the building, to buildings within the curtilage or to the historic curtilage.

Policy E & D23 Development Proposals Affecting Listed Buildings

Development proposals within or likely to affect a Listed Building will only be granted planning permission where the proposals will protect and enhance the character, architectural features and historic features of the listed building. Proposals will be expected to:-

- (a) respect and not adversely affect the building's*

character in terms of the setting, design, scale, detail, material and fittings. Wherever possible existing detailing and features which contribute to the character of the building should be preserved, repaired or if missing replaced;

- (b) avoid physical damage;
- (c) avoid detriment to their setting and structural stability;
- (d) retain them in their original use or a use which safeguards their character; and
- (e) make full and efficient use of all available accommodation.

Policy E & D24 Demolition/Partial Demolition of Listed Buildings

Listed building consent for the demolition or partial demolition of a listed building will not be acceptable unless it can be demonstrated that:-

- a. all reasonable efforts have been made to sustain existing uses or find viable new uses and these efforts have failed;
- b. preservation in some form of charitable or community ownership is not possible or suitable;
- c. redevelopment would produce substantial benefits for the community which would decisively outweigh the loss resulting from demolition;"

Conversion and Extension

2.4.11 There is a clear preference for listed buildings to be retained in their original use. Where this cannot be achieved, alternative uses for listed buildings and buildings within conservation areas will only be acceptable where they protect the character and appearance of the building, its setting and the area in which it is located.

2.4.12 Conversion should not lead to the loss of historical or architectural features or the destruction of the original fabric of the building. Other considerations are set out in policy below.

Policy E & D25 Proposals to Convert or Extend a Listed Building

Proposals to extend a listed building will only be permitted if they relate sensitively to and are in keeping with the original building, in all aspects of their design, location, mass and material. Extensions will normally be subservient in scale to the original building.

Enhancement of Conservation Areas and Preservation of Listed Buildings

2.4.13 It is desirable to enhance a Conservation Area by encouraging appropriate design and development, implementing schemes for landscaping and visual improvement and removing features that detract from the character and appearance of the Conservation Area. Town Schemes are arrangements for providing financial assistance to encourage the conservation and restoration of historic properties within conservation areas. A Town Scheme is currently in operation at Stone.

2.4.14 Encouraging the full use of all available accommodation including the use of upper floors and outbuildings of listed buildings and significant buildings in conservation areas in the large villages and urban centres, is resource efficient and reduces pressure for further development. It is also the best means of ensuring the retention and maintenance of such significant buildings.

2.4.15 The Borough Council will safeguard and promote the enhancement of town centres and village cores by encouraging the renovation, rehabilitation and continuing maintenance of listed

and other significant buildings rather than redevelopment and by encouraging the refurbishment and use of neglected areas within the curtilages of buildings.

2.4.16 The Council provides a sum of money annually for limited grant aid for repairs to listed buildings. An annual award is also made to works for the conservation of listed buildings. Details of grants and awards are available on request from the development Department.

Protecting Undeveloped Areas Within Settlements

2.4.17 The Local Plan and general planning policy directs development toward existing settlements. It is not, however, the intention of policy to encourage or allow the development of every undeveloped open area within settlements. The value of undeveloped space as an amenity and recreational resource as well as the other functions that it may fulfil is significant.

2.4.18 The plan has a number of objectives with regard to open space protection and provision. These are:-

- (i) *to identify and create a network of open spaces which provide an amenity and recreational resources with the towns of Stafford and Stone;*
- (ii) *to ensure that all sections of the community have access to adequate open space provision within a reasonable distance from home;*
- (iii) *to improve the quantity, quality and distribution of existing and potential open spaces;*
- (iv) *to make open space provision more appropriate to the needs of the communities they serve;*
- (v) *to protect, encourage and provide for wildlife.*

2.4.19 Open space forms an integral part of the urban fabric, and gives settlements a distinctive

character. It enhances environmental quality and amenity for residents, providing areas for relaxation, education, sport, recreation and children's play. It improves the image of the settlement, its attractiveness for inward business investment and tourism. It may act as a buffer between incompatible uses, be it of nature conservation or historic importance, act as an important link between open areas or provide a break within the built environment or fulfil some essential function such as river washland.

2.4.20 Policies detailed elsewhere in this plan cover a variety of situations in which the protection of undeveloped space is the primary consideration. These would include situations where the land is (i) important for formal recreation e.g. playing field, allotment etc.; (ii) important for informal recreation e.g. walking; (iii) important for conservation e.g. within a conservation area or listed building curtilage; (iv) important for wildlife; (v) of historic importance. The value attached to a particular undeveloped area is likely to relate to a variety of these factors.

Protected Open Space

2.4.21 Once an open space is developed, its benefit to the community is lost forever. The cumulative effect of such losses can be the overall reduction in the quality and character of an urban area. A desktop survey of Stafford and Stone carried out by the Borough Council has identified a number of key open spaces, which the Borough Council consider to be worthy of retention for their recreational value, general amenity value, nature conservation value or because they provide links with other areas of the towns.

2.4.22 Areas which the Borough Council wishes to keep permanently open have been identified and are shown on the Proposals Map. These areas include public parks, public and private sports pitches, allotments and other sites of recreation, amenity or nature conservation value. These sites are designated as Protected Open Space.

Development upon such sites or on sites not so designated or allocated for development will be considered against the criteria set out in the following general policy.

2.4.23 The Borough Council recognises that, in some cases, the areas identified as protected open space form part of a site used for other purposes (principally these involve school sites and industrial users). Where the user requires further expansion within the site to accommodate the operational requirements of the principal user, it is accepted that this is a significant factor to be taken into account in the consideration of any proposal which would require to be balanced against the impact of the loss of the open area.

Policy E & D26 Protected Open Space

Development proposals which would lead to the total or partial loss of those areas identified as Protected Open Space on the Proposals Map will not normally be granted planning permission unless it can be shown that the local need for development outweighs the value of the land as an open area.

Where protected open space forms part of the curtilage of another use, proposals involving the development of land for the operational purposes of the user will be considered in the light of the operational needs of the occupier of the site.

2.4.24 In considering proposals for development on areas of open spaces within a settlement, the following factors will be taken into account;

- (i) whether the site is designated as Protected Open Space;
- (ii) the character and appearance of the locality;
- (iii) the recreational, conservation, wildlife, historical or amenity value of the site;
- (iv) the merits of retaining the land in its existing open use, and, the contribution or potential

contribution the site makes to the character and amenity of the area;

- (v) the merits of protecting the site for alternative open space uses;
- (vi) the location, size and environmental quality of the site;
- (vii) the relationship of the site to other open space areas in the locality and similar uses in a wider area;
- (viii) whether the site provides a link between other open areas or a buffer between incompatible land uses.

2.4.25 The design of open spaces, recreational or otherwise, should meet people's requirements, offer a "safe" environment, be varied in design, minimise the need for maintenance and provide ease of access for all including the elderly, parents with children and people with disabilities.

Green Network

2.4.26 In both Stafford and Stone there are extensive areas of undeveloped land that link the open countryside with the town centre. These areas help to prevent the loss of local identity; increase the attractiveness of Stafford and Stone; afford public access to extensive local open spaces and the countryside beyond; and provide valuable wildlife habitats. It is proposed to designate these areas as 'Green Network' and these areas are defined on the Proposals Map.

2.4.27 In Stafford these major areas of undeveloped space are based on:

- (i) in the north, The Stafford Common lands form a link from beyond the A513 (Beaconside) to the dismantled railway, which itself forms a link in both a north eastern and south western direction;
- (ii) in the west, the Doxey and Tillington marshes SSSI and Castlefields area, form links from beyond the M6 motorway to the edge of the town centre.

(iii) in the west and south west the washland areas of the Rivers Sow and Penk, together with the Staffordshire and Worcestershire Canal and other adjoining areas of open space form links from the countryside into the town.

2.4.28 In Stone, the washland area of the River Trent, together with adjoining open space effectively separates the town into two, in a north western-south eastern direction.

2.4.29 It is proposed to use this undeveloped land that is protected from development by other policies as the skeleton for a 'green network' in both Stafford and Stone.

2.4.30 It is proposed to use this undeveloped land that is protected from development by other policies as the skeleton for a 'green network' in both Stafford and Stone.

2.4.31 Adjoining areas of undeveloped land, that may for instance be used for formal recreation, are included in the network where uninterrupted pedestrian links or wildlife corridors are apparent. Features such as river valleys, canals, dismantled railways and railway verges form important links between the more extensive open areas.

Policy E & D27 Green Network

Development will not be permitted where it would adversely affect the character of the green network or sever important linkages between more extensive areas of undeveloped space.

Where development is to be permitted on sites within or adjacent to the green network it should:-

(i) *locate the majority of open space required as part of the development adjacent to the network;*

(ii) *retain or create pedestrian access to the network;*

(iii) *maintain and enhance the green network to increase its nature conservation value and provide informal recreation for residents;*

(iv) *utilise appropriate landscaping techniques using native species.*

Landscape Conservation - Assessing Landscape Quality

2.4.32 Landscape quality is dependent on a large number of factors, some of which are objective and some subjective to the assessor. Part of the Countryside Commission's remit to conserve the natural beauty of the countryside. They consider that broad multi-dimensional characteristics can be significant in determining the landscape quality of an area. A check list of the factors they consider affect natural beauty were included in Section 3 of the Wildlife and Countryside Acts 1981 and 1985.

2.4.33 It is proposed to use the factors in the assessment of landscape issues in the determination of proposals.

Policy E & D28 Landscape Conservation

Planning permission will not be granted for development that will have detrimental effect on the landscape unless adequate mitigating measures are undertaken. The impact assessment of new development proposals on the landscape will be based on the following factors;

(a) *physical factors e.g. relief/landform, land use, vegetation, ecological habitats, archaeology, buildings and structures;*

(b) *visual factors, but also including the other senses;*

(c) *the significance of the landscape with respect to the historical and cultural associations of the area;*

(d) *the area's value relative to other areas i.e. nationally rare, regionally rare or typical to an area;*

(e) *evaluation of the area's character.*

(f) *the degree of public accessibility to the site and surrounding the site, either directly i.e. by vehicle, bicycle, horse or foot, or indirectly i.e. visual.*

Countywide Landscape Evaluation

2.4.34 A landscape evaluation undertaken by the Council in 1972 confirmed the value of Cannock Chase and formed a basis for the identification of local important landscapes. The assessment was narrower than that now advocated by the Countryside Commission in that it concentrated on an objective assessment of landscape elements, two of which were regarded as primary landscape elements - landform and land use. These were valued to determine whether they would contribute or detract from the landscape.

2.4.35 Contributory factors included areas:

- (i) where land form is most prominent e.g. Cannock Chase, the Hanchurch Hills-Bishops Wood area and an area east of Stone;
- (ii) of typical rolling lowland agricultural landscape with hedgerow trees, scattered woodlands, streams and farmsteads. This was considered to predominate particularly in the west of the County.
- (iii) of significant woodland e.g. Cannock Chase, the Swynnerton Old Park area, and the Bishops Wood area and to a lesser extent Aqualate Park.

2.4.36 Other contributing land uses were water, parkland and lowland heath e.g. Aqualate Park, Sandon Park and Cannock Chase.

2.4.37 The assessment concluded that there were certain areas of high and above average value, where land form, woodland and to a lesser extent parkland, lowland heathland and water combined as the most significant elements. In the plan area these are:-

- (i) concentrated in certain extensive areas:
 - Cannock Chase;

- the Maer Hills - Bishop Wood area;
- the Moddershall - Sandon area east of Stone;

(ii) found in certain isolated locations:

- Aqualate Park.

2.4.38 The results of this survey confirmed the importance of Cannock Chase and formed the basis for the identification of locally important Special Landscape Areas. In the identification of areas of landscape quality, the primary concern is with the preservation and enhancement of the special characteristics particular to each area.

2.4.39 The County Structure Plan key diagram shows the broad extent of the Special Landscape Areas in the County. A re-examination of land within the Borough, but focusing on those areas previously identified has been undertaken in the preparation of this Plan. Those areas considered to be of local landscape quality are identified as Special Landscape Areas.

Policy E & D29

Areas of Designated Landscape Value

Planning permission will only be granted for proposals within areas of designated landscape value, (Cannock Chase A.O.N.B., designated Special Landscape Areas, historic landscapes, historic parks and gardens), where the proposals impact on the landscape is minimal and the proposed landscaping treatment will conserve and enhance the character of the local landscape.

Landscape Enhancement

2.4.40 In those areas of recognised landscape quality, the principal objective will be to not only conserve the many existing features of importance but to secure landscape enhancement. In landscapes not recognised for their existing quality, the emphasis will be on enhancement.

2.4.41 Landscape enhancement will be achieved by:-

- (i) the restoration of valuable local landscape features;
- (ii) the creation of new landscape features, wildlife habitats and areas for sport and recreation;
- (iii) the encouragement of natural regeneration and appropriate planting to increase tree cover;
- (iv) requiring the inclusion of appropriate landscape enhancement in any new developments that may be permitted;
- (v) the creation of access opportunities such as paths, meadows, pocket parks, picnic areas woodlands.

Implementation of Enhancement

2.4.42 Enhancement will be encouraged in those areas where valued character has been lost. For example in areas of agricultural intensification, areas of urban fringe, river valleys, major transport and communication routes and areas of inappropriate development.

Policy E & D30

Mitigation of Impact on the Landscape

Proposals for development on the edge of settlements or in rural areas, which have an adverse impact on landscape, will normally be required to carry out landscape enhancements incorporating tree and shrub planting, preferably using native species.

2.4.43 Implementing the objectives of landscape conservation will be dependant on the joint efforts of a number of agencies. For example, the Countryside Stewardship" grant scheme, that offers incentives to landowners and managers to conserve and restore distinctive landscapes. Within the Borough, the scheme particularly focuses on river

valleys and the waterside landscape, lowland heath and historic landscapes.

Cannock Chase Area of Outstanding Natural Beauty

2.4.44 Cannock Chase is Staffordshire's only current Area of Outstanding Natural Beauty (AONB), and part of it is encompassed in the south eastern corner of the Borough.

2.4.45 AONB's are nationally important landscape and designated by the Countryside Commission, subject to the Secretary of State's confirmation, under the national Parks and Access to the Countryside Act 1949. As a consequence they are subject to an enhanced level of policy protection.

2.4.46 The primary objective of designation is to conserve and enhance the natural beauty of the landscape. Demands for other uses and development in the AONB will only be met where they are consistent with this objective.

2.4.47 There are several dominant land use and landscape types on the Chase, namely forestry, lowland heathland and historic parkland, as well as the agricultural landscapes of the AONB fringes.

2.4.48 Much of the AONB in the Borough is also subject to other area designations and policies in recognition of related facets of interest or policy aims. For example, significant area is covered by the South Staffordshire Green Belt, and other designations include Sites of Special Scientific Interests, and a registered historic park and garden, all of which will exert a major influence on the acceptability of new development.

Cannock Chase Study

2.4.49 In an attempt to reconcile the competing demands of nature conservation, recreation, agriculture, mineral extraction and military training amongst others, Staffordshire County Council have

recently updated "A Plan for Cannock Area of Outstanding Natural Beauty" (1992). This document will be treated as supplementary planning guidance.

2.4.50 That document notes that some of the pressures addressed by the original (1979) study have changed or intensified. In particular those of recreation versus wildlife conservation interests and the pressures for residential development around the Chase.

Accommodating New Development

2.4.51 Brocton and Milford are located within the AONB and have been the subject to the definition of a Residential Development Boundary in this plan. In each case these have been drawn around the limits of existing development. Great Haywood and Little Haywood/Colwich are larger settlements that abut the north east edge of the Chase.

2.4.52 In the assessment of proposals for development affecting the AONB, the paramount consideration will be the conservation and enhancement of the natural beauty of the landscape. Large scale development or incremental development which would detract from this aim will be resisted.

Policy E & D31

Cannock Chase AONB

Proposals within, or likely to affect the Cannock Chase AONB or its setting, will only be allowed where the proposal will enhance the visual, nature conservation and/or historical qualities of the landscape.

Development which will have an adverse impact on the character or setting of the Chase, or which would add to urban fringe pressures will not be granted planning permission.

Proposals within or likely to affect the Cannock Chase AONB will be restricted to uses compatible with the

conservation of the natural beauty of the area. Proposals for development will be subject to special scrutiny.

Special Landscape Areas

2.4.53 Special Landscape Areas (SLAs) are areas of landscape quality within the Staffordshire context, and have been defined in the north, north-east and north-west of the Borough. They are areas of open countryside which have a high intrinsic landscape quality arising from a variety of distinctive natural features and tend to relate to, and include areas of varied relief, areas of nature conservation value, woodland areas and historic parks.

2.4.54 The SLA includes areas such as Hanchurch Hills, Trentham Park, Chartley Moss and the Moddershall Valley. As a consequence many of these areas are also covered by other area designations and associated policy such as; Green Belt, Conservation Area, SSSI and other designations of special value.

2.4.55 The principle of the SLA's has been established through the approved County Structure Plan. The key diagram of that Plan shows the broad extent of the SLA's in the County. As part of the preparation of this Plan, the key diagram of the Structure Plan, together with a Plan produced in 1989 by Staffordshire County Council as part of the survey work for the Structure Plan, was used to define the outer boundaries of the SLA's in Stafford Borough. This exercise tested their suitability and consistency both within the Borough and between the Borough and adjoining areas.

2.4.56 The precise boundaries of the SLAs have followed wherever possible, strong natural features or those which are readily recognisable on the ground e.g. woodlands, railways, roads etc.; and to try and denote clear changes in landscape quality. There are however, occasions where a site forms the foreground to a landscape view.

Policy E & D32 Development Proposals in Special Landscape Areas

Proposals for development within the Special Landscape Areas will need to ensure that:

- (i) the scale, siting, design, use of materials and colour and landscaping treatment are sympathetic to the character of the area;
- (ii) they conserve and enhance the quality of the landscape.

Historic Landscapes

2.4.57 Archaeological remains are a finite, and non-renewable part of the national and local heritage, in many cases highly fragile and vulnerable to damage.

2.4.58 Policies aim to safeguard the Borough's varied archaeological resource and its setting from development that would adversely affect it, and where appropriate fulfil its educational, recreational and tourism potential.

2.4.59 There are over 700 areas of archaeological interest currently known, of these 31 are Scheduled as Ancient Monuments by the Secretary of State in consultation with English Heritage. The location of these known areas is indicated on the proposals map.

Scheduled Ancient Monuments

2.4.60 Scheduled Ancient Monuments are of national importance, and consequently are subject to an enhanced level of protection. They require the consent of the Secretary of State before any works which would demolish, destroy, damage, remove, repair, alter, add to, floor or cover up the monument are carried out.

2.4.61 Not all nationally important remains that

merit preservation are necessarily scheduled and this is reflected in the policy below.

Policy E & D33 Preservation of Archaeological Remains

In considering proposals requiring planning or other permission, there is a presumption in favour of the physical preservation of nationally important archaeological remains, whether scheduled or not, together with their settings.

Areas of Archaeological Interest

2.4.62 The majority of areas of archaeological interest which are indicated on the Proposals Map are of a more local importance, and are registered on the County Sites and Monuments Record (SMR), a copy of which is held by the Borough and included within the Technical Appendix. These have also been identified on an Archaeological Constraints Map also available for inspection at the Borough Council.

2.4.63 These are areas where evidence exists to indicate the presence or strong probability of archaeologically important remains. The consideration of development proposals affecting archaeological remains of this nature will not be so clear cut as nationally important sites. The following policies aim to provide framework in which a balance between the preservation of the archaeological resource, with the demands of the development process can be struck.

2.4.64 When important remains are known to exist or when there is good reason to believe that important remains exist on a site where development is proposed, the developer will be required to carry out an archaeological evaluation of the site, to enable an informed decision to be made.

2.4.65 The evaluation will locate and determine the significance of the archaeological deposits present, and form the basis for any further action to be taken.

Policy E & D34 Archaeological Evaluations

Proposals [requiring planning or other permission] affecting areas of archaeological interest and their setting will normally be required to be accompanied by a written evaluation, by a recognised archaeologist to ascertain the archaeological importance of the site.

The recommendations of the evaluation will be taken into account to ascertain whether the remains are of sufficient importance to justify the preservation of the site. The evaluation will advise if the most appropriate action is to:-

- (i) preserve the remains in situ, either undisturbed or with minimal disturbance; or*
- (ii) ensure the proper excavation and recording of the archaeology of the site. In such cases agreements may be required prior to the grant of planning permission and include provision for the financing, in whole or part, of the excavation work. Conditions may be imposed to enable reasonable access to the site by nominated archaeologists before and/or during construction, or to facilitate a watching brief during the development, to ensure that the agreed methods of preservation are enforced on site.*

2.4.66 New areas of archaeological interest or material are constantly being discovered, quickly outdating any list or map produced. Any additional areas discovered are therefore afforded the same policy protection as those currently known.

2.4.67 Appropriate management is therefore essential to ensure that they survive in good condition.

2.4.68 More detailed guidance on this topic has produced by the Borough Archaeologist in the document "Planning for Archaeology in Stafford Borough".

Historic Parks and Gardens

2.4.69 Historic Parks and Gardens are an important part of the Borough's heritage and contribute to the

attractiveness of the landscape. They also have a potential for education and tourism.

2.4.70 A number of them have been included in the English Heritage Register of Parks and Gardens of Special Historic Interest. These are Sandon Park, Shugborough Park and Trentham Park. Maps illustrating their extent are included in the Technical Appendix. The register is not exhaustive and is currently being updated. Further areas may therefore be added.

2.4.71 The Register has no statutory power but PPG15 indicates that such areas should be protected.

2.4.72 Registered areas are of national importance but there are also a significant number of other areas of more local importance which should be protected from harmful development and secure enhancement where possible. These include: Lea Hall, Loynton Hall, Ingestre, Tixall, Eccleshall Castle, Ranton Abbey, Barlaston Hall, Hilderstone Hall, Meece House, Standon Hall, Swynnerton Park, Fradswell Hall, Bishton Hall, Charnes Hall, Aqualate Park, St. Georges, Little Onn Hall, Seighford Hall, Hanchurch Manor, Chartley Hall, Hilcote Hall, Meaford Hall and Broughton Hall. Further sites may be added to the list on the recommendations of English Heritage or other bodies with expertise in garden history.

2.4.73 It is likely that historic parks will be affected by other designations, such as listed building or green belt etc. and these will have to be taken into account in the formulation and consideration of development proposals.

2.4.74 The conservation and management of Historic Parks and Gardens is a considerable responsibility for landowners and requires significant resources and expertise. The Staffordshire Gardens and Parks Trust has recently been set up and aims to encourage and provide advice to owners about how to conserve and manage these landscapes.

2.4.75 The Borough Council will encourage the conservation, restoration and maintenance of historic parks and gardens whether listed or not.

Sites of Regional/Local Importance

2.4.89 Sites of regional/local importance include Local Nature Reserves (LNRs), Non-Statutory Nature Reserves, and Sites of Importance for Nature Conservation.

A Local Nature Reserve is designated at Brocton (Cannock Chase).

2.4.90 A large number of non-statutory sites of biological and geological interest were identified in the County Biological Survey. A full list of those currently identified within the Borough is provided in the Technical Appendix but it can be anticipated this information is subject to change.

2.4.91 English Nature have carried out survey work that identified some 40 ancient woodlands in a provisional Countryside inventory in 1989, and 5 lowland heathland sites. The latter includes the single largest block remaining in the West Midlands Region - Cannock Chase High Plateau identified in its "Lowland Heathlands of Staffordshire" 1990 report. The heathland site area within Stafford Borough amounts to 715 ha, 41% of the County total.

2.4.92 The protection and management of both statutory and non-statutory nature conservation sites is an important policy objective. Advice will be sought from English Nature, Staffordshire Wildlife Trust and Staffordshire County Council, on any proposal affecting or likely to affect such areas.

Policy E & D39

Nature Conservation: Sites of Regional/Local Importance

Development which may harm, directly or indirectly, Local Nature Reserves, Sites of Nature Conservation interest and Regionally Important Geological Sites will not be permitted unless the reasons for the proposal clearly outweigh the need to safeguard the intrinsic nature conservation value of the site or feature.

Protecting Nature Conservation Interests

2.4.93 Where development proposals affect a site of nature conservation interest and are considered acceptable, buildings and infrastructure will need to be located to cause the minimum disturbance to the nature conservation interest which exists on the site. During construction, care should be taken not cause any damage, and suitable planting and appropriate site management will be essential to ensure that the interest is retained and enhanced. It will also be necessary to take account of the requirements of the Wildlife and Countryside Act 1981. The following policies will apply

Policy E & D40

Mitigation and Amelioration of Impact on Sites of Nature Conservation Value

Where development is to be approved which could affect any site of nature conservation value appropriate measures will normally be required to:-

- (a) conserve, as far as possible, the site's nature conservation interest;*
- (b) replace habitats or features where damage is unavoidable;*
- (c) ensure sympathetic siting and development and suitable planting; and*
- (d) introduce site management if appropriate.*

Policy E & D41

Protected Species

Development likely to have an adverse effect upon species protected by the Wildlife and Countryside Act 1981, as amended, will only be permitted where harm to the species can be avoided

To avoid harm to the species the Local Planning Authority may consider the use of conditions and planning obligations to:

- (a) facilitate the survival of individual members of the species;
- (b) reduce disturbance to a minimum;
- (c) provide adequate alternative habitats to sustain at least the current levels of population.

Trees and Woodlands

2.4.94 Trees and woodlands contribute much to the character and visual attractiveness of the landscape and townscape. They are also important in nature conservation terms providing habitat and cover for wildlife.

2.4.95 There are a number of objectives in relation to trees and woodland. These are to:

- (i) retain existing trees;
- (ii) encourage the replacement of trees that are lost;
- (iii) secure the planting of new trees, both in connection with new development and as a general principle; and,
- (iv) ensure that the potential of afforested areas to provide recreational opportunities including rights of access, are maintained and developed;
- (v) secure the appropriate management of the resource;
- (vi) encourage the multipurpose use of forests, especially close to urban areas e.g. community forests.

2.4.96 These objectives will be achieved by:-

- (i) making tree preservation orders to protect trees under threat, in locations where they contribute to amenity;
- (ii) ensuring trees are protected on development sites;

(iii) liaising with the Forestry Authority in respect of the implications of felling licence applications and woodland grant schemes;

(iv) encouraging owners and occupiers of land to take advantage of available grants;

(v) undertaking and encouraging small scale amenity tree planting in co-operation with other public and private organisations and individuals;

(vi) ensuring that adequate landscaping, including tree planting will be incorporated in new development proposals and where appropriate in advance of new development. Emphasis will be placed on the provision of native tree species and on opportunities for nature conservation where development is proposed in proximity to open space and the open countryside

The Protection of Trees

2.4.97 It is recognised that trees, woodlands and hedgerow have a very important role in the environment. They provide valuable wildlife habitats and can beneficially "soften" the visual appearance of developments, help reduce the build up of greenhouse gases, reduce the transmission of noise and add greatly to the character and attractiveness of the area. The Council places high priority on protecting trees, woodlands and hedgerows.

2.4.98 Trees in conservation areas (shown on the proposals maps) and those covered by Tree Preservation Orders are protected by law, and the Council requires notice of at least six weeks prior to any intended works to be performed on a tree covered by a Tree Preservation Order.

2.4.99 The Borough Council will seek the retention of trees, woodland, and hedgerows by agreement, the use of Section 106 Obligations or planning conditions. In the case of trees which contribute significantly to the amenity of an area the making of Tree Preservation Orders will be considered.

Policy E & D42

Tree Preservation Orders

Consents which are sought to carry out works to trees which are covered by a Tree Preservation Order will be resisted, except where there is a demonstrable need for the works sought.

Where consent is given for works to a tree covered by a Tree Preservation Order the Local Planning Authority will require the replacement of any lost amenity by the planting of new trees nearby of like species as appropriate to the site.

Policy E & D43

Trees in Conservation Areas

Within a Conservation Area, if notice is received by the Local Planning Authority to carry out works on any trees, the authority may, within six weeks of receiving the notice, place a Tree Preservation Order on the tree(s) if it feels the unaltered presence of the tree(s) is vital to the character amenity and enjoyment of the Conservation Area.

Policy E & D44

Development Affecting Trees and Hedgerows

Where development is proposed on sites containing trees and hedgerows, not necessarily covered by Tree Preservation Orders, the Council will expect a detailed planning application to be accompanied by:-

- (i) an accurate tree and hedgerow survey indicating the location, identity, height, canopy spread (for trees) coupled with any shrubs likely to be affected by the development proposal;
- (ii) a general landscaping plan which shall be approved by the Local Planning Authority prior to the commencement of any works (see Policy E&D46 Paragraph 1). The need for, the submission of plans detailing precise landscaping shall normally be required as part of any conditions of consent imposed by the local planning authority if permission is granted. These detailed plans will normally include trees, hedgerows and shrubs to be retained or felled, and showing the location and species of new planting.

(iii) where appropriate a plan for the protection of trees, hedgerows and shrubs during construction of the development may be required as part of the conditions imposed on any planning consent given. This would be in accordance with advice contained in the British Standard Institute Code of Practice, *Trees in relation to Construction* (BS 5837 : 1991) or any amendment thereafter.

Ancient Woodlands

2.4.100 Ancient and semi-natural ancient woodland is a diminishing resource but is recognised to have the greatest nature conservation value. Thus many ancient woodlands are identified as SSSI's or Biological Geological Interests (BGI's).

2.4.101 A countywide inventory of ancient woodlands was prepared by English Nature in 1989, and those within the Borough are listed in the Technical Appendix.

Policy E & D45

Protection of Ancient Woodlands

Proposals that would have an adverse effect upon the nature conservation and/or landscape value of an Ancient Woodland area will be refused.

Forestry Consultations

2.4.102 The Borough Council acts as a consultee for some forestry proposals and grant applications determined by the Forestry Authority. In this role the following policy will apply, when considering proposals referred to the Borough Council by the Forestry Authority for consultation purposes.

Policy E & D46

Forestry Proposals

Forestry proposals which involve clearfelling, replanting or afforestation will generally be acceptable unless the proposal;

(a) would detract from the appearance of the landscape due to location and design, particularly in the AONB or SLA;

(b) does not include acceptable proposals for replanting, management, or the future use of the land. This is considered particularly important in relation to ancient and broadleaved woodland;

(c) would adversely affect nature conservation or archaeological interests. This is particularly important in relation to ancient woodland;

(d) restricts existing public access.

Trees and New Development

2.4.103 Existing trees in the vicinity of buildings create a maturity of landscape that would be expensive and take decades to attain. It is essential therefore that during the examination of planning proposals, specific consideration is given to the retention of trees even if not included in a TPO or Conservation Area.

2.4.104 Where there are proposals for development, it will be usual to discuss with the applicant revisions to the layout in order to retain as many trees as possible. A TPO will not normally be used as a sole reason to prevent development of a site or reduce the type of development that would usually be expected on the site.

2.4.105 It is usually inevitable that on a site with good existing tree cover, some trees will have to be felled in the course of the approved development. There will be a requirement to retain the most important trees and to ensure that new planting schemes form part of the development proposals. In pursuing this objective, the Borough Council will require developers to adhere to the principles contained in BS 5837: 1991 "Trees in relation to construction". Layouts will need to be designed so as to retain trees in locations that guarantee their immediate future i.e. in locations that do not inevitably lead to requests for felling once the development is occupied.

Policy E & D47

The Submission of Landscaping Schemes

With the aim of securing the protection and enhancement of the quality and character of the environment, layout plans for development proposals will normally be required to be accompanied by a general landscaping scheme. This should consider the general siting and provision of major landscape features such as open space areas, water features and tree planting. Exact particulars of the landscaping scheme will normally be established via conditions of planning approval imposed by the Local Planning Authority.

Any such scheme should endeavour to protect existing trees, hedges, shrubs and other natural features, and where possible incorporate them into the proposed development, together with proposals for new features.

Development should not normally take place until a suitable, detailed landscaping scheme is approved by the Local Planning Authority.

2.4.106 The Borough Council wishes to ensure that developers undertake tree and shrub planting in appropriate densities and siting in order to maintain and enhance the environmental quality of their development.

Policy E & D48

Landscape Proposals Submitted with Planning Applications

Landscape proposals submitted with an application, or in accordance with conditions imposed by the Local Planning Authority, will normally be expected to detail the species type, siting, number, size and density of trees, shrubs and any other natural features proposed.

The Borough Council will consider the following criteria:

(i) whether it is appropriate for landscape works to be carried out before development commences, in order to minimise the visual impact of the development;

(ii) whether it is appropriate for a condition to be

imposed requiring the maintenance of approved planting for a suitable period with a provision for replacement planting to be carried out if originals fail within a suitable period following original planting;

(iii) whether a condition requiring planting species to comprise indigenous stock is appropriate;

(iv) the opportunity for the creation of areas of nature conservation value.

New Planting

2.4.107 Retention of existing trees however is insufficient, trees become over mature and need removal due to disease and other factors and need active management to avoid their decline and to ensure long term retention. To supplement the above measures new planting is needed. It is the intention to encourage and undertake tree and shrub planting throughout the Borough so as to maintain and enhance environmental quality. Particular emphasis will be given to planting of appropriate indigenous species and on taking the opportunity for creating areas of nature conservation value where development is proposed in proximity to existing green open space and vegetation/wildlife corridors e.g. the Green Network.

2.4.108 As mentioned above new planting will either be in association with new development or as part of other initiatives. The Borough Council will continue to encourage and undertake small scale amenity tree/shrub planting in the Borough in co-operation with parish councils, public authorities, conservation organisations and local landowners/occupiers.

2.4.109 The National Forest, a major new multi-purpose forest, is being created in Leicestershire, Derbyshire and eastern Staffordshire. The woodland will help to encourage economic regeneration by improving the landscape and create new recreational opportunities and wildlife habitats

2.4.110 The Forest of Mercia, located between Cannock Chase and the West Midlands Conurbation, is one of twelve Community Forests which aim to improve the quality of the urban fringe and provide recreational opportunity for local residents. The Forest also provides wildlife and amenity benefits and opportunities for economic diversification.

2.4.111 There are areas where planting would be inappropriate, these include certain specialised habitats e.g. lowland heath, unimproved grassland, certain wetlands or where it could obscure geological features.

Policy E & D49

New Tree and Shrub Planting Proposals

Tree and shrub planting proposals will be acceptable where they:-

- (i) are sympathetic to local patterns of vegetation;*
- (ii) improve visual amenity;*
- (iii) mitigate the visual effects of an obtrusive structure or use;*
- (iv) enhance the nature conservation value of an area.*

2.4.112 Grants are available from a number of sources that can be used either directly or indirectly for the purpose of landscape conservation work within the countryside. In some instances the principal purpose of the grant may not be landscape conservation. Grants from FRCA for example have to be for work which has an agricultural value, while those from English Nature should be for nature conservation and those of the Forestry Authority must include timber production amongst the objectives.

2.4.113 However, many projects can satisfy a number of objectives. The planting of trees on marginal land may have landscape and nature conservation benefits. The trees may also have a

potential timber value as well as providing shelter which is an agricultural benefit. The choice of grant available for projects of this kind can therefore be great. Further potential grant sources include the Countryside commission, the Forestry Commission, English Nature, FRCA and Staffordshire County Council.

Water Issues

2.4.114 A great deal of the variety and attractiveness of the urban form and landscape character in the Borough arises from the water related environment. These range from rivers with their associated wetland systems, to canals and areas of standing water. The value of these areas has been recognised in relation to a number of interests, such as nature conservation, landscape and amenity, recreation and wildlife and as pedestrian movement corridors. Thus many areas have been the focus of area designations, such as Sites of Special Scientific Interest, Sites of Biological interest, Conservation Areas, Special Landscape Areas and the Green Network, policies for which are detailed elsewhere in this Plan.

Floodland Considerations

2.4.115 The natural watercourse system provides for the essential drainage of land. It is necessary to ensure that new development is not at risk from flooding, and also that development does not put other areas at risk. Land liable to flooding is to be protected from development.

2.4.116 New development liable to cause or exacerbate flooding problems elsewhere, will also be resisted (guided by the Environment Agency) unless satisfactory upstream storage can be provided, and funded by development.

Policy E & D50

Land Drainage and Flooding Considerations

Unless satisfactory mitigation measures can be undertaken development will not be allowed:

- (a) in an area liable to flooding;*
- (b) where it would lead to the loss of natural flood plain;*
- (c) where it would lead to substantial changes in the characteristics of surface water flows, with either a consequently enhanced flooding risk, or a marked reduction in flow to existing rivers and streams;*
- (d) where it would lead to detrimental changes in the characteristics of a surface water run off system to the deprivation of wildlife or habitat networks, such as the drying out of a wetland or flow disruption to a neighbouring watercourse resulting in species reduction or loss;*
- (e) where it would have an adverse effect upon the integrity of fluvial defences;*
- (f) where it would lead to the loss of access to watercourses for future maintenance.*

2.4.117 It is recognised that there is land outside of those areas currently identified as flood plain that may be liable to flooding. Where development is proposed in an area liable to be at risk from flooding, developers will be required to produce a level survey to Ordnance Datum to ascertain flood risk areas.

Ground Water Protection

2.4.118 The Environment Agency operates a policy on ground water issues entitled, "Policy and Practice for the Protection of Ground Water". The policy was developed in order to protect ground water resources from pollution or derogation. Ground water resources are a component of potable water supply which are sensitive to contamination. Once contaminated they are irrevocably damaged. It

is essential therefore to prevent development which threatens those resources. The policy identifies which areas are sensitive to water resources and also identifies protection zones around sensitive ground water abstractions. There are a number of source protection zones in the Borough including Milford, Shugborough, Lower Hatton, Mill Meece, Bury Bank, Swynnerton, the Spot Acre area and Nut Wood near Gnosall.

Policy E & D51 *Ground Water Resources*

Proposals for development will subject to other policies, be acceptable provided that they do not damage ground water resources and/or prevent the use of those resources.

Water Quality

2.4.119 It is recognised that fundamental to all of these interests is the quality of the water itself, and therefore support is given in principle to those initiatives that result in improvements to water quality. The water industry is currently undertaking a large capital investment programme to enable compliance with recent legislation, intended to improve the quality of bathing waters; find alternative disposal means for sewage sludge presently disposed of at sea; and to improve the quality of drinking water.

2.4.120 The Water Act 1989 replaced the previous water and sewerage authorities with successor private water companies and the then National Rivers Authority which in 1996 became part of the Environment Agency. The plan area falls under the responsibility of Severn Trent Water Ltd. The responsibility for regulating pollution together with duties for land drainage and flooding protection is held by the Environment Agency.

Technical advice on water issues will be sought from the relevant organisation in the determination of planning proposals. In particular the preventative measures necessary to protect against potential

water related problems arising from development will be sought from the Environment Agency.

Sewage Treatment

2.4.121 As a result of the water quality legislation, it is understood that two basic options for sewage sludge disposal are being investigated. These are incineration or sewage sludge storage and processing plants, the latter possibly involving transport across Local Authority boundaries.

2.4.122 Improvement of drinking water quality is liable to lead to proposals for the construction of new water treatment works or the substantial alteration of existing works. These uses tend to be located in the countryside on the periphery of urban areas and therefore will be assessed against the factors outlined for considering development in the countryside.

2.4.123 Severn Trent Water Ltd. operates a "Cordon Sanitaire" policy around its sewage treatment works. This aims to minimise the impact of potential nuisance and discomfort caused by odours and flies, which neighbours may find unacceptable. Each cordon is drawn upon a site specific basis and takes into account treatment processes in use, size of population served, industrial effluents served, topography, surrounding land uses, anticipated extensions to the works, any planned abatement measures and complaints record in the vicinity. Although certain types of development may be acceptable within the cordon, STW Ltd. state an intention to object to any development that they consider inappropriate.

The Water Environment

2.4.124 As already stated, the value of the water based environment range from nature conservation, landscape and amenity, to recreational resource and pedestrian and wildlife movement corridor. Where development is to be approved that could affect an area of water related nature conservation value,

reference will be made to the provisions of the nature conservation policies, which aim to protect and conserve those areas of existing value; and restore and enhance the natural elements of the environment.

Policy E & D52

Development and Water-Based Environments

Development considered acceptable adjacent to the water based environment will be granted planning permission where the proposal;

(a) conserves, restores and enhances the natural elements of the environment; and

(b) caters for public access where it will not conflict with the ecological value of the area.

The Retention and Creation of Water Features

2.4.125 Policies detailed elsewhere in the plan require that attractive landscape features such as streams and ponds be integrated into the landscaping scheme for any development. The number of ponds and wetland areas in particular has declined in recent years. Those that remain provide habitat for wildlife and increase landscape diversity.

2.4.126 Some development schemes may require the creation of balancing ponds which can be managed to enhance nature conservation interest. A recent example has occurred at Astonfields, Stafford. The creation of new water features such as ponds and lakes as part of landscaping or farm diversification schemes is encouraged, particularly in schemes such as business parks or golf courses.

2.4.127 The Borough Council will encourage the creation of new ponds and wetland areas, particularly those which are sympathetic with the landscape and are managed to provide a rich and varied wildlife habitat.

2.4.128 Developers are advised to consult the Environment Agency over any proposals that involve the crossing over, in or under any watercourse. Such operations will require their consent under the Land Drainage Acts. Similarly the Environment Agency will require details of any alterations to ground levels adjacent to watercourses.

The Protection of Water Resources

2.4.129 The Borough Council will seek to protect water resources and water quality from pollutants and unnecessary abstraction. Severn Trent Water Ltd and the Environment Agency will be consulted as appropriate to try to ensure that best practice is achieved in this field.

Policy E & D53

Protected Water Resources

Development which would have an adverse effect upon water quality, water levels, and the nature conservation value of water will not be permitted.

Derelict, Vacant, Underused and Contaminated Land and Buildings

2.4.130 Securing the re-use or adaptation of existing buildings, or bringing redundant, previously developed land back into beneficial use are fundamental objectives underlying planning policy, where it is consistent with other policies in this Plan.

2.4.131 At any time there will always be a number of eyesores, intrusive uses, or areas of derelict and degraded land which require treatment to mitigate their visual impact, landowners will be encouraged to improve sites which are in need of enhancement, maintenance or landscape implementation.

2.4.132 Encouragement will be given for owners to explore the nature conservation possibilities of vacant land even if this land is only likely to be available on a short term basis.

Policy E & D54

Re-Use of Vacant Land and Buildings

Planning permission will normally be given to proposals that bring into beneficial use at the earliest opportunity, vacant land and buildings. In circumstances where it is necessary for land to be left vacant for any purpose, including redevelopment, the owners will be encouraged to undertake screening and/or landscaping of the land. Provision should be made for the accommodation of any protected species which use the buildings or land as a breeding or roosting site.

2.4.133 Additional complications occur when the land is contaminated by previous activities. Contamination may give rise to hazards which put at risk people working on the site, the future occupiers and users of the buildings and land, the buildings themselves and water services. If precautions are not taken, contaminants may escape from the site to cause air and water pollution, the emission of landfill gas may be particularly hazardous. If these hazards are not identified and assessed properly, there may be a direct threat to health and safety. Should remedial action be needed in an emergency, there may be additional costs and difficulties. A balance has to be struck between these risks and liabilities and the need to bring the land into beneficial use.

2.4.134 The disturbance of contaminated land can mobilise pollutants and either cause first time pollution or worsen existing problems. Leachates and drainage from contaminated land sites pose serious risk of major pollution to both rivers and groundwater. Developers are advised to liaise with the Environment Agency over any proposal to redevelop contaminated landfill sites or other proposals which could lead to contamination, and will only be permitted if their drainage arrangements are acceptable.

Policy E & D55

Development on Contaminated Land

Proposals for development on contaminated land will

normally need to be accompanied by a study that assesses the problems and issues relating to the site.

Where development is considered to be acceptable, proposals should demonstrate that adequate measures have been taken to ensure that it will not cause or increase pollution of the air or watercourses and groundwater resources, or detrimentally affect future occupiers of the development.

Mineral Extraction

2.4.135 Staffordshire County Council are the Mineral Planning Authority with sole responsibility for the control of mineral extraction. They are currently progressing work on an "Aggregates Local Plan 1989 - 2001" which includes various policies and identifies new sites for the provision of minerals in the County.

2.4.136 The Borough is naturally well endowed with aggregate minerals, principally River Terrace gravels and Sherwood Sandstone and there is an existing sand and gravel quarry at Lions Den on Cannock Chase.

2.4.137 Many of the mineral resources referred to, occur in areas of recognised high environmental quality. The Structure Plan contains a number of policies that seek to ensure that environmentally significant areas e.g. AONB, SSSI's, SLA's etc. will be protected from new mineral development unless the need for the mineral outweighs the environmental objections.

2.4.138 Stafford Borough Council assumes the role of consultee on mineral related issues located within the Borough. In this role the aim will be to ensure that full weight has been given to the protection of environmentally significant areas and the availability of the mineral resources outside of these areas has been fully taken into account.

2.4.139 The Mineral Consultation Area gives some idea of the extent of mineral deposits which are known or regarded as being of economic importance. Within this area all planning

applications which might sterilise the mineral deposit are referred to the Mineral Planning Authority (the County Council).

2.4.140 There are three coal mines located outside the plan area but which work seams that extend into the Borough. There are no current plans to work outside the present National Coal Board Consultation Area which extends to the south in the Brocton and Colwich areas, to the north east in the Barlaston and Moddershall areas, and to the north west in the Swynnerton and Hanchurch areas.

Waste Disposal

2.4.141 Staffordshire County Council are the authority responsible for the control of waste disposal in the County. The County Council wish to ensure that waste treatment and disposal facilities including landfill sites are distributed throughout the County in locations to satisfy the needs of each District.

2.4.142 Planning permission was granted in 1985 for landfill on part of the former Royal Ordnance Factory site at Swynnerton. This believed to have capacity for well beyond the plan period.

Utility Services

2.4.143 The provision of utility services is a necessary feature of society. In considering proposals to install new or replace existing services the main objective will be to minimise visual intrusion in both the built and natural environment. This will be a primary concern in areas of special control such as AONB, SLA, Conservation Areas etc.

Renewable Energy

2.4.144 Renewable Energy is the term used to describe energy gained from non-exhaustible resources such as; the sun, wind, oceans, falling

water, geothermal, combustion of waste and the use of plant materials. The use of renewable energy reduces dependence on non-renewable fossil fuels thereby reducing the emission of pollutants to an already over polluted atmosphere. Planning Policy Guidance Note 22, The Environment Protection Act 1990, The Electricity Act 1984 and This Common Inheritance, September 1990, are just four Government documents requiring or calling for a reduction in emissions of Carbon Dioxide (CO₂) and other greenhouse causing gases to the atmosphere.

Policy E & D56 Renewable Energy

Planning permission will be subject to other policies given for proposals for the generation of power from any practicable renewable energy source, provided that;

- (i) access for construction traffic can be provided both without danger to highway safety and without permanent and significant damage to the environment;*
- (ii) the development would not have a significantly detrimental effect on any Scheduled Ancient Monuments, National Nature Reserve, Site of Special Scientific Interest, or any other areas recognised by designation at an international, national, regional or local level to be of nature conservation, scientific or archaeological interest;*
- (iii) the development will not result in an unacceptably high intrusion on the intrinsic qualities of the landscape;*
- (iv) the development will not unacceptably affect the amenity of neighbouring occupiers;*
- (v) the development will have no electro-magnetic effect on existing broadcasting or receiving systems, and if such disturbance is caused, satisfactory measures will be taken to mitigate any disruptive effects;*
- (vi) the environmental impacts of all transmission lines between the development and the point of connection to the national grid are fully assessed;*

(vii) a realistic means of securing the removal of the development exists at the end of its useful life and the restoration of the site to the standard required, so that the sites predevelopment land use may be resumed.

Telecommunications

2.4.145 It is recognised that modern telecommunications are an essential element of modern life both locally and nationally and are vital for economic success. They can play a crucial role in helping to attract business to an area, and benefit the environment by reducing the need to travel. They offer increased choices in terms of education, entertainment and broadcasting.

2.4.146 Due to the vital input telecommunications have to modern life, there is considerable pressure for more telecommunications developments. Therefore, the Local Planning Authority must reconcile the provision of such developments, plus the aim of securing the best possible service and widest possible choice; with the protection of the environment and the amenity of those living or working near to telecommunications installations. It is against this background that the Government's intention to facilitate the growth of new and existing telecommunication systems must be assessed.

2.4.147 There is a growing variety in the types of telecommunication systems available, increasing the pressures referred to above.

Policy E & D57

Telecommunications

The development of telecommunications proposals will subject to other policies be permitted provided that all of the following are satisfied in the opinion of the Local Planning Authority:-

(a) that it can be adequately demonstrated the availability of alternative sites and developments, including mast sharing, and cable capacity sharing have been fully investigated;

(b) that proposals demonstrating the following criteria can be achieved at an acceptable level to the Local Planning Authority:-

- (i) that the visual intrusion on the landscape of any development can be minimised;
- (ii) the protection of flora, fauna and the consideration of other nature conservation interests;
- (iii) that suitable ground conditions exist for the safe construction and operation of the proposed development;
- (iv) the worthwhile enhancement of the amenity, health and safety of local residents;
- (v) the protection of areas of archaeological, architectural and historic interest;
- (vi) the control of noise and vibration levels, both during construction and subsequent operation of any development;
- (vii) the retention of the character, special interest and setting of nationally and internationally designated areas including, areas of outstanding natural beauty, green belt and SSSI's.
- (viii) that the visual impact of any new apparatus to be installed on the exterior of a building upon the appearance of that building and the appearance of the surrounding area can be minimised;
- (ix) that the potential for interference has been fully taken into account in the siting and design of any new development.

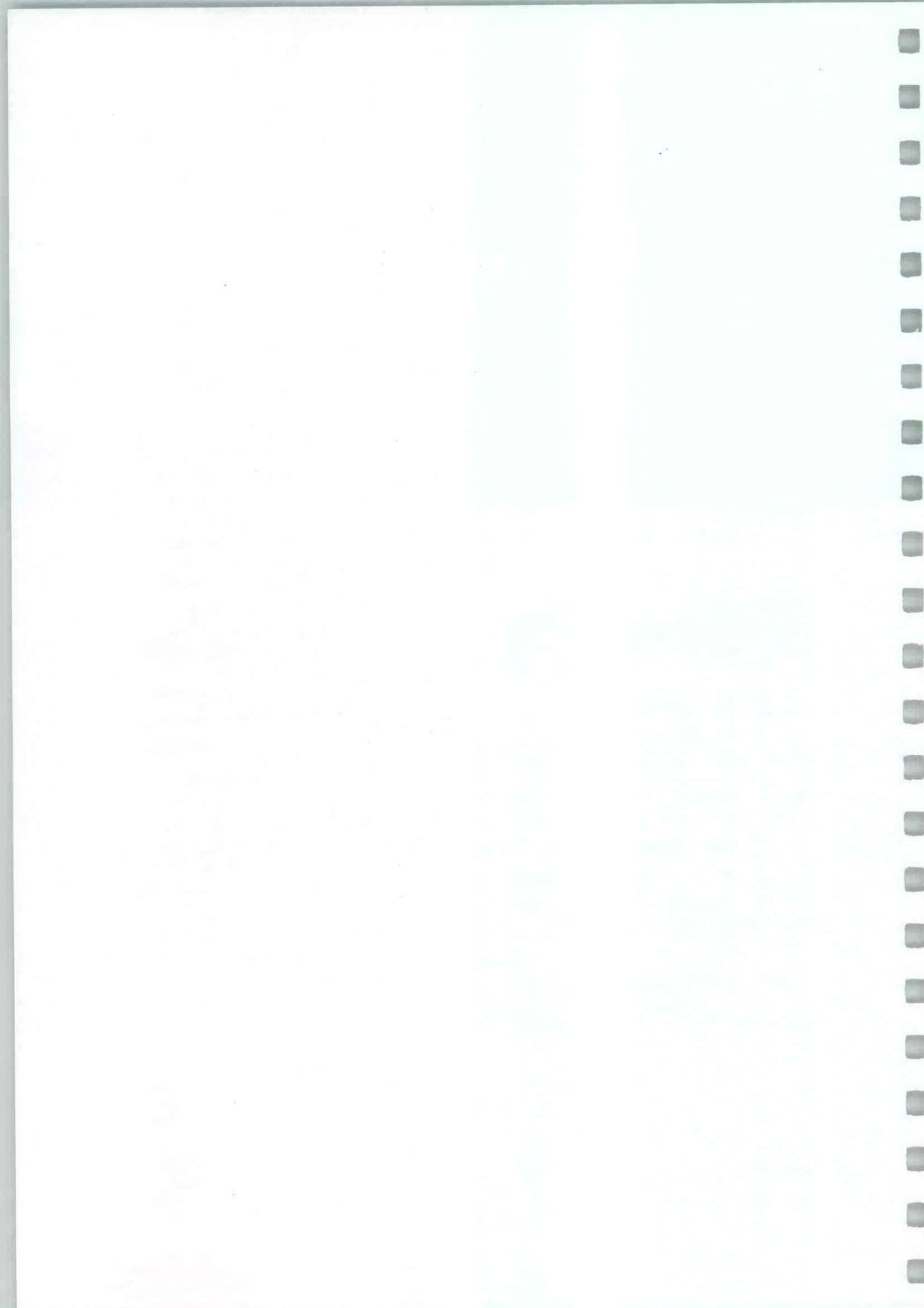
(c) that proposals giving details of associated developments including access roads and other ancillary buildings are submitted for consideration with any proposal for such development to the Local Planning Authority coupled with an assessment of their likely environmental impact;

(d) that proposals include a suitable scheme to restore sites to their original condition, once activities associated with the development have ceased.



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3 | Housing

3.1 Aims and Objectives

3.1.1 Housing issues are amongst the most important of those considered by the Local Plan, a key aim of which is:-

- to make adequate provision for the Borough's housing needs during the plan period and in particular,
- to encourage the maintenance and improvement of locations to meet changing housing needs and demands which makes appropriate use of urban sites, reducing the need for development of Greenfield sites and the need to travel by private car,
- to target some of that provision for Affordable Housing and Special Housing needs groups.

3.1.2 The Borough Council is developing a comprehensive approach to housing combining its roles as both a planning and housing authority. Resources for direct action by the Borough Council however are now very limited. Provision is mainly by the private sector, housing associations and other agencies with whom the Borough Council has an established record of working.

3.1.3 The Borough Council's overall approach reflects a central theme of Government policy that Councils should act as enablers of housing rather than providers, working with and providing a context, through its "Housing Strategy", for those providers to meet the community's housing requirements.

3.1.4 The "Housing Strategy" will not be a static document, it will continue to develop as awareness

of housing issues increases and changes and will provide the opportunity to regularly update and monitor the performance of the Borough Council in achieving the objectives of the Strategy and form a reference point for the implementation of planning policy.

3.1.5 The Local Plan is one of the most important mechanisms by which the "Housing Strategy" will be implemented. This is achieved through policies for both the existing stock of dwellings as well as the creation of new ones. The provision of new dwellings predominantly, though not exclusively, requires the identification of new land for house building and as such is often one of the most contentious issues in the Plan. Targeting some of that provision for social housing needs groups is also a key theme of the Local Plan based on a growing awareness of those who can neither afford to buy or rent housing from existing providers.

3.1.6 The proposals for new housing land contained within the Plan explicitly reflect the Plan's development strategy. The majority of new housing will be built at Stafford with a significant proportion also in Stone. In the rural areas the combination of selecting settlements for Residential Development Boundary definition and then drawing those boundaries to positively exclude excessive residential development opportunities, to protect the countryside and to reduce travel, reinforces the focus on Stafford and Stone.

3.2 Context

Characteristics of the Population and the Existing Housing Stock

Population Characteristics

3.2.1 The 1991 Census gives a resident Borough population of 117,788 an increase of less than 2% since 1981. The Staffordshire Structure Plan anticipates that the Borough's population will increase by a further 8%, to 127,300 by 2001.

3.2.2 Although the total population has remained relatively static, the trend towards more and smaller households continues. The 1991 Census shows that the Borough had 45,003 households compared with 40,327 in 1981 an increase of 12%. Of these households 9,863 (21.9%) were one person living alone compared with 7,122 (17.7%) in 1981, an increase in absolute terms of 38.5%. The average number of persons across all other household sizes has also fallen from 3.2 to 3.1 persons.

3.2.3 The 1991 Census showed 19.1% of the Borough's population to be less than 15 years of age, a 3.6% decrease from 1981; and 18.1% to be of pensionable age, a 2.8% increase from 1981. 60% of single person households were aged 65 years and over compared with 64% in 1981.

3.2.4 Mid year parish population estimates are given in the Technical Appendix. The population is distributed so that Stafford urban area, comprising Stafford Town as well as part of the parishes of Castle Church, Hopton, Berkswich and Creswell, is home for just over half of the Borough's population.

3.2.5 Stone with a population of about 12,700, is the second largest settlement, and there are a number of large settlements such as Gnosall, Eccleshall, The Haywoods and Hixon, distributed throughout the area. The Borough also includes suburban areas on the Potteries fringes at Blythe Bridge, Meir Heath, Dairyfields and Clayton.

3.2.6 The majority of the Borough's area of almost 600 square kilometres however, is rural in character with a selection of smaller settlements and more isolated scatterings of houses. Population figures calculated for those settlements with Residential Development Boundaries are given in the Technical Appendix.

The Existing Housing Stock

3.2.7 The utilisation of the Borough's existing stock and residential areas will be the most important way of meeting overall housing needs and requirements throughout the plan period. New build housing forms only a small proportion of the total housing provision for the community. This is illustrated by a comparison between the average annual completion rate of 535 dwellings between 1986 and 1997, and a total dwellings stock of some 46,604 (1991).

3.2.8 Nearly three-quarters (74.5%) of the dwelling stock is owner occupied, with a variety of public bodies including the Ministry of Defence, the Borough Council, the Local Health Authority, the County Council, the Home Office and Housing Associations owning the remainder.

3.2.9 The majority of the housing stock is post 1919, with a large proportion post 1945. Most is traditionally built low rise with a limited amount of flatted accommodation.

3.2.10 One of the policy objectives of this Plan is to encourage proposals which re-use or make better use of the existing housing and building stock, and broaden the range of accommodation types available to meet changing household characteristics and needs. To do this, policies are concerned to address issues of:-

- (i) the physical standard or quality of the existing housing stock;
- (ii) the suitability of that stock in terms of size, space, type, design, location and environmental;

(iii) access to the stock, particularly its ability to meet the need for 'affordable housing'.

Housing Renovation and Environmental Improvements

3.2.11 As noted above, much of the existing housing stock is relatively recent in age and consequently is of a good physical standard. Nevertheless all settlements, particularly Stafford and Stone, have areas of older i.e. pre-1919 housing, generally terraced in character.

3.2.12 It is widely recognised that poor housing conditions related to the age and tenure of dwellings, with pre-1919, privately rented houses tending to be in the worst physical condition.

3.2.13 National policy gives greater emphasis toward the improvement, rather than the clearance of older housing.

3.2.14 Current renovation policy has a number of elements:-

(a) public sector renovation of its own substandard dwelling stock. For example, the Borough Council currently modernises some 350 post war homes each year in addition to a smaller programme to improve isolated pre-war houses which were not improved in previous programmes;

(b) grants to encourage the improvement of privately owned housing. For example, there is a steady demand for House Renovation Grants, and the Borough Council has set up a Home Improvement Agency Service to help applicants deal with the grant scheme;

(c) public sector acquisition of privately owned housing and its subsequent renovation. This activity is very limited;

(d) local authority powers to compel private owners to repair and improve their property.

3.2.15 National legislation has led to housing improvement being mainly carried out by concentrating resources in relatively small areas, on the basis that the physical, social, economic and environmental problems that interact to create the worst housing conditions are concentrated in small clearly defined areas.

3.2.16 The Borough Council will seek to promote a range of environmental works in areas of existing housing, particularly in co-ordination with housing renewal, within new developments and in association with road improvement and management schemes. Priority will be given to those housing areas which suffer from a combination of physical, social, environmental and economic problems.

Small Dwellings

3.2.17 Changing population characteristics point to a clear need to meet the needs of a growing number of households in general. Smaller households have increased sharply while other household sizes are reducing. These trends need to be recognised in the provision of further dwellings during the plan period. Much of the existing stock is poorly suited to meeting these trends.

3.2.18 Although population levels have been virtually static, there is a continued increase in the number of small households. The trend towards small households and decreasing household size is expected to continue, with a large number of one and two person households being created. Many of these are expected to comprise elderly people, some of whom may wish to move into smaller accommodation. A significant proportion are likely to be young single and two person households and the remainder consists of divorced, separated and one parent families, together with the continuing move to separate dwellings of formerly concealed and sharing households.

3.2.19 The apparent discrepancy between the size distribution of the existing housing stock (weighted

general presumption in favour of proposals for residential development where it is consistent with other policies. Land allocated or considered acceptable in principle for residential development is included within the RDB. In Stafford and Stone it also serves to define predominantly residential areas, exclude predominantly industrial areas and those significant undeveloped areas which it is intended should be retained as part of the "Green Network".

3.4.4 The concentration of new residential development in settlements which have sources of employment and a basis of services and facilities, which may be maintained or enhanced by such development can also help to reduce the need to travel both for the occupiers of new housing and existing residents.

3.4.5 Residential Development Boundaries are defined for the Selected Settlements of:- Adbaston, Aston by Stone, Barlaston, Barlaston Park, Blythe Bridge, Bradley, Brocton, Brocton A34, Church Eaton, Clayton, Cotes Heath, Creswell, Croxton, Derrington, Eccleshall, Fulford, Gnosall, Great Bridgeford, Great Haywood, Haughton, Hilderstone, Hixon, Hopton, Hyde Lea, Little Haywood/Colwich, Meir Heath/Rough Close, Milford, Milwich, Norbury, Oulton, Ranton, Salt, Seighford, Stafford, Stone, Swynnerton, Tittensor, Trentham, Weston, Woodseaves and Yarnfield.

3.4.6 The settlements were selected because when examined individually they met the selection criteria as described in Chapter 1.

The results of this evaluation are set out opposite:-

Name of Settlement	Selection Criteria	Other Factors
Adbaston	Level of services	Principle of development accepted
Aston-by-Stone	Level of services Number of dwellings	
Barlaston Park	All criteria	Settlement form
Blythe Bridge	All criteria	
Bradley	All criteria	
Brocton	All criteria	
Brocton A34		
Church Eaton	All criteria	
Clayton		
Cotes Heath	Level of services	
Creswell	Population, number of dwellings	
Croxton	Level of services	
Derrington	All criteria	Suburban fringe Settlement form Settlement form
Eccleshall	All criteria	
Fulford	All criteria	
Gnosall	All criteria	
Great Bridgeford	All criteria	
Great Haywood	All criteria	
Haughton	All criteria	
Hilderstone	All criteria	
Hixon	All criteria	
Hopton	All criteria	
Hyde Lea	All criteria	Settlement form
Little Haywood	All criteria	
Meir Heath/Rough Close	All criteria	
Milford	All criteria	
Milwich	Level of services	
Norbury	Level of services	
Oulton	All criteria	
Ranton	Level of services	
Salt	Level of services, population and number of dwellings	
Seighford	All criteria	
Swynnerton	All criteria	Settlement form
Trentham		
Weston	All criteria	
Woodseaves	All criteria	
Yarnfield	All criteria	

3.4.7 A number of settlements have not been selected for RDB definition which met one or more of the selection criteria. This is generally because these settlements tended to have a highly dispersed development pattern within which it would not be possible to define an RDB which did not create opportunities for “windfall” development in area the character of which was considered to be more open countryside than built-up.

3.4.8 The definition of the RDB's around the selected settlements is directly related to the Plan's development strategy. As a result rural settlement RDB's are relatively tightly defined around settlements. They seek to follow logical physical features such as rear garden boundaries, trees and hedgerows, streams and other water courses. In the case of farm complexes they seek to exclude the non-domestic elements. Schools and other non-residential uses on the edges of settlements are also generally excluded. Such exclusion recognises their function as non-residential elements of the settlement and does not in principle prevent further development appropriate to the existing use of such a site. In some cases, the RDB line may also exclude part of a domestic garden area. This is usually done if the garden is of such size that it could be capable of accommodating further new residential development which it is appropriate to resist because, for example the garden makes a valuable contribution to the amenity of the area, despite being in private ownership, or because development would result in “windfall” accretions on the edge of the settlement.

Policy HOU2

Development Within Residential Development Boundaries

Proposals for residential development or redevelopment within a defined Residential Development Boundary will be acceptable subject to the provisions of other relevant policies.

3.4.9 As a result of this approach, pressure for residential development will focus on areas within

defined RDBs whether the site has been specifically allocated or not. It is not the intention however, to encourage the development of every undeveloped area within an RDB and the Plan identifies areas which are of particular importance, and may help to maintain the character of an area, retain a valuable amenity space and avoid the ‘cramming’ effect often resulting from over development.

3.4.10 Infilling, conversion and redevelopment can make a significant contribution toward overall housing requirements. These types of development focus on existing settlements and existing residential areas and require sensitive control to ensure that the cumulative effects of redevelopment do not damage character and amenity.

Housing Outside RDBs

3.4.11 Proposals for residential development outside the defined Residential Development Boundaries will not be generally acceptable except where the Borough Council is convinced there are genuine social or practical reasons for allowing such development to occur. New dwellings in the countryside always require special justification.

3.4.12 The considerations relating to “Affordable Housing” are set out elsewhere in this chapter. There are also some individuals and groups not requiring Affordable Housing, who may have legitimate needs to live in areas or locations where residential development would not normally be permitted. The most common type of case concerns agricultural and forestry workers dwellings. In such cases an exceptional permission may be given, but as a general rule exceptions to the restrictive policy will not apply in the Green Belt unless the proposal is consistent with green belt policies.

Agricultural Dwellings

3.4.13 The main economic activity in the countryside is agricultural/horticulture and the greatest demand for local need accommodation

outside settlements has been and is anticipated to remain for agricultural dwellings.

3.4.14 Proposals for agricultural dwellings will be assessed against a number of factors. These include:- the viability of the enterprise; the labour requirements of the farm; how many workers are required to live on the farm; and the existing accommodation.

3.4.15 New development outside of RDBs, and more particularly in the countryside, will not normally be permitted. The onus therefore lies with the applicant to demonstrate that a new dwelling is essential for the operation of the farm holding. In the case of a new farm, it will be necessary to prove the longer term viability of the unit before permission is granted for a new dwelling. Where the proposal is for a dwelling for an additional worker on a farm, proof will be required that it is necessary for the worker to live on the spot for the proper operation of the farm. Advice will be sought from ADAS or equivalent independent advisor as to the technical justification for a new dwelling.

3.4.16 Where planning permission is granted for an agricultural dwelling, the Borough Council will ensure that the house remains in agricultural use by imposing a condition restricting the occupation of the dwelling.

3.4.17 Particular attention will be paid to the siting and design of the dwelling and environmental impact. Proposals will be more favourably viewed when sited close to existing buildings to form an attractive group and the design reflects local style and local traditional materials.

Policy HOU3

Residential Development Outside RDBs

New residential development outside Residential Development Boundaries, will not be acceptable, other than where such development is demonstrated to be essential to the operation of agriculture/forestry activities, and requisite for the use of the adjoining agricultural activity i.e. cannot

be located within a nearby settlement, selected or not.

Where such agricultural need is satisfactorily provided, the occupation of the dwelling will be restricted by a condition on the planning permission, or an appropriate legal agreement.

Any proposed development must be of a scale and character appropriate to the local environment, the operation it serves, and have full regard to environmental protection policies.

Policy HOU4

Agricultural and Forestry Workers Dwellings

Proposals for Agricultural/Forestry workers dwellings should preferably be met within the RDB of a Selected Settlement. Where proposals for such dwellings are exceptionally allowed outside of an RDB under the terms of policy HOU3, the development should preferably be located either on the edge of an RDB of a Selected Settlement, or form infill development within non-selected settlements. Where such dwellings are, for operational reasons, required away from a settlement they should wherever possible be located within or adjacent to the existing farm complex or business.

Where development is allowed outside the RDB of a Selected Settlement, permission will be made subject to an occupancy condition.

3.5 New Residential Development: Layout Principles

3.5.1 Securing the good quality design of all new development, affecting both existing development and creating new development, it is a basic policy objective of the Local Plan and a material consideration in the determination of planning applications. It is recognised, however, that good design relies primarily on the developer and the design skills employed. The Borough Council would therefore recommend professional advice be sought

in preparing proposals prior to submission as a planning application.

3.5.2 Minimum standards have been defined for the provision of adequate space about dwellings, in order to ensure:- adequate sunlight and daylight, visual amenity; privacy; private amenity space for uses such as drying washing, children's play space and gardening, and space to allow for some extension of the dwelling, for garden sheds and greenhouses. These are set out in Supplementary Planning Guidance which the Borough Council publishes and revises from time to time. Such Guidance dealing with privacy, amenity and garden space and related matters and with extensions to dwellings has been published to supplement.

3.5.3 Certain recent housing developments have created a visually interesting environment from both inside and outside the development by including an intricate network of attractive enclosed spaces, varied rooflines and occasional variations in elevational materials, the aim is to consolidate and extend this pattern of development.

3.5.4. The Borough Council also has regard to the advice in the joint Department of the Environment and Department of Transport Design Bulletin No. 32 "Residential Roads and Footpaths Layout Considerations" when considering planning applications for residential development.

Policy HOU5

Residential Development: Layout and Design

Planning permission will be granted, subject to all material considerations, to residential development proposals which:-

- (a) use designs, materials and layouts which are compatible with the existing form and character of the area adjacent to the site;*
- (b) provide safe and attractive footpaths and cycleways for access to local services and facilities;*

(c) provide an attractive, safe and consistent form of hard and soft landscaping throughout;

(d) provide a layout and form of roads which are suitable for both users and suppliers of public transport;

(e) make where appropriate provision for informal and/or formal amenity and /or recreational open space.

Housing Density

3.5.5 Density policies are not considered a satisfactory method of controlling the amount of development on a site, as design or site conditions are likely to be more significant factors.

3.5.6 It may in certain circumstances be appropriate to control the density of new residential development in order to achieve particular planning objectives in line with Government policy. For example to assist in increasing the supply of affordable housing or in reducing the need to travel particularly by the use of the private car. In considering the density appropriate to a site regard will be had to such planning objectives.

Housing Mix

3.5.7 An over concentration of any single dwelling type or design may not only lead to social difficulties but is unlikely to be aesthetically pleasing. Furthermore, it is desirable to enable growing households as well as the elderly, to move house within an area as they wish. This should help to maintain a stable and balanced community. New development should complement the existing mix of housing in a given area, and regard will be paid to the need to redress any imbalance.

3.5.8 However, the achievable mix will be dependent upon the changing housing market and the marketability of the particular site. On large development sites a greater opportunity exists for a wide range of house types to be provided if the demand exists and it may be possible on separate

parts of such a development to cater for different client groups. The overall requirements of average density should not interfere with the need to establish a reasonable mix of housing types.

3.5.9 On sites within existing settlements, it is necessary to gauge how the proposed development would fit into the surrounding areas. For example, it may be considered out of place to allow a very high density development within an area of predominantly low density housing. Alternatively, it may be advantageous in terms of the housing mix to allow some high density development to take place there. In any event, what constitutes a suitable mix will vary from place to place according to local needs and circumstances.

3.5.10 It is anticipated that a well designed scheme will consist of a variety of dwellings at or above the standards given in Supplementary Planning Guidance (SPG). This will not only provide choice for potential residents, but also create visual interest by avoiding uniformity of layout.

Privacy and Amenity

3.5.11 Privacy requirements differ from person to person. In terms of layout design, it can be affected by a number of factors including distance between houses, between a house and a public area, the design of the house and the individual characteristics of the development site.

3.5.12 Supplementary Planning Guidance (SPG) is to be published separately, to assist those concerned with design and layout of housing schemes.

3.5.13 This SPG deals with the size and positioning of windows and the distances and spaces between and around dwellings and the position of private garden space and amenity areas. This guidance will be used in the consideration of planning applications, particularly in conjunction with Policy HOU5 and HOU6.

Policy HOU6

Defining Private and Public Areas

Residential development should normally physically define private and incidental amenity space areas. The external limits of private garden areas where they adjoin off-site land should be defined using an appropriate screening of quality materials such as walls, railings or fences in association with planting depending on the character of the site and its surroundings.

Amenity and Recreational Public Open Space Provision

3.5.14 The Borough Council will seek to secure the provision of appropriate levels and types of open space, sport and recreation facilities within all new development. The Council aims to meet the standards set and recommended by the N.P.F.A. (the Six Acre Standard: Minimum Standards for Outdoor Playing Space: N.P.F.A. 1992). This type of open space provision will be seen as distinct from incidental amenity space referred to elsewhere in this plan.

3.5.15 In calculating the required level of open space in any given proposed housing development, the Borough Council will make calculations using an average occupancy rate of 2.5 persons per household (source : 1991 Census).

3.5.16 Open space provision in new housing areas has four important aspects; overall level of provision, the type and size of open space provided and its distribution. The location of open spaces should be fully considered as part of any layout and should not be located purely on the basis of 'left-over' pieces of land. It is preferable to have a small number of reasonably sized open spaces rather than a large number of small and irregularly shaped ones.

3.5.17 The adoption of the N.P.F.A. standard will help ensure the provision of all types of open space for adults and children.

3.5.18 In determining the precise types of open space to be included, regard will be had to the type

of development proposed and whether it intends to cater for a particular population group, and local circumstances such as the population profile of the locality, overall levels of open space deficiency in a specified area, site topography and site conditions. If adequate open space already exists to serve a new development but there is shortage of a particular type of open space use, this may be regarded as a more appropriate form of provision. In suitable circumstances it may be acceptable for provision to be made off-site.

3.5.19 There is a need to ensure that an adequate overall level of open space provision is secured within a large development scheme that is either phased over a number of years or carried out by a number of different developers. The Council will normally seek the provision of open space to the standards required by the whole development to be made available in the early phases of a development or by each individual developer unless a legal agreement secures its later provision. It may be considered appropriate to enter into a Section 106 agreement to secure adequate public open space provision, and that the provision, is phased as part of the overall development of a site.

3.5.20 The requirement to provide open space to the stated standard, will normally be considered independently of the need to provide features necessary to safeguard environmental amenity between adjoining non-compatible land uses, for example by the provision of a buffer strip alongside a major road or between residential and industrial uses, or to protect existing site features identified as important and worthy of retention, for example an area of ecological importance, may form major design determinants for any proposed development.

3.5.21 Where an open space in a new housing development is provided, problems can occur if that open space is encroached upon by, for example, the relocation or erection of fences. Such areas form an integral part of a residential area, and if lost can alter the character of that area by the loss of openness and result in a feeling of cramped development.

HOU7

Public Open Space Requirements for New Residential Development

New residential development, or each phase within a development shall provide public open space which, at minimum, is equivalent to the N.P.E.A. Standard of 6 acres per 1,000 population (2.43 hectares per 1,000 population).

The Borough Council will be flexible in the precise type of open space that will be required, having regard to the type and nature of the housing proposed and the existing provision in the area.

As a general requirement particular types of open space will be expected. These include:

- (i) playing fields, greens, courts and similar areas;*
- (ii) equipped children's play areas;*
- (iii) casual children's play areas and kickabout areas.*

Policy HOU8

Loss of Open Spaces within Residential Areas

The loss of areas reserved for open space purposes within residential developments will not be considered acceptable, except in the case of partial incorporation of incidental open space, where its inclusion within a private garden can be satisfactorily compensated in terms of visual amenity, through a high standard of planting/landscaping on the remaining part of the amenity area.

Developments of Less than 35 Dwellings

3.5.22 On-site provision of formal recreation open space to meet the requirements laid out in Policy HOU7 will not normally be considered appropriate on sites of less than 35 dwellings because of the difficulty in providing effective and usable open space which can be economically maintained.

3.5.23 The Borough Council however, wishes to ensure that provision is made for at least some form of informal public open space. The Borough Council may consider waiving on-site provision of all or part of the required open space in favour of a commuted sum to be agreed to improve existing open space laid out in close proximity, particularly in areas of recognised deficiency. The commuted sum to be agreed will be assessed on the basis of the needs arising from the development.

Policy HOU9

Committed Sums for Open Space Provision

The Borough Council may consider waiving on-site provision of all or part of the open space required by Policy HOU7 in favour of a committed sum (to be agreed on the basis of the open space needs arising from the development), to be used for the improvement of existing open space laid out nearby or new open space provision.

3.6 Proposals Affecting the Existing Housing and Building Stock

3.6.1 Encouraging the reuse and adaptation of the existing housing and building stock is a primary objective of the Plan.

3.6.2. At a general level, development proposals affecting existing dwellings will be considered against a number of factors. These would include: the scale of the proposed works; the physical condition, size, character and location of the existing dwelling; the suitability of the site for continued occupation; access; the availability of services; the architectural or historic value of the house and whether there is an agricultural need or other justification. Particular policy constraints apply in environmentally sensitive locations, e.g. Listed Buildings, Conservation Areas, Green Belts etc.

Conversion and Subdivision

3.6.3 The conversion of existing dwellings can help to accommodate the trend toward smaller household size and at the other end of the scale cater for communal housing needs e.g. the provision of specialised accommodation to cater for the increasing number of elderly persons.

3.6.4 Different types of dwellings can clearly generate varied activity patterns and levels, which differ significantly from those associated with a dwelling in single family occupation. Particular regard therefore will be paid to the effects of the proposal on its immediate neighbours and the locality generally. The aim will be to avoid excessive disturbance and nuisance and ensure that the proposal is compatible with the character of the area.

3.6.5 It is unlikely that the conversion and subdivision into self-contained units of terraced or semi-detached properties or properties that are capable of single family occupation (less than 5 bedrooms) will be acceptable.

3.6.6. Proposals will need to demonstrate that the buildings are in a sound structural condition and that the new use can be accommodated predominantly and satisfactorily within the existing structure. Proposals that require further buildings e.g. separate warden accommodation, will be generally unacceptable in the open countryside.

3.6.7 Proposals affecting significant local buildings, Listed Buildings or buildings within a Conservation Area will particularly need to demonstrate that they will not harm the character, setting or fabric of the building/area. Different policy considerations also apply in Green Belt areas and are referred to elsewhere in the Plan.

3.6.8 In some cases a residential use may be a less intensive form of development or a more desirable neighbour than the authorised use, and in such cases the proposal will be viewed more favourably.

3.6.9 Access, parking and servicing provision will need to be adequately provided.

Policy HOU10

Subdivision of Existing Residential Property

The subdivision of existing residential properties will be acceptable providing that:-

- (a) the proposal would create a satisfactory residential environment in terms of size, amenity, facilities, private open space provision, appearance and general outlook;*
- (b) the proposal would not have a significant detrimental effect on the amenity of adjoining or nearby residents by reason of increased street activity and general disturbance;*
- (c) adequate off-street car parking can be provided;*
- (d) satisfactory sound proofing arrangements exist or can be achieved to adjoining properties;*
- (e) should not significantly alter the character of the existing building or its setting.*

Adaptation and Reuse

3.6.10 The rural character of the Borough together with recent changes in agriculture, has led to a large number of proposals being received which are concerned with the re-use and conversion of rural buildings.

3.6.11 Such re-use or adaptation can help to reduce demands for new building in the countryside and will be particularly appropriate as a means of satisfying a local need for development. There is a policy preference for the re-use of these buildings for employment generating purposes rather than residential conversion.

Replacement of Existing Dwellings Outside RDBs

3.6.12 There are likely to be existing houses outside of defined RDBs which have fallen into disrepair, do not meet modern amenity standards, or are considered too small by the owner. Thus the scale of works required to make a property suitable is variable, and also depends upon the personal requirements of the owner.

3.6.13 One characteristic of the rural areas is the large number of small dwellings originally built to house farmworkers and smallholders. When these dwellings appear on the general housing market those buying them often wish to make the house comparable in size and often appearance, to a large, modern, urban dwelling. This process will not only lose the dwelling's original character, but also detract from the quality of the rural landscape.

3.6.14 Whilst recognising the need for a dwelling to provide a modern unit of accommodation, there is a need to ensure that the character and landscape quality of rural areas is not detrimentally affected and indeed is maintained and enhanced.

3.6.15 Replacement is regarded as either the complete demolition of an existing dwelling and construction of a new dwelling on the same site, or an immediately adjoining site; or the carrying out of repairs and alterations of such a substantial nature as to virtually create a new dwelling.

3.6.16 Policies seek to prevent the indiscriminate replacement of existing dwellings in the rural areas, particularly where these are dwellings of traditional style and construction, as it is considered that a gradual erosion of the Borough's heritage and character would occur. It is preferable to make appropriate alterations or renovations. There may however be exceptional cases where it is necessary to replace an existing dwelling.

3.6.17 However, the fact that there is an existing dwelling on the site, not obviously capable of renovation, is not sufficient reason to concede the principle of demolition of that dwelling and construction of a replacement. In such cases there could be an impact on the countryside comparable

to the construction of a new house on a Greenfield site and this will be taken into account.

3.6.18 This issue is of particular importance in sensitive areas within the countryside such as areas of built or nature conservation value, AONB and Special Landscape Areas.

3.6.19 The demolition of listed or locally significant buildings or buildings within Conservation Areas will not normally be permitted.

3.6.20 Proposals for replacement dwellings will need to demonstrate that demolition is necessary as opposed to extension or renovation and a structural assessment may be required in support of the proposal. Where buildings are partially or completely demolished prior to planning consent being granted the planning application will be treated as if it were for a new dwelling.

3.6.21 A proposal for a replacement dwelling could be used as a means of circumventing the limits on size which the extension policy imposes. Replacement dwellings therefore should reflect the size, scale and character of the dwelling replaced, particularly when the dwelling is isolated. It may often be desirable to reuse the existing materials.

3.6.22 Planning permission for a replacement dwelling will normally include a condition requiring the demolition of the existing dwelling.

Policy HOU11 Replacement Dwellings

The replacement of an existing dwelling will not normally be acceptable where the dwelling to be replaced is:-

- (a) sited in a Conservation Area or is a Listed Building;*
- (b) of a temporary form of construction or a caravan;*
- (c) in a state of partial or complete demolition or collapse.*

Where the proposal relates to the replacement of a dwelling of traditional style and construction, replacement will only be acceptable where the application is accompanied by a structural survey that demonstrates that the demolition of the existing dwelling is necessary, as it cannot be viably altered or renovated to provide an acceptable standard of accommodation.

Where replacement of a traditional rural dwelling is acceptable the replacement should normally reflect the size, scale and character of the dwelling to be replaced. Where the dwelling to be replaced provides very small accommodation (for example 3 or 4 rooms), scale and size of replacement will be considered having regard to the 70% criteria set down for extensions to dwellings.

In all other cases where replacement is acceptable within the Policy the Council will require a high standard of design. The proposed replacement shall reflect the character of the area in terms of scale, form, detail, character, materials and setting.

3.6.23 A temporary dwelling is one whose structural life is limited by virtue of its construction. It may be constructed of wood or asbestos, be on rudimentary foundations, or a caravan adapted and modified for residential use.

Re-establishment of a Residential Use

3.6.24 A permanent building may have previously been used for residential purposes but due to a variety of circumstances falls out of use for that purpose. In such cases it may not be sufficient merely to carry out repairs and re-occupy the building, planning permission may be required to re-establish the residential use. In considering whether a residential use has lapsed, the following factors will be taken into account:-

- (i) the physical condition of the building. The poorer the condition of the building the more likely it is that the residential use has been abandoned. Particular regard will be paid as to whether all the repair and renovation work needed to restore the

building to a satisfactory standard for residential occupation can be carried out without development requiring planning permission.

(ii) the period of time over which the building has not been used for residential purposes. It does not strictly follow that the passing of a long period of time means that a use had been abandoned.

Whilst it may be possible in some cases to conclude that a use has been abandoned simply by the passing of time, a range of other factors also need to be taken into account;

(iii) whether the building has been used for any other purposes in the interim e.g. agricultural or storage. The use of a building for any other purpose will tend to the conclusion that the residential use has been abandoned;

(iv) the evidence regarding the owners intentions for the building e.g. payment of rates/Council Tax, work to render the buildings secure and weathertight and personal circumstances etc.

3.6.25 In those cases where it is considered that the residential use of building has been abandoned the proposal will be determined as if it were for a new dwelling.

Policy HOU12

Abandonment of Residential Use

Where it is considered that the residential use of a building has been abandoned, a proposal to re-establish a residential use involving substantial rebuilding or extension will be treated as if it were for the erection of a new dwelling.

Extensions to Existing Dwellings

3.6.26 There are a variety of reasons why a householder may wish to extend a property. Some help bring a property up to a reasonable standard e.g. provision of a basic amenity. Others however are not so essential and enlargement to provide a

fourth bedroom, a second bathroom etc. can lead to the original dwelling losing its identity and character through over extension. In addition to the following policies, proposals for extensions to existing dwellings will be assessed against the advice given in the Borough Council's Supplementary Planning Guidance "Extension to Dwellings" which is published and revised from time to time.

Policy HOU13

Extensions to Dwellings

Extensions shall aim to be in scale and design harmony with the original building and compatible with the character of the locality by observing the following design criteria. Extensions should:-

(a) *not visually dominate the existing building;*

(b) *form integral parts of the existing building and not appear as obvious additions;*

(c) *not be unduly detrimental to privacy, outlook or natural lighting of neighbouring property;*

(d) *take into account the roof design of the existing buildings;*

(e) *not form an obtrusive feature in the street scene; and*

(f) *be constructed of facing materials that either match or harmonise with the existing building*

Extensions to Dwellings Outside Selected Settlements

3.6.27 The problem of the loss of identity or character of a dwelling is most apparent in the rural areas, with small traditional dwellings but also applies to more modern buildings where extension to three or four times their original size with the addition in some cases of covered swimming pools, stables etc. This results in a radical change in the character, appearance, size and scale of the original

housing stock and undermines the philosophy of rural development policies. It also aggravates perceived rural housing problems by inflating the price of even small dwellings due to increased developer expectations.

3.6.28 It is therefore considered that a restriction should be applied in those areas of the Borough outside of the larger settlements. It is considered that in most cases necessary accommodation can be added to a dwelling within a 70% increase in floor area. Extensions which are greater than this are tantamount to the erection of a new dwelling, and no matter how carefully designed almost invariably lose the character of the original dwelling.

3.6.29 In some cases however the original dwelling may only consist of two or three rooms. In such cases larger extensions which bring the total floor area up to 70 sq.m (750 sq.ft) and conform to the other policies for extensions may be considered appropriate in order to provide adequate accommodation.,

3.6.30 The floor area of the original dwelling will be ascertained by measuring externally the floor area of all the original living accommodation. Garages unless integral will be excluded from the calculation. All extensions should be sympathetic in terms of siting and design in relation to both the existing dwelling, surrounding properties and area, and comply with the Borough Council's space and privacy requirements.

3.6.31 Past experience has shown that some extensions have necessitated the demolition of much of the original dwelling with the remainder becoming unsound. In some cases therefore an onus will be on the applicant to demonstrate by means of a structural survey that the existing dwelling can be extended without itself being endangered. If this cannot be demonstrated the proposal will be considered within the criteria applied to replacement dwellings. This will be a particular requirement with respect to Listed Buildings and buildings within Conservation Areas.

Policy HOU14

Extensions to Dwellings Outside Residential Development Boundaries

Extensions of more than 70% of original total floor area will not be allowed to dwellings outside of a defined RDB unless:-

(a) the existing floor area is less than 41 sq.m. (441 sq.ft) where development up to 75sq.m will be acceptable and/or;

(b) the design and appearance of the proposed extension is appropriate to the type and character of the existing dwelling and the surrounding area.

Policy HOU15

Structures Treated as Extensions

Where structures such as swimming pools, games rooms, garages or similar are attached or have the appearance of being attached to the original dwelling they will be treated as extensions within the terms of policy HOU14 above.

Dwelling Curtilage Extensions

3.6.32 A householder may wish to extend the curtilage of their property for a variety of reasons, and a number of applications of this sort are determined each year. Curtilage has been judicially defined as the ground which is used for the comfortable enjoyment of the house i.e. garden, yard etc. The Borough Council does not wish to encourage this particular type of development in the countryside as the cumulative effect of these proposals is to give the impression of suburbanisation.

3.6.33 There are a number of issues to be considered when determining this type of proposal. These include the location and site characteristics both of the associated dwelling and of the land subject to the proposal. This Plan establishes a minimum garden size standard for new dwellings of

65 sq.mts. Proposals will be more favourably viewed when the existing garden is smaller than this figure and the proposal brings the garden up to this figure. Account will also be taken of the purpose of the proposal and whether it achieves some other planning objective e.g. provides land for a safer vehicular access.

3.6.34 Planning permission for a curtilage extension may contain a condition preventing the erection of structures usually classed as Permitted Development (e.g. sheds, greenhouses etc.) if it is considered to be justified for such reasons that the site is prominent in the open countryside and the allowance of normal Permitted Development rights could result in visually intrusive development which would be detrimental to its character and amenity.

Policy HOU16

Extensions to the Curtilage of a Dwelling

Proposals to extend the curtilage of an existing dwelling into the open countryside will not be permitted unless:-

- (a) The proposal enables the provision of space about dwelling standards in accordance with the Borough Council's Supplementary Planning Guidance.*
- (b) The Proposal enables an unsafe access to the highway, parking or turning arrangements to be improved.*

3.7 The Provision of Affordable Housing

3.7.1 Introduction

3.7.2 The Government has defined affordable housing as encompassing "the range of both subsidised and market housing designed for those whose incomes generally deny them the opportunity to purchase houses on the open market as a result of the local relationship between income and market price". While the Borough Council

recognises that all homes are affordable to some people, it is concerned that the housing needs of many groups within the community are not met by providers operating solely according to market principles.

3.7.3 The provision of affordable housing through the general market process, for example as a result of high density smaller dwellings has limitations, as it is unlikely to meet the broader need for affordable housing for families, nor will it necessarily remain low cost if it is produced for sale rather than for rent or shared equity.

3.7.4 Taking into account Circular 13/96 and the advice in PPG3 the following are examples of dwellings which can meet affordable needs:

- Rented dwellings provided and managed by registered housing associations and other social housing agencies. It is envisaged that the majority of affordable housing provided, will be managed by housing associations.
- Dwellings for shared-ownership, again often with Housing Association involvement.
- Dwellings which meet the specific needs of groups not currently well provided for by the market. These will include larger family dwellings, sheltered and other housing for those with special needs including people with disabilities, starter homes for first time buyers and smaller dwellings for the increasing numbers of single person households. Low cost market housing is an example of this type of affordable housing provision.

3.7.5 The Borough Council is especially keen to ensure that the dwellings provided as a result of this policy continue to meet pressing housing needs into the future.

3.7.7 One of the best ways to ensure that affordable housing remains accessible to those who need it, is through the involvement of a registered Housing Association or charitable body and where there are arrangements to prevent "staircasing" to

full value. The Borough Council will seek the involvement of Housing Associations or similar bodies in the provision of and maintenance of a stock of affordable housing.

3.7.8 Other arrangements such as a partnership between the Borough Council and private developments on the Borough Council's own land, is possible and has been used in the past. The private sector will also have a role to play in providing low cost affordable homes, particularly in the form of smaller dwellings in higher density schemes. Where appropriate and in accordance with government advice, planning conditions and agreements will be used to restrict the occupation of 'affordable housing' to people falling within particular categories of needs.

3.7.9 Whatever the means of provision, it is essential that affordable homes are also of good quality. All planning applications subject to affordable housing negotiations will be considered against the Borough Council's other development control guidelines and policies.

3.7.10 Government policy advice currently provides for the provision of affordable housing to differ in urban and rural areas. In rural areas affordable housing can be provided on "exceptions" or "off-plan" sites as well as on allocated sites. However, such "exceptions" are subject to specific criteria and restrictions, of which one of the most important is that the housing should meet the specific local needs of a community and of identifiable qualifying individuals or households. Such housing is to be subject to occupancy conditions and affordability must be ensured in perpetuity. While "exceptions" sites must meet purely local needs for affordable housing, the Borough Council will also expect affordable housing to be provided in rural areas on allocated and other non-exceptions sites to meet primarily local needs. In such cases, the types of local housing needs survey referred to later in this section will provide a means of identifying qualifying occupiers with respect to the criteria set out in the supporting text to Policy HOU18.

3.7.11 In urban areas, however, there is an opportunity to provide for both local needs as well as tackling the need for affordable homes strategically, particularly, for example, on larger sites.

3.7.12 Where affordable housing is provided on sites, other than "exceptions" sites, whether urban or rural, the Borough Council will seek by negotiation and according to evidence of need the most appropriate type of affordable housing provision. This, therefore, may mean rented or shared equity housing subject to occupancy conditions to help ensure affordability and accessibility to those in need, as well as, or instead of, housing for outright purchase.

3.7.13 The Need for Affordable Housing: Evidence.

3.7.14 The Borough Council has identified by the use of survey and other information more precisely the level and type of need for affordable housing in the Borough and in sub-areas of it. This information will also be used to develop the Borough's Housing Strategy and in the Housing Investment Programme (HIP) submissions. Borough-wide and site specific targets for the amount and type of affordable housing needed will be defined.

3.7.15 The current evidence of need from such survey work is set out in the document "Housing Needs Survey Final Report" (March 1995). The level of need identified by the Housing Needs Survey is such that the Borough Council will seek to negotiate in accordance with Policy HOU17 for affordable housing provision on residential developments of 25 or more dwellings or more than 1 hectare in settlements of 3000 or less population, and elsewhere on sites of 1.5 hectares or more or 40 or more dwellings.

3.7.17 In negotiating for provision the Borough Council will consider:-

- a. the evidence of the nature and extent of need;
- b. the site's development viability including site conditions, location and housing market conditions;
- c. the economics of housing provision in the area.

3.7.18 Policy HOU17 will also apply to non-allocated sites which come forward as well as those allocated in the Plan and where unimplemented permissions are being renewed.

3.7.19 In its consideration of whether a particular development should provide some element of affordable housing, the Borough Council will also take into account the constraints and opportunities affecting the viability of the proposal. These will include infrastructure requirements such as highway works, foul and surface water sewerage, education and community facilities, open space and other relevant amenity or environmental conditions as well as location and housing market requirements.

3.7.20 The scale of the development proposed will also be important. Negotiations would normally begin, on housing developments of 25 or more dwellings or residential sites of more than 1 ha in settlements with a population of 3000 or less, and elsewhere on schemes of 40 or more dwellings or residential sites of over 1.5ha. or in accordance with current Government advice. It is recognised that very small developments on infill or similar sites may prove incapable of supporting affordable housing units as well as market ones. This approach however, may be amended as more information becomes available.

It is recognised that some sites would only produce very small numbers, possibly single dwellings. There is evidence of Housing Associations managing single units, where they have a presence in an area. Low numbers are not therefore considered to be a problem in management terms.

Policy HOU17

Provision for Affordable Housing

Where there is a demonstrable need for affordable housing, the Borough Council will seek to negotiate an appropriate element of affordable housing on housing developments of 25 or more dwellings or residential sites of more than 1 ha in settlements with a population of 3000 or less, and elsewhere on schemes of 40 or more dwellings or residential sites of over 1.5ha.

In negotiating for such provision the Borough Council will have regard to:

- (a) the evidence of the nature and extent of need;*
- (b) the site's development viability including site conditions, location and housing market conditions;*
- (c) the economics of housing provision in the area.*

The Occupation and Permanence of Affordable Housing

3.7.21 A key objective of bringing about affordable housing provision is to ensure that such housing is occupied by those in need of such accommodation and that such dwellings continue to be available to such groups. It is recognised that small market built dwellings can meet the needs of some groups such as first time buyers and single person households and are likely to remain relatively low-cost into the future.

3.7.22 Arrangements for controlling occupancy will not generally be needed for low cost market housing unless it is evidently discounted. Where, however, the affordable housing provided is made available below normal market prices (i.e. is effectively subsidised) special mechanisms will be needed to control occupancy and ensure the affordability of the dwellings remain in perpetuity. In such cases the Policy HOU18 will apply.

3.7.23 The preferred approach for exercising control over occupancy will be through the use of a management agent such as a registered Social Housing Landlord, often a Housing Association. Alternatively and particularly if there would not otherwise be a restriction on occupancy, it would be appropriate to use planning obligations or conditions in a way that ensures that as far as possible the housing built is occupied only by people falling within particular categories of need such as those set out in policy HOU18 and HOU19. In addition, if market housing is provided at a substantial discount it may also be appropriate to use resale covenants secured through Section 106 Agreements which would seek to ensure that the discount is passed on to successive occupiers who would also need to satisfy affordable housing need criteria. The Borough Council will have regard to the latest national planning policy advice in considering these matters.

Policy HOU18

Subsidised Affordable Housing

Where subsidised affordable housing is proposed the developer should satisfy the Borough Council that the affordable dwellings provided will benefit subsequent as well as the initial occupants. Where appropriate occupancy will be controlled by Section 106 agreement or by condition. The proposed arrangements for the long term control of occupancy will be a material consideration in deciding whether to grant planning permission.

To achieve these requirements, it will be necessary to:

(a) demonstrate that potential occupants are unable to afford to buy or rent housing in the locality from other available sources;

(b) involve a managing body such as a housing association or other organisation which can fulfil the same function;

In rural areas first priority should be given to addressing the local need for affordable housing as referred to in Policy HOU19. More detailed surveys of housing need for specific rural communities or parishes will be considered if these are available.

Affordable Housing on Exceptions Sites in Rural Areas

3.7.24 In rural areas the Borough Council can permit a development of affordable housing on sites where planning policy would normally prevent residential development occurring. This is often known as the "exceptions" approach.

3.7.25 The provision of affordable housing in any residential proposal, however, is only one of the material considerations to be taken into account. In particular, that consideration will not override any other material planning matter. Any proposal must accord with other planning policies and standards and in particular demonstrate that there would be no detrimental effect to the form of or character of the settlement or to the surrounding countryside.

3.7.26 Proposals will therefore still need to be accommodated satisfactorily on site and be sympathetic to the form and character of the settlement and its locality. Therefore other policies in this plan, particularly in the environment and development chapter and elsewhere will be applicable. There will also continue to be a general presumption against inappropriate development in Green Belt locations. Therefore, proposals for affordable housing exceptions sites in Green Belt areas will need to demonstrate that they are appropriate development within the Green Belt.

3.7.27 "Exceptions" sites will probably only play a minor role in the provision of affordable housing. Only wholly affordable housing schemes are acceptable and a "cross subsidy" approach is not appropriate on such sites.

3.7.28 The preferred approach is that "exceptions" for affordable housing schemes should be located on the edge of a selected settlement with a defined Residential Development Boundary. These settlements are more likely to offer an adequate level of services and facilities. It is recognised however that some rural areas and communities may be disadvantaged by this approach and therefore the Borough Council is prepared to consider other locations through the application of Policy HOU19.

3.7.29 Exception schemes in rural settlements are only intended for people with identifiable local connections and/or an employment related need to live locally. It is not aimed at those who wish to take advantage of a scheme providing low cost accommodation in rural locations. Local shall mean the parish or settlement in which the site is located.

3.7.30 Acceptable categories of local need would include:-

(i) Existing residents needing separate accommodation in the area, such as newly married couples and people leaving tied accommodation on retirement;

(ii) People whose work provides important services and a need to live closer to the local community;

(iii) People who are not necessarily resident locally but have long standing links with the local community; (for example, elderly people who need to move back to a settlement to be near relatives).

(iv) People with an offer of a job in the locality, who cannot take up the offer because of lack of affordable housing.

3.7.31 In all cases, those groups or individuals should be those who are unable to gain access to housing provided by conventional market sources. It is anticipated that the managing body for the affordable housing, will be responsible for establishing the eligibility of potential occupiers and, where possible, should take the opportunity of doing so in conjunction with a Parish Council or other community group. This policy does not relate to proposals for agricultural or forestry workers which are dealt with elsewhere in this chapter.

3.7.32 The Borough Council's Housing Needs Survey, does not provide detailed household specific information required for the application of Policy HOU19. Experience elsewhere suggest that the most effective way of providing such evidence is by carrying out a local survey. The Borough Council would strongly encourage the implementation of such surveys by Parish Council, registered charitable groups, other responsible community organisations or any combination of the above. It should be recognised that such surveys require care to be taken in terms of questionnaire design, field work and subsequent analysis. Interested parties are advised to contact the Borough Council and/or Staffordshire Rural Community Council. In addition to the evidence of needs, the Borough Council also look at the inclusion within the Proposal of secure arrangements for the affordability and accessibility of the dwellings for successive affordable housing needs groups as well as the initial occupiers.

Policy HOU19

Affordable Housing on Exceptions Sites

Planning permission will exceptionally be given to proposals for wholly affordable housing schemes on land that would not otherwise be released for residential development.

Sites should be located adjacent to a defined residential boundary unless it can be shown that:

- (i) the proposal cannot be accommodated within or adjacent to a Residential Development Boundary*
- (ii) as far as possible the development will be on previously developed land;*
- (iii) services and facilities exist within the settlement which will be accessible to and of benefit to the potential residents.*

Proposals will also have to meet the following criteria:

- (i) the dwellings will only be occupied by suitably qualified persons as referred to in Policy HOU18 and have either local connections and/or an employment related need to live locally;*
- (ii) the scheme is to meet a demonstrable need for the number, type and size of the proposed dwellings at the estimated outturn selling price or rent;*
- (iii) where appropriate, there are provisions (legal agreements or conditions) to ensure that the scheme will serve future occupiers in need as well as the initial ones;*
- (iv) the proposal accords with other planning policies and standards and there is no detrimental effect upon the form or character of the settlement or the countryside.*

3.8 The Provision of Small Dwellings

3.8.1 In order to avoid over-development by extensions to dwellings in an area of high density

housing comprising one or two person households, planning conditions may be attached to the grant of planning permission to remove normal permitted development rights.

3.8.2 It is recognised that in general, one and two person households are likely to produce less vehicle movements than the same number of traditional family homes, although service traffic is likely to be unaltered. However, given the larger number of dwelling units per acre the total volume of traffic from a particular area may be similar to that from a lower density development.

3.8.3 Traffic generation is likely to vary significantly dependent on local circumstances. For example, traffic generation from development in rural areas is likely to be greater than from the same type of housing in urban or suburban areas which may be better served by public transport.

3.8.4 Local Parking standards for the development of small dwellings will need to be agreed and should be tailored to meet the needs of the type of resident likely to be accommodated. Small households are likely to generate less cars per dwelling than family houses and this may be reflected in the required standards. However, visitor parking areas must also be provided and these may be best accommodated in small groups scattered throughout the development, but always designed and located to ensure optimum usage. Accommodation for elderly people may also require less provision for residents but is likely to attract as many, if not more, visitors than conventional housing. Any flexibility in standards would be frustrated in the future if large numbers of dwellings were extended. Agreements may therefore be sought to control the future extension of dwellings.

3.8.5 In developing small homes, many developers may wish to keep the cost of construction down by the provision of car parking spaces as opposed to garages. This will be generally acceptable, although the provision of some spaces ultimately capable of accommodating garages would introduce a greater element of choice in the development.

3.8.6 Areas containing small houses specifically designed to cater for single people or couples, would have different open space requirements to areas of traditional family housing. For example, whereas older people may prefer to be able to sit and talk, children require recreational space in which to play.

3.8.7 As small homes are likely to be built in greater unit density than other forms of housing, it is important to make good use of small pockets of open space and to pay great attention to the quality of both the hard and soft landscaping. This should help to create a pleasing aesthetic effect by providing visual relief and interest to an otherwise very urbanised form of development.

3.8.8 Open space standards may be relaxed to serve areas to be developed for small dwellings dependent on the particular circumstances of the proposal. A consequent improvement in the quality of landscaping would be required.

3.8.9 Although the need for private open space on most estates for one and two person dwellings is likely to be lower than in the case of traditional housing. Many people who wish to live in small houses, either because of their age or lifestyle, do not wish to devote time or money to maintaining or using private open space. Others may like gardening and private outdoor living space. It should be possible to accommodate both demands, but where private gardens are reduced, increased importance will be attached to privacy and the relationship of buildings both to each other and the surrounding space.

3.8.10 In situations where little garden space is needed, it may be necessary to provide a physical gap between buildings. Problems of future maintenance may arise in such situations and there may be merit in incorporating the areas in larger gardens rather than for public open space. In the case of small dwellings relaxed standards may be applied.

The Needs of the Elderly and Those with Disabilities

3.8.11 Given the increasingly ageing character of the population, it is important that the housing needs of elderly persons are given attention wherever new residential development is proposed. While many elderly people wish to and are able to live in standard housing all their lives, the existing housing stock substantially fails to address the needs that many elderly people have. The potential shortfall in accommodation for the elderly needs precise identification and may require a greater proportional development of housing for the elderly than would otherwise be the case. The same may apply to housing of the disabled.

3.8.12 In planning terms, the needs of elderly and disabled people have similarities. In both cases the location of housing is highly significant in terms of access to day to day facilities, such as local shops or a Post Office and public transport. Site characteristics are also important; for example there must be sufficient scope for amenity space (but not large private gardens requiring maintenance), visitor parking and drop-off facilities for ambulances. Dwelling units should be designed so as to afford maximum comfort and minimum obstacles to movement; generally they will need to be smaller, more economical and manageable than traditional family housing.

3.8.13 It is also likely that other types of household other than the elderly and the disabled will benefit from houses built to the requirements of such groups. This is particularly so, for example, in the case of families with young children, or those who may temporarily or permanently accommodate an elderly or disabled relative.

3.8.14 In addition when housing is built to mobility standards, residents who become disabled or who through long term occupancy, become elderly will not necessarily need to move home as a result of their change in personal circumstances. The increased emphasis on care in the community also

supports the greater provision and dispersal of housing which meets special personal needs. Such housing helps people who develop special needs from having to leave their communities.

Policy HOU20

The Needs of the Elderly and the Disabled

Where the Borough Council can provide specific evidence of need for special elderly and disabled dwellings it will seek to negotiate adequate provision for such needs in proposed developments. In all other cases, the Building Regulations will apply.

3.9 The Provision of Accommodation for Gypsies

3.9.1 The County Council's previous statutory duty to provide adequate accommodation for gypsies residing in or resorting to the area was revoked in November, 1994. The appropriate Structure Plan Policy (62) states that:-

The County Council will provide and encourage the provision and development of gypsy caravan sites by public authorities, the gypsy community and other private agencies to satisfy the need for:-

- (a) as a short term measure, emergency sites to be provided in areas where illegal encampments are causing social and other problems;*
- (b) permanent sites to meet the needs of gypsies residing in the area; and*
- (c) transit sites to meet the needs of gypsies resorting to the County.*

3.9.2 In Stafford Borough a single site has been provided by the County and Borough Councils (at Glover Street, Stafford). Several privately owned and run sites are now operating at Hopton where there is evidence that additional provision could cause

undue stress between the gypsy and non-gypsy community.

3.9.3 If further sites are required (or the relocation of existing sites) the guidance given by Central Government Circulars will be followed in seeking possible sites or in determining planning applications for private gypsy sites. Sites would need to be acceptable to the gypsy, travellers or other similar groups themselves; within easy reach of community and other facilities; in locations where the environment provides acceptable living conditions and where the development will not have unacceptable environmental consequences. Sites should have good vehicular access to the road network, so as to minimise inconvenience to neighbours.

Policy HOU21

Provision of Accommodation for Gypsies

In seeking any possible gypsy sites, or in determining any planning applications for private gypsy sites, the Local Planning Authority will have regard to the following factors:-

- (a) the impact of the proposals on the adjacent land uses and the amenity of any neighbouring residents;*
- (b) the visual impact of the proposal; landscaping and screening. Some sites may require substantial landscaping in order that they can be well screened from all sides;*
- (c) the provision of satisfactory vehicular access to the road network and the ability of the local road network to accommodate safely any additional traffic generated;*
- (d) the provision of adequate parking, turning and servicing facilities within the site;*
- (e) the consistency of the proposal with agricultural, archaeological, countryside, environmental, Green Belt, A.O.N.B. and Special Landscape Area policies.*

3.10 Canals and Housing

3.10.1 There is a limited demand for housing in the form of permanent residential moorings on canals. Permanent moorings are not merely a case of the siting of canal boats, but also require off-water facilities, such as car parking.

3.10.2 Permanent moorings should be viewed in the same context as other forms of built dwellings although the Borough Council recognises that permanent dwellings on canals are unique. Hence, whilst it is

recognised that proposals for permanent moorings may be most commonly outside of Residential Development Boundaries, these should still, where possible, be within built-up areas or at locations where buildings might be re-used for associated facilities.

3.10.3 Canal development should contribute positively to the function and appearance of the canal and should take account of the need to protect conservation areas and wildlife. Within this context, and that of Policy RL19, proposals for permanent residential moorings are likely to be considered favourably.

Table 1 SBLP2001 Housing Requirements.

April 1997 Base

A. Structure Plan Provision	9100
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Development since start of plan period (1986)	
B. Completions	5883
C. Dwellings under construction (Sites of more than 10 dwellings)	86
D. Total (B + C)	5969
<hr/>	
Commitments	
E. Sites over 10 dwellings	713
F. Less 10% non-implementation allowance	71
G. Assumed completions total (E-F)	642
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Allowances for 'Windfalls'	
H. i. Small sites less than 0.4ha (65 per annum)	260
I. ii. Medium sites between 0.4ha and 1ha (25 per annum)	100
J Total windfalls allowed for (H+I)	360
<hr/>	
K. Provision to date and allowed for 'Residual' calculation	6971
L. Residual requirement (A-K)	2129
M. Non-Implementation allowance	213
N. Total requirement (L-M)	2342
<hr/>	
O. Allocation in this Plan	2382
P. Balance (O-N)	+40
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3.11 New Residential Development

The Provision of Sufficient Land for New Residential Development

3.11.1 The Staffordshire County Council Structure Plan requires Stafford Borough Council to identify sufficient land to cater for the development of 9,100 new dwellings between 1986 and 2001. In making his decision on the amount of new housing that the various districts would have to accommodate, the Secretary of State for the Environment considered that the requirement would allow the Borough to develop its strategic role within the County; encourage infrastructure investment; and accommodate demands within the Borough, including any which may arise from the diversion of some demand from South Staffordshire.

3.11.2 Of the 9,100 new dwellings however, a number have been completed since the plan period began in 1986 or are currently under construction. In addition a substantial number of dwellings have already been granted planning permission at various sites throughout the Borough, but have not yet been subject to any building work.

3.11.3 Experience also shows that dwellings are continuously being added to the dwelling stock on sites not specifically allocated for new residential development in the statutory local plan. These are allowed within a policy context and occur by means of infill, conversion or redevelopment. These are termed 'windfalls' and are an important numerical contributor to the provision of new dwellings. This contribution is projected for the remainder of the Plan period within Table 1. The largest contribution is expected from small sites (up to 0.4ha) 260 units, with a further 100 from medium sites (0.4 - 1ha).

3.11.4 In accordance with the guidance given in the revised PPG3, the 'windfall' contribution has been based on an extrapolation of past completion rates on windfall sites of up to one hectare in size.

3.11.5 Table 1 below illustrates both the method and figures used in the assessment of the residential residual figure. Using the methodology recommended by the Local Plan Inquiry Inspector and applying an April 1997 Base Date.

3.11.6 Site capacities have been assessed by making a series of assessments starting from an average density of 25 dwellings per hectare measured "gross" i.e. including the total site area. When account is taken of areas which are not developed, such as playing fields or play areas a higher "net" figure results for the parts of the site on which the housing is built.

3.11.7 Each site has different characteristics which may affect densities including for example, significant areas of trees or areas which need to be retained as strategic landscaping. Other factors such as the size and shape of a site can influence net density. The characteristics of each site which would affect density are referred to in the description given in relation to individual proposals. Where submissions were made by promoters of individual sites during the Plan's preparation or the Public Inquiry, these are also taken into account.

3.11.8 The numbers of dwellings attributed to each site are neither maximum or minimum numbers. Experience has shown that market factors are the principal determinant of number of dwellings built. In some cases assumed numbers will be exceeded whilst in others they will not be met. A general allowance of 10% has been used for non-implementation in respect of commitments and the residual requirements shown in Table 1.

3.11.9 The numbers of dwellings granted permission on each site will be the subject of annual monitoring through "Land for New Homes" and will be taken into account in reviewing the plan.

3.11.10 Allocations for New Residential Development

Allocations for new residential development are set out below.

3.11.10

Stafford

HP1	Land at former BRC Works	300
HP2	North Baswich	280
HP3	Rickerscote	350
HP4	Land at Burton Bank Lane	35
HP5	Land at MAFF Offices, Newport Road	30
HP6	Land at Pioneer Concrete, Silkmore Lane	45
HP7	Land at Douglas Removals, Rickerscote Road	12
HP8	Land Adjacent to 87 Queensville, Stafford	12
HP9	South of Doxey Road, Stafford	170
HP10	Land to the South of Baswich, North of Milford Road, Stafford	100
HP11	Land north of Tixall Road, Stafford	120
HP12	Land north of Falmouth Avenue, Stafford	100
HP13	Land to the north of Beaconside, Stafford	300

Stone

HP14	Land at Whitebridge Lane	300
HP15	Land at Parkhouse	29
HP16	Land to the south of Common Lane, Stone	80
HP17	Land north west of Trent Road, Stone	39

Other Areas

HP18	Land at Blythe Bridge	15
HP19	Land at Haughton (Land to the west of Station Road)	16
HP20	Land at Haughton (Land between Jolt Lane and Park Lane)	13
HP21	Land at Hixon (Church Road/ Mount Farm)	35
HP22	Land west of Church Lane, Hixon	40
	Total estimated capacity of new sites	<u>2382</u>

* Proposal HP17 is not included in this total as it is already recorded as a commitment.

3.11.12 It is important to note that while the text accompanying each of the proposal sites sets out many issues to be taken into account in the development of the sites, these are not exhaustive in coverage. The policies set out in the Plan contain further requirements, for example for N.P.F.A. standards of open space provision, layout, parking, social housing and other matters. These policies will vary in applicability from site to site, but where relevant will normally require to be met.

3.12

Proposal HP1 Residential Development of Land at Former British Reinforced Concrete Works, Silkmore Lane

The Borough Council allocates the site shown as HP1 on the Stafford Area Inset Map for residential development of 300 dwellings.

Location

3.12.1 The site is located adjacent to the primary road network and within a mile of the town centre. The site is located close to the Queensville Roundabout and is bounded to the south-west by Meadow road, to the south-east by Silkmore Lane, to the north-east by the remaining employment use site adjoining Queensville and to the north-west by the Queensville Retail Park. The site area is 10.73 hectares and is proposed to accommodate 300 dwellings. This takes into account the submissions made by the promoters of the site including the retention of trees on the Silkmore Lane frontage (included within a Tree Preservation Order) and the on-site provision of playing fields.

Description

* 3.12.2 Access to the site is currently from Silkmore Lane and the feeder road to the Retail Warehouse Park. There are trees along both the south-western and south-eastern boundaries of the site which serve to visually break up the edge of the site in those areas. Trees covered by TPO 172 (1992) should be retained in any redevelopment of the site.

3.12.3 There is an electricity sub-station adjoining the north-western part of the site. The site is visible from the railway line, Silkmore Lane and GEC plant.

3.12.4 Part of the site is close to the railway line. The noise from the railway line would need to be considered when designing the layout of the site. The Borough uses the guidelines agreed by the Midlands Joint Advisory Council to assess the potential impact that the railway would have on the development. Noise measurements need to be taken for a full assessment to be made.

3.12.5 Part of the site (NE portion) abuts the remaining employment use and suitable noise attenuation measures will therefore be required on both the residential allocation site and in any redevelopment on the remaining employment site. The site is of sufficient size to require the provision of additional primary school places and contributions towards them by the developer.

Water Supply and Drainage

3.12.6 A requisition under Sections 41 to 44 of the Water Industry Act 1991 may be required for on and off site water mains to serve this development. Foul and surface water flows should be separated to provide additional foul capacity in existing sewers. Severn Trent consider that providing foul sewage flows are restricted to existing levels there should be no difficulties with the capacity of the existing system, this should however be verified by the developer.

3.12.7 The method of disposal of surface water should be approved by the Environment Agency and the Sow & Penk Drainage Board. This is because flood levels from the Rising Brook during peak flow conditions regularly affect nearby industrial premises on Silkmore Lane. A water retention feature on the redeveloped site's surface water system may be required.

Highways and Access

3.12.8 In view of traffic operational problems on the surrounding highway network new development should not exacerbate the existing situation. The Highway Authority is particularly concerned about the effect of new development on the highway network in this area and the primary flow corridor of the A34 in particular.

3.12.9 Initial tests suggest that improvements on the surrounding highway network are required to enable the development to be satisfactorily assimilated into the highway network. These works would include the widening of Silkmore Lane between the site and the Queensville Roundabout junction, land which is outside the site and highway limits. Consideration will also need to be given to the facilitation of movement by cycle.

3.12.10 A Traffic Impact Assessment (TIA) will be required to assess the impact of the proposed development on the surrounding highway network.

The proposal would be accessed from Silkmore Lane and may require the provision of a 'ghost' island.

Developer Contributions and Planning Obligations.

3.12.11 Where it is necessary and appropriate to do so the Borough Council will seek contributions from the developer(s) of this site in accordance with Policy INT 1 "Planning Obligations".

3.13

Proposal HP2 Residential Development of Land at North Baswich, Stafford

The Borough Council allocates the site shown as HP2 on the Stafford Area Inset Map for residential development of 280 dwellings

Location and Description

3.13.1 The site comprises some 14.2 ha. of land to the north of existing residential development, in the Baswich area of Stafford, which abuts its southern boundary. The western boundary and northern boundaries are formed by the Baswich Lane and EDR mainline railway respectively. The western edge of the site is an existing field boundary. Noise attenuation measures and screening from the railway will need to be taken into account in the design and layout of the site.

3.13.2 The site is currently divided into two large fields by a prominent hedgerow. Hedging and hedgerows trees run along many parts of the site boundary. The proposed development should incorporate the features into the design and layout of the site, particularly where existing vegetation screens views into the site. The site undulates markedly being divided by hollow features following the north-south field boundaries, which bisect the site and form the eastern boundary respectively.

3.13.3 The site lies close to the Baswich Meadow Site of Special Scientific Interest and a Grade II Site of Biological Interest (SBI) at GR 954220. The development should not have a damaging impact on these areas. The key issues in this respect are likely to be in respect of foul and surface water drainage arrangements which would involve independent pipelines crossing the land between the canal and the River Sow to the River and Brancote Water Reclamation Works respectively. The views of English Nature must be taken into account in developing the site in order to safeguard the SSSI and SBI.

3.13.4 This development may require developer contributions towards the provision of school places at Infants, Junior and High School levels.

Water Supply and Drainage

3.13.5 The proposed development may be above the level to which water from the mains can be supplied. A booster station and mains

reinforcement are required to guarantee water supplies. Severn Trent Water planned the route of the reinforcement main along the proposed Stafford By-pass protected route.

3.13.6 It should be noted that a revised route for the Bypass has been under consideration but no decision by the Highway Authority (Staffordshire County Council) has yet been made. Requisition under the Water Industry Acts will be required for on/off site works.

3.13.7 Surface water from the site should be discharged direct to the River Sow via a new surface connection. Such a connection would cross the floodplain of this river and full details of this must be forwarded to the Environment Agency for approval. The connection will either be in the form of a sewer or development of an existing open ditch system. However, as indicated above the development of the site should not have any damaging impact on the Baswich Meadows SSSI and the nearby SBI. The arrangements for foul and surface water drainage should therefore be approved by both English Nature and the Environment Agency. The Environment Agency have advised that if new surface water sewers are provided which discharge direct to the River Sow then on-site balancing should not be required.

3.13.8 Severn Trent Water would not wish to see surface water discharged to the public sewerage system. Therefore, separation of foul and surface water flows should occur. The proximity of the works should be also noted in the development of the site. If it is intended to pump flows direct to the sewage works, discussion with STW will be required at an early stage since further direct pumping may be required at the lead works.

Highways and Access

3.13.9 Part of the route of the Stafford Eastern Bypass (SEB) proposal runs through the site along its northern edge. The route is protected from development and therefore to be taken into account in the development of the site. The developer of the

site should therefore discuss the requirements for the provision of the Stafford Eastern Bypass with the Highway Authority. The aim should be to maximise the developable area of the site taking into account protecting the SEB route.

3.13.10 Access to the site should be taken from a new access to Baswich Lane. All site works may be required to achieve satisfactory standards.

Developer Contributions and Planning Obligations

3.13.11 Where it is necessary and appropriate to do so the Borough Council will seek contributions from the developer(s) of this site in accordance with policy INT1 "Planning Obligations".

3.14

Proposal HP3 Residential Development of Land at Rickerscote, Stafford

The Borough Council allocates the site shown as HP3 on the Stafford Area Inset Map for residential development of 350 dwellings.

Location

3.14.1 The site lies at the southern-most end of built residential development of Stafford. The northern boundary is formed by existing residential development, to the west it is bounded by the mainline railway and the A 449 Wolverhampton Road, to the east and south lies agricultural land.

Description

3.14.2 The total area of the site comprises 20.86 hectares including land for landscape buffer, access, "village green", pedestrian and cycle links, existing development, habitat creation areas and the reservation of an area for a potential park and ride scheme. The developable area for housing, play areas and playing fields is approximately 14.1 hectares. The site is allocated for 350 dwellings. The density assumption and other requirements

take account of the submissions made by the promoters of the site during the Public Local Inquiry.

3.14.3 The design, layout, landscaping and amenity planting of the site should take into account the extensive views into the site particularly from the A449 to the south and Gravel Lane to the west. Less significant views from School Lane and Rosemary Avenue to the north should also be taken into consideration.

3.14.4 At the northern end of this relatively flat area of farm land the field boundaries consist of overgrown "gappy" hedges along which are scattered mature trees. Many of the water courses have mature trees growing adjacent to them. This gives the impression of a reasonably well treed landscape.

3.14.5 To the west of the site, adjacent to the railway and the A449 it is proposed that a landscape buffer (preferably a woodland belt) and, where appropriate, noise attenuation measures are required. Within and on the edge of the housing development it is proposed that existing significant trees and hedges should be retained, supplemented by additional tree planting where appropriate.

3.14.6 In accordance with the principles set out by the promoters of the site and referred to by the Inspector in his report, a 'village green' is included within the site as an intended protected open space. Additional small open spaces and play areas would be provided along the existing and new pedestrian routes within the site. Playing field provision to the Council's standards may be provided within the site or the Green Network immediately adjacent to it (but without encroaching on the floodplain of the River Penk).

3.14.7 The site lies adjacent to the Penk washlands which is of high value for its breeding waders. There is also a Grade II Site of Biological Interest at G. R. 932201. These factors will need to be taken into account in the development of the site.

3.14.8 Where development abuts the floodplain to the east of the site it is proposed that the immediately adjacent areas within the floodplain should be enhanced as an ecological habitat by the developers, in accordance with the principles set out by the site's promoters and accepted by the Inspector in his report.

3.14.9 Within the site it is proposed that an area adjacent to the A449 and the railway should be reserved for a potential park and ride facility, possibly with a railway station, as referred to by the site's promoters and the Inspector who conducted the Local Plan Inquiry. The area should be maintained in agricultural or open space use until the facility is required.

3.14.10 The site may require developer contributions to the provision of school places or a new school.

Water Supply and Drainage

3.14.11 A requisition under Section 41 to 44 of the Water Industry Act 1991 for major on and off-site supplies would be required.

3.14.12 In view of the surrounding area's propensity to flooding, some sewerage reinforcements are likely to be needed. This part of Stafford is generally weak in sewerage infrastructure.

3.14.13 Development will be required to provide adequate drainage with surface water disposal by ground infiltration methods being preferred. Foul water sewerage may require reinforcement outside the site.

3.14.14 In view of the site's proximity to the floodplain of the River Penk, a level survey to Ordnance datum is required in order to establish the extent of the floodplain and to identify the extent of the developable area. The Environment Agency will advise on finished floor levels. The extent and capacity of the River Penk's flood plain shall not be reduced as a result of developing this

site. There is a network of open watercourses through the site and the method of disposal of surface water will need to be approved by the Sow & Penk Drainage Board. The two watercourses at the eastern and southern boundaries of this site should preferably be retained in areas of landscaping/open space as boundary features of the site.

Highways and Access

3.14.15 A Traffic Impact Assessment will be required to:-

- Examine how the development traffic off a single means of access to the A449 can be satisfactorily assimilated into the highway network with particular emphasis being given to the site access and the A449(T)/Rickerscote Road junction.
- Identify the measures to encourage a modal shift with particular emphasis being given to accessing the site by public transport and provision of facilities to assist movement by cycle and walking with consideration also being given to the merits of introducing a park and ride facility and a new station.
- Examine measures to assist traffic demand management with particular consideration being given to a possible traffic signal junction on the A449(T)/Rickerscote Road junction incorporating a pre-signal form of bus-gate. A safety audit for that junction should also be carried out.

3.14.16 A bus-only link is required to be provided as part of the development of the site to provide direct access for buses to and from Rickerscote (this may involve works to form the link outside the allocated site but within the area included by the developer as part of their submission to the Inquiry.)

3.14.17 Pedestrian and cycle movements are to be encouraged via non-vehicular routes using existing rights of way, supplemented by new routes within the site and to School Lane.

Developer Contributions and Planning Obligations

3.14.18 Where it is necessary and appropriate to do so the Borough Council will seek contributions from the developer(s) of this site in accordance with policy INT1 "Planning Obligations".

3.15

Proposal HP4 Residential Development of Land at Burton Bank Lane, Stafford

The Borough Council allocates the site shown as HP4 on the Stafford Inset map for residential development of 35 dwellings.

Location

3.15.1 The site is located adjacent to the A449 Wolverhampton Road and opposite the Garth Hotel. The site is bounded to the south by Burton Bank Lane, to the north by the rear boundaries of properties fronting Springfield Drive and to the west by residential properties on Manor Farm Crescent. The site is 2.28 hectares. It is proposed to allocate this site for residential development for 35 dwellings to take account of the requirement for the retention of trees (included within a Tree Preservation Order) on the site.

Description

3.15.2 The majority of the site is bounded by a hawthorn hedge and contains numerous individual and grouped mature trees. The site is relatively flat with only minor changes in levels. The site is situated within a predominantly residential area. The Burton Bank Lane and Moss Pit frontages of this site are bordered by mature oak, holly, chestnut and sycamore. In the centre is a mixed wooded area of cedar, pine, cypress, ash, beech, holly and sycamore. Although individually many of the trees are not significant, as a woodland this group is an attractive feature of the site. Two other features of note are a group of oak, holly, lime and pine to the north of the woodland and the tall yew hedge at the rear of 29-45 Springfield Drive. The number and

variety of trees on the site will affect the way in which the site is developed.

3.15.3 These and woodland features should be retained in view of their amenity contribution to the locality. The Borough Council has a detailed Tree Survey of this site. In view of the Borough Council's wish to preserve as many of the trees as possible, it is considered that within the site there is a residual developable area of some 1.4 hectares, capable of accommodating some 35 dwellings at a density of 25 units per hectare. More precise site surveying may lead to the refinement of these figures.

Water Supply and Drainage

3.15.4 There are no known drainage constraints, however, the developer must ensure that there is adequate capacity in the public sewerage system. A requisition under S.41-44 of the Water Industry Act 1991 may be required for on site water mains to serve the site.

Highways and Access

3.15.5 Vehicular access to the site should only be from Burton Bank Lane

3.15.6 The need for minor off-site highway works including a footway on the site frontage will be assessed by the Borough Council as agent to the Highway Authority. The site's development may have trunk road implications for the A449 and therefore access arrangements may require the approval of the Department of Transport. A suitable means of pedestrian access to the remaining road and footpath network would have to be provided as part of the development, including a footway alongside Burton Bank Lane.

Developer Contributions and Planning Obligations

3.15.7 Where it is necessary and appropriate to do so the Borough Council will seek contributions from the developer(s) of this site in accordance with policy INT1 "Planning Obligations".

3.16

*Proposal HP5
Residential Development of Land at MAFF
Offices, Newport Road, Stafford*

The Borough Council allocates the site shown as HP5 on the Stafford Inset Map for residential development of 30 dwellings.

Location

3.16.1 This site comprises 1.27 hectares of land and buildings fronting Newport Road and adjoining Castle Church, Church hall and residential properties at Edmund Avenue. The site capacity is estimated as 30 dwellings to take account of the potential for conversion of the existing building and the retention of trees.

Description

3.16.2 This is an irregularly shaped site situated within a predominantly residential area. The main building, Castle House is a three storey red brick pitched roof structure which has an attractive appearance at the southern end of the site. The Borough Council would wish to encourage proposals for the reuse of this building in any redevelopment of the site. There are also a number of single storey outbuildings in a range of materials including corrugated metal, timber and brick, which it is expected would be removed.

3.16.3 The open areas of the site include areas which are attractively landscaped and include a number of significant mature trees and hedging. They are an important feature of Newport Road and should be retained within any development in accordance with British Standard 5837. The landscaped nature of the site should also be reflected in any redevelopment.

Water Supply and Drainage

3.16.4 The developer must ensure that there is adequate capacity in the public sewerage system.

Severn Trent Water have indicated that providing flows are restricted to current use levels this should not present problems. A requisition under Section 41-44 of the Water Industry Act 1991 may be required for on site water mains to serve this site.

Highways and Access

3.16.5 The A518, Newport Road, is part of the Primary Route Network and as such access to the site should normally be from the internal estate roads. This might be achieved by realigning Edmund Avenue and creating a smaller access cul-de-sac to properties 11-27, this enabling priority to be given to the new estate road, alternatively access would be to the A518 Newport Road.

3.16.6 The edge of carriageway on the section of Newport Road fronting the site has a rather tortuous alignment and is protected by an improvement line. As traffic from the development will need to negotiate this potential hazard, developer funding of the minor highway works which are necessitated to improve this section of the carriageway to a uniform width will be required. If access to a Primary Route is accepted by the Highway Authority a "ghost" island and/or traffic calming may be required.

Developer Contributions and Planning Obligations

3.16.7 Where it is necessary and appropriate to do so the Borough Council will seek contributions from the developer(s) of this site in accordance with policy INT1 "Planning Obligations".

3.17

*Proposal HP6
Residential Development of Land at
Pioneer Concrete Site, Silkmore Lane,
Stafford*

The Borough Council allocates the site shown as HP6 on the Stafford Area Inset Map for residential development of 45 dwellings.

Location

3.17.1 This site is bounded to the west by Silkmore Lane, to the north-east by housing (Silkmore Crescent and Hall Close) and to the south and south-west by the washland area and Green Network. It is proposed to allocate the site for residential development, it has a developable area of 1.81 hectares and an estimated capacity of 45 dwellings.

3.17.2 This site is located in a prominent position on the edge of the Green Network with views into and from this site across the Penk Valley and Silkmore Lane.

3.17.3 The site is surrounded on three sides by a thick belt of mature trees. These form an effective screen and as such should be retained.

3.17.4 The existing main buildings forming the concrete works are located at the north-western end of the site. These structures occupy about a quarter of the total site area and are partially screened by trees which should be retained.

3.17.5 The south-eastern part of the site is more open with a variety of trees, shrubs and other vegetation. The raised level of this section of the site indicates that it has been tipped. Available information from the Environment Agency is that the tipped material consists of inert concrete.

3.17.6 The nature of the tip area should however be investigated to determine the materials present and any remedial action necessary to reclaim/develop the site and ensure that no pollution occurs as a result of surface water run-off. There is a probability that landfill gas may be present within the site and this should also be investigated.

3.17.7 Due to the elevated position of the site and the openness of its south and south eastern edges adjoining the Green Network, emphasis should be placed upon the landscaping and treatment of the tip face. Any proposals should incorporate planting of the scarp slope of the tipped area, and

landscaping of the general boundary of the site to ensure a more attractive edge to the Green Network. It may be appropriate to locate open space required by the development in the southern part of the site.

3.17.8 The site adjoins the Green Network and the River Penk washlands which are used by breeding waders (Lapwing, Snipe, Curlew, Redshank). Such wetlands are now rare and consequently are a high priority in nature conservation terms. The development of the site will need to take into account these factors and incorporate appropriate landscaping and design elements to the Borough Council's satisfaction. Surface water and foul sewerage are dealt with below. There is a watercourse along the southern boundary of the site flowing to the Rickerscote Drain. This watercourse should preferably be retained in an area of boundary landscaping/open space.

3.17.9 Although it is believed that the site falls outside the River Penk washlands, the Environment Agency require a level survey particularly of that part of the site nearest the Silkmore Lane frontage, to ordnance datum to establish the extent of the floodplain. Any areas subject to flooding will not be acceptable for development. Any survey work must be carried out in liaison with the Environment Agency.

Water Supply and Drainage

3.17.10 A requisition under Section 41-44 of the Water Industry Act 1991 may be required for on-site water supply mains to serve this development.

3.17.11 Two public sewers cross the site, no development to take place over these sewers. Pumping of foul and surface water may be required. Protection for public sewers from land drainage flooding would be required.

3.17.12 The need for sewer diversion should be determined by the developer. If required and feasible this would be at the developer's expense. The developer must also ensure that there is

adequate capacity in the public sewerage system, that foul and surface water flows are separated and that the discharge of surface water is to the approval of the Environment Agency.

Highways and Access

3.17.13 Access would be to the Silkmore Lane subject to the approval of the Highway Authority. The County Council is concerned with the effect of additional traffic in the Silkmore Lane corridor but would accept limited development related in volume to the potential traffic which could be generated by the use of the site for employment purposes. The Highway Authority also require satisfactory visibility splays to be provided at the site access junction with Silkmore Lane and that consideration should be given to measures to facilitate movement by cycle.

Developer Contributions and Planning Obligations

3.17.14 Where it is necessary and appropriate to do so the Borough Council will seek contributions from the developer(s) of this site in accordance with policy INT1 "Planning Obligations".

3.18

Proposal HP7 Residential Development of Land at Douglas Removals Site, Rickerscote Road, Stafford

The Borough Council allocates the site shown as HP7 on the Stafford Area Inset Map for residential development of 12 dwellings.

Location

3.18.1 This site is located to the east of Rickerscote Road on the edge of the Green Network with views across the Penk Valley. Access is from Rickerscote Road between Bridge House and number 119 Rickerscote Road. It is proposed to allocate the site for residential development, the site's capacity is 12 dwellings.

Description

3.18.2 The majority of the Douglas Removals site is not visible from the Rickerscote Road. It is located to the rear of houses fronting onto Rickerscote Road. The site is visible from parts of the Green Network, particularly from the access road to Rickerscote Hall. The total site area is 0.45 hectares.

3.18.3 The entrance to the site on Rickerscote Road is currently a narrow gap in a hedge opposite some residential properties. This turning is a known traffic problem and is considered unsatisfactory. The area is predominantly residential in character.

3.18.4 Parts of this site have been tipped and are raised above the existing washlands levels. The site can be viewed from the access road to Rickerscote Hall and parts of the Green Network. The site projects into the Green Network.

3.18.5 There are several trees around the edge of the site, most notable being the poplars along the western boundary. Like willows this species is unsuitable for retention in either an industrial or housing development due to problems associated with their roots, particularly on small sites like this. Replacement with suitable species for screening will be required.

3.18.6 The layout and design of the development will need to respect the site's position relative to the Green Network and to views into the site from the opposite side of the Penk Valley, this will require appropriate landscaping treatment to parts of the southern and eastern site boundary to soften the impact of development.

Water Supply and Drainage

3.18.7 A requisition under Section 41-44 of the Water Industry Act 1991 may be required for on-site water mains to serve this development. On-site separation of foul sewage and surface water is required. Surface water drainage must be to the Environment Agency's satisfaction and the

developer must ensure that there is adequate capacity in the public sewerage system.

3.18.8 Part of the site was originally within the floodplain of the River Penk however tipping has been carried out over the last 5-10 years by Danks and Co., Tarmac Contractors, Woodside, Barnbank Lane, Moss Pit, Stafford. The Environment Agency have no knowledge of land drainage consent being given for this tipping.

3.18.9 The developer will need to assess the extent of flooding in relation to this site. The Environment Agency require a level survey in ordnance datum in order to ascertain the extent of the floodplain. Areas liable to flooding will not be acceptable for development.

Highways and Access

3.18.10 It is likely that the most appropriate development will be off a single cul-de-sac accessed from Rickerscote Road to the approval of the Highway Authority.

Developer Contributions and Planning Obligations

3.18.11 Where it is necessary and appropriate to do so the Borough Council will seek contributions from the developer(s) of this site in accordance with policy INT1 "Planning Obligations".

3.19

Proposal HP8 Residential Development of Land Adjacent to 87 Queensville, Stafford

The Borough Council allocates the site shown as HP8 on the Stafford Area Inset Map for residential development of 12 dwellings.

Location

3.19.1 The site comprises an area of vacant land on the east side of Queensville to the east of the northern end of Queensville Bridge. The land is

bordered to the north by housing and to the south by a car hire and vehicle recovery depot. Spital Brook runs along much of the site's boundary with the exception of residential development of Hawthorn Way. The site area is some 0.45 hectares and has an approximate capacity of 12 dwellings.

3.19.2 A former landfill site lies approximately 220 metres to the south west of the site and it is believed to have been filled with general factory waste between 1920 and 1977. Any potential developer should be aware of the existence of the landfill so that the possibility of gas migrating from the landfill site to the development can be considered.

3.19.3 The site is adjacent to the Green Network. It lies on the western extremity of an extensive area of open land close to the confluence of the Rivers Sow and Penk. Any proposals should emphasise the landscaping of the eastern boundary of the site to ensure a more attractive edge to the Green Network. The existing trees on the Queensville Bridge embankment to the west of the site need to be retained to screen views of the ALSTHOM/GEC building.

Water Supply and Drainage

3.19.4 Severn Trent Water have commented that the existing public foul water sewerage in Queensville will accommodate the foul flows from this site. Public surface water sewerage is available but may not have sufficient spare capacity to accommodate the additional surface water flows. Surface water may be drained to the local land drainage system and the developer should liaise with the Environment Agency in this respect. In relation to water supply, Severn Trent Water indicated that the site can be supplied from the existing network.

Highways and Access

3.19.5 Stafford Borough Council as agent to the Highway Authority may seek to enter into an agreement to provide off-site junction improvement works between the local road (Queensville) with the A34 Lichfield Road in order to accommodate residential development.

Developer Contributions and Planning Obligations

3.19.6 Where it is necessary and appropriate to do so the Borough Council will seek contributions from the developer(s) of this site in accordance with policy INT1 "Planning Obligations".

3.20

Proposal HP9 Residential Development of Land to the South of Doxey Road, Stafford

The Borough Council allocates the site shown as HP9 on the Stafford Area Inset Map for residential development of 170 dwellings.

Location

3.20.1 The site lies to the south of Doxey, bounded to the north by Doxey Road and existing development. To the west lies agricultural land, to the south the site is bounded by the Greenway and to the east by industrial development (Universal/Unicorn Works). The area is generally low-lying and open although there are a limited number of hedgerows on the boundary and within the site to the north-west

Description

3.20.2 The total site area comprises 13.96 hectares although, of this area, 6.32 hectares is proposed for residential use to provide 170 dwellings with the remainder proposed as replacement protected open space, playing fields with associated facilities and play areas to serve the new residential development as indicated by the site's proposers and referred to by the Inspector. The provision of this landscaped open space is a pre-requisite and an integral part of the development proposals. The proposal takes particular account of the submissions made by the site's promoters during the Public Local Inquiry.

3.20.3 The retention of existing trees and hedgerows is expected. Additional landscaping will be required within and between the housing and

open space areas.

3.20.4 The Environment Agency has drawn attention to landfill sites within 250 metres of the site which need to be taken into account by an appropriate site investigation including surveys for the presence of landfill gas and sampling for possible contamination.

3.20.5 The site may require developer contributions to the provision of school places.

Water Supply and Drainage

3.20.6 Parts of the site are poorly drained and the current system's water outfall structure is considered by the Environment Agency to be inadequate. Foul water is expected to be discharged to the sewer in Doxey Road.

Highways and Access

3.20.7 A Traffic Impact Assessment will be required to:-

- Demonstrate how the development traffic can be satisfactorily assimilated into the highway network with particular emphasis being given to the Sainsburys and Broad Eye roundabouts.
- Identify the measures to encourage a modal shift with particular emphasis being given to accessing the site by public transport and provision of facilities to assist movement by cycle and walking.

3.20.8 Pedestrian and cycle facilities will be required to link to the existing Greenway to the south of the site.

Developer Contributions and Planning Obligations

3.20.9 Where it is necessary and appropriate to do so the Borough Council will seek contributions from the developer(s) of this site in accordance with policy INT1 "Planning Obligations".

3.21

*Proposal HP10
Residential Development of Land at
Baswich East of Stockton Lane and North
of Milford Road, Stafford*

*The Borough Council allocates the site shown as
HP10 in the Stafford Area Inset map for residential
development of 100 dwellings.*

Location

3.21.1 The site comprises approximately 5.75 hectares of open land located on the eastern edge of Stafford at Baswich. The site lies between existing residential development on Stockton Lane to the west, and the Cannock Chase Designated Area of Outstanding Natural Beauty to the east. The site has some frontage to the A513 Milford Road at its southern edge, and extends to the rear of existing residential properties fronting Milford Road as far as "Milford Lodge" to the east. The northern boundary of the site does not follow any natural feature on the ground, but will represent the edge of the structural landscaping which is required to be provided in conjunction with the site's development.

Description

3.21.2 The allocated site shall provide up to a maximum of 100 dwellings set within substantial structural landscaping.

3.21.3 The development should be largely self-contained on approximately 4 hectares of land immediately to the north of Milford Road. This will enable the development to be visually contained and respect the local topography by avoiding the steeper slopes and ridge line to the north.

3.21.4 The provision of structural landscaping in conjunction with the site's development is vital. In recommending that the site be considered in the Council's overall housing provision, the Local Plan Inspector stated "I place considerable weight upon the landscaping concept put forward. In my

opinion, this should be an integral and prerequisite requirement of any proposal." In this regard, the Council will seek to ensure the implementation of the landscaping/planting strategy, through the appropriate use of planning obligations if necessary.

3.21.5 The existing scattered oak and ash trees on the site should wherever possible be retained together with interconnecting hedgerows. The retained framework of trees and hedgerows should form an integral part of the structural landscaping which should comprise substantial woodland planting to the north and east of the housing development to provide a buffer to the Cannock Chase Area of Outstanding Natural Beauty. This will help to visually contain the proposed development, and provide opportunities for a new footpath network connecting the existing route between Milford Road and Stockton Lane.

3.21.6 Additional planting to supplement the existing hedgerow along Milford Road is also required, together with a planting belt to define the western boundary of the site, and the reinforcement of the existing hedge which runs northwards from "Hillside" and "The Warren", the semi-detached cottages on Milford Road.

Water Supply and Drainage

3.21.7 Severn Trent Water and the Environment Agency have been consulted and state that the existing surface water sewer (SWS) crossing the site is unlikely to have sufficient spare capacity to accommodate the surface water from the proposed development. The Environment Agency have suggested that any new SWS would need to outfall to the River Sow and that any such outfall structure would require their formal consent. In addition, the Environment Agency have requested that they would wish to see all clean roof water disposed of to a satisfactorily designed soakaway system.

3.21.8 Severn Trent Water have stated that the existing public foul sewer in Milford Road should have sufficient capacity to accommodate the additional foul flow from a development of approximately 100 dwellings.

Highway and Access

3.21.9 The Highway Authority has stated that a Traffic Impact Assessment will be required to:

- Identify the most appropriate means of accessing the site off the A513 Milford Road.
- Examine the measures required to mitigate the effects of additional traffic on roads within the Weeping Cross and Baswich housing estates.
- Identify the measures to encourage a modal shift with particular emphasis being given to the accessing of the site by public transport and provision of facilities to assist movement by cycle and walking.
- The development makes provision for the Stafford Eastern Bypass.
- Examine measures to assist traffic demand management with particular consideration being given to a possible traffic signal junction on the A513 in the vicinity of the site, which is controlled by SCOOT to provide gating or metering of the traffic flow travelling towards the centre of Stafford on the A513.

Developer Contributions and Planning Obligations

3.21.10 Where it is necessary and appropriate to do so the Borough Council will seek contributions from the developer(s) of this site in accordance with policy INT1 "Planning Obligations".

3.22

Proposal HP11 Residential Development of Land North of Tixall Road, Stafford

The Borough Council allocates land shown as HP11 on the Stafford Area Inset Map for residential development of 120 dwellings.

Location

3.22.1 The site comprises an area of approximately 4.6 hectares of land on the eastern side of Stafford. The site lies to the east of Kingston Pool Covert within a Grade 1 site of Biological Importance and is bounded to the south and north by Tixall Road and Weston Road respectively. Its eastern boundary is the line of Stafford Eastern Bypass protected route (see Policy MV7). That route is not defined by any features on the ground. The site has an estimated capacity of 120 dwellings, which takes into account submissions made by the site's promoters.

Description

3.22.2 With the exception of the sites eastern edge all boundaries are well defined. The land slopes from north to south and the site will require landscape and planting works to lessen its impact, from the south, and particularly from across the River Sow Valley. Additional tree planting within and especially along the site's western boundary should be incorporated in order to strengthen the site's relationship with Kingston Pool Covert. The nature of access to the Covert should be considered carefully, it will be important to avoid arrangements which encourage fly-tipping of domestic or garden refuse for example. English Nature have expressed concern about maintenance of the Covert boundary and the discharge of surface water.

3.22.3 The site is somewhat divorced from other development at Stafford, however, as the University expands and the fire station and other projects are implemented and completed to the north, this will provide an opportunity to integrate the site with that development. Pedestrian and cycle networks should be provided within the site and between Tixall Road and Weston Road.

Water Supply and Drainage

3.22.4 There are no known water supply, foul or surface water sewage disposal problems. The developer should, however, liaise closely with both

Severn Trent Water Ltd and the Environment Agency. The latter would also particularly wish to encourage surface water ground infiltration techniques (i.e. soakaways, swales and wetlands) in order to achieve more sustainable forms of development and to avoid a reduction in ground water resources and an increase in pollutant loads into rivers or sewers.

Highways and Access

3.22.5 The main access requirements are that the site be capable of being accessed independently of the Stafford Eastern Bypass route.

3.22.6 A Traffic Impact Assessment will be required to:-

- Identify the most appropriate means and form of access to the site.
- Make provision for the Stafford Eastern Bypass.
- Identify the measures to encourage a modal shift with particular emphasis being given to accessing the site by public transport and provision of facilities to assist movement by walking and cycle. The latter shall include the provision of a cycleway connection between Tixall Road and Weston Road.

Developer Contributions and Planning Obligations

3.22.7 Where it is necessary and appropriate to do so the Borough Council will seek contributions from the developer(s) of this site in accordance with policy INT1 "Planning Obligations".

3.23

Proposal HP12 Residential Development of Land North of Falmouth Avenue, Baswich, Stafford

The Borough Council allocates land shown as HP12 on the Stafford Inset Map for residential development of 100 dwellings

Location

3.23.1 The site comprises some 4.53 hectares of land to the north of Falmouth Avenue. It is situated between Falmouth Close to the south-east and housing proposal HP2 to the north-west. The sites northern boundary reflects the alignment of the proposed Stafford Eastern Bypass (see Policy MV7). The site has an estimated capacity of 100 dwellings, which allows for the topography of the site and on-site provision of open space to N.P.F.A. standards.

Description

3.23.2 The site is bounded by and screened from view by existing development from the south and east and will be by the adjoining housing site to the west upon its completion. Notwithstanding the Stafford Eastern Bypass proposal and because of landform which falls away markedly to the north, the site will be open to long distance views to the north across the River Sow.

3.23.3 Boundary treatment along those boundaries with existing residential development should be sympathetic to the character of those areas, It would be preferable to avoid rear dwelling elevations and garden boundaries being viewed from public spaces. The development of this site could reflect that of the adjoining site to the west. The opportunity should be taken to exploit the panoramic views from the site to the north, by orienting as many dwellings as possible towards it, and locating the open space required by the site, along its northern edge. The site's setting should be exploited as far as possible for public benefit.

3.23.4 Care will need to be taken with mitigating measures in respect of views and particularly noise from the existing railway and proposed Stafford Eastern Bypass.

Water Supply and Drainage

3.23.5 Severn Trent Water Limited state that there is no suitable public foul water sewer available locally and suggest a new outfall sewer discharging

directly to Brancote S.T. works. Similarly no suitable public surface water sewer is available and surface water should be drained to the local land drainage system. The Environment Agency wish to see a scheme for the provision and implementation of drainage work to be submitted and agreed in writing with the Borough Council in consultation with the Agency.

Highways and Access

3.23.6 Staffordshire County Council as Highway Authority has stated that :

A Traffic Impact Assessment will be required to:-

- Identify the most appropriate means of accessing the site.
- Examine the measures required to mitigate the effects of additional traffic on roads within the Weeping Cross and Baswich housing estates.
- Identify the measures to encourage a modal shift with particular emphasis being given to accessing the site by public transport and provision of facilities to assist movement by cycle and walking.
- Examine measures to assist traffic demand management with particular consideration being given to a possible traffic signal junction on the A513 in the vicinity of the site which is controlled by SCOOT to provide gating or metering of the traffic flow travelling towards the centre of Stafford on the A41.
- Make provision for the Stafford Eastern Bypass.

3.23.7 Care should also be taken to protect and enhance informal or formal footpath network within or adjoining the site. This would include the path from Falmouth Avenue to Stoneford Bridge. It would be desirable as far as possible to preserve the rural character of such footpaths.

Developer Contributions and Planning Obligations

3.23.8 Where it is necessary and appropriate to do so the Borough Council will seek contributions

from the developer(s) of this site in accordance with policy INT1 "Planning Obligations".

3.24

Proposal HP13 Residential Development of Land East of Stone Road and North of Beaconside, Stafford

The Borough Council allocates the site shown as HP13 on the Stafford Area Inset Map for residential development of 300 dwellings.

Location

3.24.1 The site is located on rising ground to the North of Parkside bounded by the A34 (T) road to the West, Beaconside (the Stafford Eastern Distributor Road) to the south and, to the north, by the line of the Beaconside diversion. The area is visually open and physically exposed due to the limited tree cover and hedgerows. Open land in agricultural use lies to the north and east of the site. The residential area of Parkside lies to the south. To the west, beyond the A34 is the proposed Creswell Employment Proposal.

Description

3.24.2 The total area of the site (including the replacement link road) is 18.3 hectares. Allowing for the construction of the new road and associated landscape buffers the site comprises an estimated 15.9 hectares. The proposed allocation is for 300 dwellings.

3.24.3 Significant landscape buffers will be required to the boundaries with the A34 and alongside the new Beaconside diversion road, to provide screening and reduce the visual impact of the new development. Immediately adjacent to the A34 it would be desirable for the landscaping treatment to be similar on style to that used on the western side of the A34 adjacent to the proposed Creswell employment site. Noise attenuation measures may also be required.

3.24.4 Play areas and playing fields to Borough Council N.P.F.A. standards would be expected to be provided within the site.

3.24.5 The site may require developer contributions to the provision of school places.

Water Supply and Drainage

3.24.6 The Environment Agency requires that any development shall provide for any increase above existing surface water discharge to be by means of a surface water retardation system. Severn Trent Water have indicated that off-site reinforcement of foul water sewers will be required.

Highways and Access

3.24.7 The proposal requires the diversion of the existing Beaconside to the north of the site, the creation of a new roundabout junction with the A34 to the north-west and a new junction to the existing Beaconside to the east, entirely funded by the proposed development.

3.24.8 In order to integrate the housing development into the existing built-up environment the housing development should not be separated by the Eastern Distributor Road. A Transport Impact Assessment will therefore be required to examine the feasibility of providing a diversion of the Eastern Distributor Road and in addition:-

- Demonstrate how the development traffic can be satisfactorily assimilated into the highway network with particular emphasis being given to the Redhill roundabout, the A513/B5011 priority junction including the A513 and A34 links.
- Identify the measures to encourage a modal shift with particular emphasis being given to accessing the site by public transport and provision of facilities to assist movement by cycle and walking.
- Examine measures to assist traffic demand management with particular consideration being given to a possible traffic signal junction

incorporating a bus gate and provision of a bus lane on the A34 in the vicinity of the site.

3.24.9 The Beaconside diversion will allow the limitation of use of the existing road solely to provide access to existing development at Parkside and the proposed housing site. Traffic calming and other management and control measures will be needed to preclude through traffic (except buses and cycles). The proposed housing development will take access only from the existing Beaconside with good pedestrian and cycle links being provided to the Parkside neighbourhood with its shops, schools and other services. Similar safe links to the proposed Creswell employment site to the west of the A 34 should be provided.

3.24.10 A contribution to measures to promote alternative forms of transport to the private car as part of the Stafford Transport Strategy may also be required.

Developer Contributions and Planning Obligations

3.24.11 Where it is necessary and appropriate to do so the Borough Council will seek contributions from the developer(s) of this site in accordance with policy INT1 "Planning Obligations".

3.25

Proposal HP14 Residential Development of Land at Whitebridge Lane, Stone

The Borough Council allocates the site shown as HP14 on the Stone Area Inset Map for residential development of 300 dwellings.

Location

3.25.1 The site is located to the north of Stone and the Whitebridge Lane Industrial Estate.

Background and Site Description

3.25.2 The site is 13.5 hectares and is bounded by Whitebridge Lane to the south-east, the Stafford to Stoke-on-Trent railway line to the east, Mount Road to the north and The Trent and Mersey Canal to the west. The site is predominantly flat with a gradual slope up from the south-western to the north-eastern corner. The site is largely open with long grass as the main vegetation in evidence.

3.25.3 Development proposals will need to take account of the potential noise pollution problems from the mainline railway which runs adjacent to the site's eastern boundary. The Housing and Environmental Services Department of the Borough Council will need to be satisfied that any proposed housing layout will minimise likely noise impact of the railway. Measures to ensure this could include prohibiting the construction of dwellings within a certain distance of the railway line.

3.25.4 In addition to the railway line, an adequate landscaped buffer strip will be required on the site's southern boundary to reduce potential noise disturbance from the existing Whitebridge Lane Industrial Estate.

3.25.5 Unless effective measures are adopted through design, layout, landscaping and location of open space provision, noise disturbance could be a problem to residents from existing industrial uses and the railway. The interface of the industrial estate/employment area to adjoining housing will need careful design and landscaping.

3.25.6 The Trent and Mersey Canal is an important leisure/recreation/tourist resource in the Borough and will provide an attractive setting for any future housing development. It is considered that the canalside would have potential for the incorporation of pedestrian walkways, cycleway or as a focus for informal recreation.

3.25.7 The site is located adjacent to the canal and to a Grade 1B site of Biological and Geological Interest (Meaford Locks). These nature

conservation interests should be taken into account in the site's development.

3.25.8 Public Open Space is considered to be an important element in any new housing development. The scale of open space to be provided is set out in policy HOU7. The precise type of open space should be guided by any assessments of existing provision and deficiencies in the locality. In evaluating open space needs it is assumed that the area should be self-sufficient in playing fields and play facilities. The location of the public open space should be fully considered as an integral part of any layout and should not be located purely on the basis of left-over pieces of land. The playing field at the southern end of the site would require replacement as a result of the development of the site.

3.25.9 As an alternative to on-site playing field provision the Borough Council may consider receipt of a commuted sum for suitable off-site provision as an option for meeting the policy requirement.

3.25.10 A development of this size may require additional school places. Developer contributions may be required towards either additional school places or the provision of a new school, depending upon the precise effect of the scale of development.

Water Supply and Drainage

3.25.11 The Environment Agency will need to approve the method of surface water disposal. It is likely that surface water will drain to the canal or through the land drainage system.

3.25.12 Foul water should drain to the public sewerage system to Newcastle Road. The existence of spare capacity in the sewerage system is unknown and will have to be assessed.

Highways and Access

3.25.13 Staffordshire County Council as Highway Authority and the Highways Agency have agreed that access can be provided to the site via a new

roundabout at the junction of the A34 with Newcastle Road.

3.25.14 The access road from the new roundabout into the site would be prominent as it will be carried on an embankment and a new bridge over the Trent and Mersey Canal, which is a conservation area. Given the sensitivity of the location, the design of the bridge and associated works would need to be handled with care.

3.25.15 The access link would facilitate the closure of the narrow humpback canal bridge on Whitebridge Lane which is unsatisfactory and release additional land within the Whitebridge Lane Industrial Estate. These are factors which could be considered in the overall development proposal.

3.25.16 Notwithstanding the above, the design of the access road and the layout of the residential development should ensure a reasonable degree of separation between the housing and the access link.

Developer Contributions and Planning Obligations

3.25.17 Where it is necessary and appropriate to do so the Borough Council will seek contributions from the developer(s) of this site in accordance with policy INT1 "Planning Obligations".

3.26

Proposal HP15 Residential Development of Land at Parkhouse, Stone

The Borough Council allocates the site shown as HP15 on the Stone Area Inset Map for residential development of 29 dwellings.

Background and Location

3.26.1 The proposal site was previously allocated in the Stone Area District Plan, but has remained unimplemented. It comprises 1.95ha and is bounded to the south-east by existing development on Parkhouse Drive, to the south-west by the

Lichfield Road (A51), to the north-west by existing housing off Parkway and to the north-east by the railway line.

3.26.2 The site consists of a large detached residence, Park House, and garden to the rear and a lawned area bordered by substantial perimeter screening and dense tree growth. The residence is situated at the top of a slope in the northern sector of the site. To the rear of the house are a number of outbuildings. The site slopes down towards the Lichfield Road and on its north-western boundary is the current access drive. There is also a belt of attractive Lombardy Poplar trees to the front of the site and a mature well managed hedgerow bordering the Lichfield Road.

3.26.3 The main characteristic of the site is the extent of tree cover, trees on the site are included within a Tree Preservation Order. Prior to any development taking place a full tree survey will be required to determine those trees which should be retained as part of any development proposal. The estimated capacity of the site takes into account the retention of the trees.

Water Supply and Drainage

3.26.4 Developers will need to be satisfied that adequate water supply and drainage facilities will be available to serve this site.

Highways and Access

3.26.5 Highway and access arrangements will need to be to the satisfaction of the highway authority.

Developer Contributions and Planning Obligations

3.26.6 Where it is necessary and appropriate to do so the Borough Council will seek contributions from the developer(s) of this site in accordance with policy INT1 "Planning Obligations".

3.27

*Proposal HP16
Residential Development of Land South of
Common Lane, Stone*

*The Borough Council allocates the site shown as
HP16 on the Stone Area Inset Map for residential
development of 80 dwellings.*

Location

3.27.1 The site comprises 3.15 hectares of land situated to the south of Common Lane. The site adjoins existing residential development on two sides to the east and south east. Open land comprising Walton Heath abuts the sites western boundary and a field facing the site's northern boundary with Common Lane. The site has an approximate capacity of 80 dwellings; assuming a development density of around 25 dwellings per hectare.

Description

3.27.2 The site has a slight north facing aspect, it adjoins existing residential development on two sides, Walton Heath and an open field on the other two. The site's boundaries are also strongly defined by hedgerows and scattered mature and semi-mature trees. Walton Heath Common is an important local recreational area for Walton.

3.27.3 Short distance views into the site from the surrounding area are limited due to the strong hedgerows and trees along much of the site boundaries. They comprise those from the existing residential areas to the south and east particularly along Crestwood Drive from the eastern parts of Walton Common and along Common Lane. Long views into the site from Eccleshall Road are also restricted by trees and hedgerows. Development proposals should ensure that existing boundary planting is maintained or enhanced, where points of access are provided into the site. Mitigation measures should be designed and implemented to reduce the impact of the development.

3.27.4 A wide range of community facilities are available in close proximity to the site, including shops, schools and places of employment. Footpaths and cycle links from the site to the existing footpath and highway network should be provided together with any other means appropriate to encouraging a reduction in the need to travel, particularly by the use of the private car. The developer should liaise with Staffordshire County Council in these matters.

3.27.5 Development proposals should ensure that existing boundary hedgerows and trees along the western, northern and south-eastern boundaries are retained and/or enhanced. It will be preferable in urban design terms to establish a frontage to Crestwood Drive in doing so the existing hedgerow along this boundary should be incorporated into the design and layout of the new dwellings fronting Crestwood Drive. Care should be taken wherever possible to avoid layouts which result in rear elevations and garden boundary fences which are visible from public spaces.

3.27.6 The Environment Agency have advised that a former landfill site (No. 52) lies approximately 25 metres to the south of the site. The site is believed to have been filled with road construction waste in the 1970's. The advice given in Waste Management Paper No. 27 is applicable for this site. A site investigation survey for the presence of landfill again should be undertaken to ensure that the site is not affected by migrating landfill gas.

Water Supply and Drainage

3.27.7 Severn Trent Water have advised that existing foul waste sewerage is available, but some off-site reinforcement may be required depending on the number of houses developed on the site and elsewhere in the Borough. Reinforcement of the existing outlet main from Swynnerton Reservoir which serves Stone may be necessary for the same reasons. The Environment Agency have suggested that the recipient drainage system may be inadequate to cater for additional flows generated by the sites development. Ground infiltration methods should be employed for the disposal of

clean rainwater. The site developer should liaise with Severn Trent Water Limited and the Environment Agency as appropriate with regard to these issues.

3.27.8 The Environment Agency have also advised that when former greenfield sites are developed, the increase in impermeable area can result in a reduction in soil moisture recharge leading to a reduction of ground water resources and an increase in pollutant loads carried in sewers or surface waters. Source control techniques (i.e. soakaways, swales and wetlands) should be emphasised in order to achieve more sustainable forms of development wherever possible.

Highways and Access

3.27.9 Staffordshire County Council (SCC) as Highway Authority has stated:

A Traffic Impact Assessment will be required to:-

- Identify the most appropriate means of accessing the site and the improvements required to Common Lane to accommodate the development.
- Demonstrate the development traffic can be satisfactorily assimilated into the highway network with particular emphasis being given to the Walton Roundabout and B5026 Eccleshall Road.
- Identify the measures to encourage a modal shift with particular emphasis being given to accessing the site by public transport and provision of facilities to assist movement by cycle and walking.

3.27.10 The capacity of Walton Island at the junction of the A34 with Eccleshall Road was a major issue at the Public Local Inquiry.

3.27.11 The Highways Agency has strongly expressed its concerns with the capacity of the Walton Island, particularly in the context of other proposed and potential residential and employment development elsewhere in Stone.

3.27.12 The Inspector however concluded that residential development at Eccleshall Road could be accommodated. SCC have accepted this, whereas the Highways Agency remain unconvinced, both however require further traffic impact assessment studies (TIAs) to be undertaken which should take into account the proposals at the Meaford, Stone Business Park and Whitebridge Lane sites. The developer should liaise with the Highways Agency as to its requirements in this respect. The SCC requirements are stated above.

Developer Contributions and Planning Obligations

3.27.13 Where it is necessary and appropriate to do so the Borough Council will seek contributions from the developer(s) of this site in accordance with policy INT1 "Planning Obligations".

3.28

Proposal HP17 Residential Development of Land North West of Trent Road, Stone

The Borough Council allocates the site shown as HP17 on the Stone Area Inset Map for residential development of 39 dwellings.

Location

3.28.1 The site is bounded to the north by Faireys Industrial Ceramics factory and to the south by Trent Road beyond which are open fields. The eastern boundary of the site adjoins existing residential property fronting Trent Road and Newcastle Road.

Description

3.28.2 The site extends to some 1.7 hectares (4 acres) of undulating grass land with a belt of trees on the northern part. The site is traversed by a small watercourse which divides it into two unequal parts, the smaller of which adjoins the A34.

3.28.3 A formerly licensed landfill site lies to the north east of the site and although some site investigation work has already been undertaken, the results of such work, together with any additional investigation required should be assessed before the development of this site for residential purposes is undertaken.

3.28.4 The site relates strongly to the Green Network. The northern boundary and the brook that runs through the site are bordered by a large number of mature trees. The site is separated from the roads to the east and south by strong hedgerows. There are also mature trees on the site to the east of the brook. Development of this site should take particular account of these features which should be retained and enhanced within the design of any development proposals.

Water Supply and Drainage

3.28.5 Public foul water sewerage is available in Trent Road, however, some off-site reinforcement may be required depending on the number of houses proposed. There is no public surface water sewerage available. Surface water may be drained to the local land drainage system. The developer should liaise with the Environment Agency in respect of this and with Severn Trent Water concerning mains water supply for the site.

Highways and Access

3.28.6 The Highways Agency has reserved the right to make representations with regard to the increase in traffic at the junction of Trent Road with the A34. It may be appropriate to consider closing this junction in liaison with the Highway Authority.

3.28.7 Pedestrian and cycle links between the site and the existing network are poor. The County Council as Highway Authority would wish to see the developer enter into an agreement to improve cycle and pedestrian links and if appropriate to improve the Trent Road/Newcastle Road junction.

Developer Contributions and Planning Obligations

3.28.8 Where it is necessary and appropriate to do so the Borough Council will seek contributions from the developer(s) of this site in accordance with policy INT1 "Planning Obligations".

Selected Settlements in Rural Areas

3.29 Adbaston

3.29.1 This is a small settlement (see Inset Map No. 1) with a population of about 156, in the west of the plan area approximately three and a half miles west of Woodseaves. The settlement is mainly composed of recent housing development with some older farm buildings, the Church and the Vicarage.

3.29.2 The settlement is surrounded by Grade 3 agricultural land except to the south where land is Grade 2.

3.29.3 Severn Trent Water have stated that this is an area of possible concern for water supply.

3.29.4 The Environment Agency have stated that a new sewage treatment plant is currently under construction which has a design capacity for 179 people. Any development resulting in an increase in population above this level may require improvements to the sewage treatment plant and STW should be consulted in this respect.

3.29.5 An RDB has been defined around the settlement for the purpose of policies HOU2 and HOU3.

3.30 Aston by Stone

3.30.1 This is a small settlement (see Inset Map No. 2) with a population of about 107, located south of Stone, just to the east of the A34. Recent development has consolidated the south eastern

part of the settlement.

3.30.2 The settlement is bisected in terms of agricultural land quality with the north east half in Grade 3 and the south west half Grade 2.

3.30.3 Severn Trent have stated that there are water mains within this settlement but without details of proposals it is not possible to provide detailed comment. The settlement would drain to Brancote Sewage Works and as such should present the company with no problems in principle. Severn Trent may however require development to be delayed pending completion of capital schemes. Further details of any development proposed would be required before this could be assessed.

3.30.4 The Environment Agency require that any development must be connected to the public foul sewerage system.

3.30.5 An RDB has been defined around the settlement for the purposes of policies HOU3 and HOU4

3.31 Barlaston

3.31.1 This is a large settlement (see Inset Map No. 4) with a population of about 1,357, in the north of the Plan area located about three miles north of Stone. The settlement is defined as an inset within the North Staffordshire Green Belt.

3.31.2 The Stoke to London railway line and the Trent and Mersey Canal, the latter a Conservation Area, divide the old settlement to the east from inter and post-war residential development to the west. The floodplain of the River Trent lies to the west of this part of the settlement. The settlement is surrounded by agricultural land Grade 3.

3.31.3 There are two focal points within the settlement each located at crossroads bounded by open areas, these are The Green and the land immediately fronting Orchard Place. A protected open space has been designated on land at the

Green. The settlement contains a number of listed buildings including Highfield House, Highfield Cottage, Catnip Cottage and Ivy Cottage, all immediately south of The Green and St. John the Baptist Church and Barlaston Hall.

3.31.4 To the north of the settlement lies the Wedgwood estate which extends northwards and westwards from Barlaston Hall to the Borough Council administrative boundary and provides an attractive historic parkland setting for the Wedgwood factory. This area of land lies within the North Staffordshire Green Belt. The southern part of the Wedgwood estate has been included within the RDB but forms an important part of the undeveloped/low density break between the two parts of the settlement.

3.31.5 A number of Grade 1 Sites of Biological/Geological Interest have been identified to the northwest for the settlement. These are Creswell Wood, open water to the south of Creswell Wood and marsh land to the north of the village near Old Road Bridge.

3.31.6 Severn Trent have stated that there is a flooding problem in part of the settlement. The Environment Agency have stated that all development must be connected to the public foul sewerage system and developers must ensure that adequate capacity is available.

3.31.7 An RDB has been defined around the settlement for the purposes of policies HOU3 and HOU4. The RDB offers scope for minor infill development and outward expansion, in view of the settlement's Green Belt setting.

3.32 Barlaston Park

3.32.1 Barlaston Park is a residential estate to the north of Barlaston (see Inset Map No. 3) with a population of some 766. It is surrounded by land of agricultural grade 3. The settlement is washed over by the North Staffs Green Belt and will be subject to Policy E&D14.

3.32.2 An RDB has been defined around the settlement for the purposes of policies E&D14, HOU2 and HOU3 and offers limited scope for infill development. Two areas of Protected Open Space have been designated on land off Flaxman Close.

3.33 Blythe Bridge

3.33.1 A large suburban area (see Inset Map No. 5) with a population of about 1,605, located on the south eastern periphery of the Potteries conurbation. Located in the far north east of the Plan area, the settlement falls within three administrative boundaries.

3.33.2 Within the Borough, the settlement is bounded by Uttoxeter Road to the north, the flood plain of the River Blithe to the northeast, and the A50 by-pass to the south. The topography of the area is flat and the southern edge of the settlement is bounded by the North Staffordshire Green Belt.

3.33.3 To the south east of the settlement washed over by the North Staffordshire Green Belt are a number of industrial/commercial uses including G.E.C. Creda Simplex.

3.33.4 The settlement is surrounded by agricultural land of grade 3.

3.33.5 The Environment Agency have stated that the settlement is served by a public foul sewerage system. They have no objections in principle to development proposed in this settlement provided STW are satisfied that sufficient capacity is available within the system.

3.33.6 A Protected Open Space has been designated on the school playing fields to the east of Ridgway Drive.

3.33.7 An RDB has been defined around the settlement for the purposes of policies HOU2 and HOU3 and determined in view of its relationship to the Potteries and Green Belt.

Proposals

Proposal HP18 Residential Development of Land West of Adamthwaite Drive, Blythe Bridge

The Borough Council allocates the site shown as HP18 on the Blythe Bridge Inset Map for residential development of 15 dwellings.

3.33.8 The Highway Authority state that they have no objections in principle to the development of the site, provided that access to the site is gained from Adamthwaite Drive. There are only significant mature trees are on the perimeter of this site. These will need to be protected during development in accordance with British Standard 5837:1991 "Trees in Relation to Construction". The pond within the south western part of the site should be retained as part of the landscaped setting of the residential development.

Developer Contributions and Planning Obligations

3.33.9 Where it is necessary and appropriate to do so the Borough Council will seek contributions from the developer(s) of this site in accordance with policy INT1 "Planning Obligations".

3.34 Bradley

3.34.1 An attractive settlement (see Inset Map No. 6) with a population of about 231, located in the south west of the Plan area. The older part of the settlement is grouped around All Saints and St. Mary's church, and is located on a slope providing extensive views west to Church Eaton.

3.34.2 Bradley Conservation Area designated in 1969, includes most of the settlement except for the more recent development to the east of the church.

3.34.3 The settlement is surrounded by agricultural land of grade 3.

3.34.4 Severn Trent Water have stated that there are water mains within this settlement.

3.34.5 The Environment Agency have stated any new development must discharge to the public foul sewerage system. Improvements to the sewage treatment works may be required. Severn Trent may also require development to be delayed pending completion of any Capital Schemes. Further details of any development proposed would be required before this could be assessed.

3.34.6 An RDB has been defined around the settlement for the purposes of policies HOU2 and HOU3. Infill opportunities are limited but account has been taken of the relatively high number of commitments, and the form and quality of the settlement.

3.35 Brocton

3.35.1 A large settlement (see Inset Map No. 7) with a population of about 566, located in the south east of the Plan area and within the Cannock Chase Area of Outstanding Natural Beauty. The southern and eastern edges abut the South Staffordshire Green Belt.

3.35.2 Brocton has a historic core that includes a number of listed buildings which are mainly located in the south western part of the main settlement. The settlement has undergone considerable post-war development which has spread across the western ridges of the Chase to the boundary of the South Staffordshire Green Belt. Development in parts of the settlement has often taken access from a network of unadopted tracks giving them an informal appearance.

3.35.3 Brocton Hall to the west of the settlement is a listed building and is used as the club house for Brocton Golf Course.

3.35.4 Land to the north west of the settlement is of agricultural grade 3 and to the south west, grade 4.

3.35.5 The Environment Agency have no objections in principle to development proposed in this settlement. The Authority should be consulted with respect to the proposed method of disposal of surface water from any development area.

3.35.6 An RDB has been defined around the settlement for the purposes of policies HOU2 and HOU3 and only offers scope for minor infill development. This takes account of the settlement's location and relationship to planning designations such as the Green Belt, the Cannock Chase AONB and SSSI.

3.35.7 The RDB includes two additions to the Green Belt. Land to the south of Chase Road is included because of the sites prominence, and land to the north of Chase Road consists of large houses in large ground, the latter carrying forward a proposal from the previous local plan in the area.

3.36 Brocton A34

3.36.1 A small settlement (see Inset Map No. 8) with a population of about 273, which straddles the A34 and abuts the South Staffordshire Green Belt and Cannock Chase AONB. The majority of the settlement is inter and post-war residential development. There are a number of commercial enterprises along the A34.

3.36.2 The settlement is surrounded by grade 4 agricultural land. The Environment Agency state that all development must discharge to the public foul sewerage system.

3.36.3 An RDB has been defined around the settlement for the purposes of policies HOU2 and HOU3 and only offers scope for minor infill development. The RDB takes account of the planning designations in the vicinity such as the Green Belt, the Cannock Chase AONB, and as such, further outward expansion of the settlement is not considered appropriate.

3.37 Church Eaton

3.37.1 A small settlement (see Inset Map No. 9) with a population of about 326, located in the south west of the Plan area. The older eastern half of the settlement comprising several half timbered and brick buildings grouped in front of the stone built church, forms the focus for the Church Eaton Conservation Area designated in 1973. More recent development has taken place in the western half of the settlement.

3.37.2 The settlement is surrounded by agricultural land of grade 3.

3.37.3 Severn Trent Water have stated that this is an area of possible concern for water supply.

3.37.4 The Environment Agency state that development must discharge to the public foul sewerage system.

3.37.5 An RDB has been defined around the settlement for the purposes of policies HOU2 and HOU3, and only allows scope for minor infill development.

3.38 Clayton

3.38.1 Clayton forms part of a southern suburb of Newcastle-under-Lyme (see Inset Map No. 10) with a population of about 517, and is located west of Clayton Road, and to the north of the A500 (T) M6-Stoke-on-Trent link road. That part of Clayton located within Stafford Borough lies on elevated ground with extensive views westwards to the Hanchurch Hills.

3.38.2 The settlement predominantly comprises inter-war and post-war residential development together with relatively modern additions between Northwood Lane and Clayton Road. Land to the south of the area, north of the A500 is of agricultural land grade 4.

3.38.3 The Environment Agency state that

development may discharge to the public foul sewerage system provided that adequate capacity is available in the system and the pumping station to prevent the premature discharge of sewage to any watercourse.

3.38.4 An RDB has been defined around the settlement for the purposes of policies HOU2 and HOU3. The RDB partly follows the administrative boundary of the Borough and defines the Green Belt to the south and east.

3.39 Cotes Heath

3.39.1 A small settlement (see Inset Map No. 11) with a population of about 159, located to the west of Stone, the northern edge of which abuts the North Staffordshire Green Belt. The settlement's older properties are located at the western extremity and include Cotes Hall, St. James' Church and the Vicarage. These form a visually interesting entrance from the A519. The settlement is surrounded by agricultural land of grade 3.

3.39.3 Severn Trent have stated that there is a flooding problem in the settlement. The Environment Agency state that only half of the settlement discharges to the public foul sewerage system. The remaining part is served by either septic tanks or private small treatment plants. Any development in the unsewered area must provide connections to the sewerage system to prevent pollution of the Meece Brook.

3.38.5 An RDB has been defined around the settlement for the purposes of policies HOU2 and HOU3 and offers limited scope for infill development. The northern part of the RDB defines the Green Belt boundary. A Protected Open Space has been designated on land at the western end of the settlement.

3.40 Creswell

3.40.1 A small settlement (see Inset Map No. 12) with a population of about 317, located to the

immediate north west of Stafford, adjacent to junction 15 of the M6 motorway. The settlement is situated within the valley of the River Sow and is a typical ribbon development of the inter-war period which has undergone some post-war development. The Mount, set in a parkland landscape, looks directly out over this valley.

3.40.2 The settlement is surrounded by land of agricultural grade 3, with grade 2 to the north west and grade 4 to the south west.

3.40.3 The Environment Agency state that this area is partly sewered. Any development in unsewered areas must connect to the public sewerage system and measures to protect the Doxey Marshes SSSI may be required. Land drainage is generally good, though the Sow Valley Washlands affect the south east of the area.

3.40.4 An RDB has been defined around the settlement for the purposes of policies HOU2 and HOU3 and offers limited scope for infill development. A proposal for a hotel, Proposal T2 lies adjacent to the settlement adjoining Junction 14 of the M6. Further details are given in Chapter 6.

3.41 Croxton

3.41.1 This settlement (see Inset Map No. 13) with a population of about 151, is located in the north west of the plan area, aligned generally along the B5026 Eccleshall to Loggerheads Road. The settlement generally slopes gently to the north except for the western end where the road winds steeply down Croxton Bank out of the settlement.

3.41.2 The settlement has two core areas, Croxton Bank to the north and Croxton to the south. The northern area consists mainly of local authority housing, together with the Church and former Parish Hall. The southern area consists mainly of older attractive buildings, with a small number of new properties. The settlement is surrounded by agricultural land grade 3 and lies within the Special Landscape Area.

3.41.3 The Environment Agency state that this settlement is unsewered and should not be considered for significant development. The settlement lies within the Source Protection Zone of the Environment Agency's Ground Water Protection Policy which includes the Croxton water supply boreholes and therefore septic tank discharges will be tightly controlled.

3.41.4 An RDB has been defined around the two parts of the settlement for the purposes of policies HOU2 and HOU3 and offers scope for infill development. An area of undeveloped land has been included at the southern edge of the settlement but is not of sufficient size to allocate. It is understood that the existing sewage treatment plants are incapable of accepting additional development and the settlements location within the area designated by the Environment Agency for ground water protection, would necessitate the pumping of foul sewage to the nearest Severn Trent Water Ltd. facility at Eccleshall.

3.41.5 A Protected Open Space area has been designated on land to the west of the B5026 road.

3.42 Derrington

3.42.1 A compact settlement (see Inset Map No. 14) with a population of about 660, situated some two miles to the west of Stafford town. The older parts of Derrington are now isolated from each other by new housing and include Derrington Hall and Blue Cross Farmhouse, which are both listed buildings. The settlement has undergone considerable post-war housing development.

3.42.2 The settlement is surrounded by land of agricultural land grade 3.

3.42.3 Severn Trent have stated that there is a flooding problem in the settlement and the Environment Agency state that all drainage must be to the public sewerage system. Improvements to the Derrington Sewage treatment plant may be required for some developments.

3.42.4 An RDB has been defined around the settlement for the purposes of policies HOU2 and HOU3 and offers scope for very limited infill development.

3.42.5 A Protected Open Space area has been designated on the playing fields in the north east corner of the settlement.

3.43 Eccleshall

3.43.1 A major free-standing settlement (see Inset Map No. 15) with a population of about 2,578 located in the north west of the Plan area. Eccleshall is located at a major cross-roads of the A519 from Newport to Newcastle, B5026 from Loggerheads to Stone and the A5013 from Stafford. Geophysically it is bounded to the north by the floodplain of the River Sow and to the south by a ridge of higher land.

3.43.2 The settlement is unobtrusive from all road approaches primarily because of the topography and tree cover. It is situated within the Special Landscape Area.

3.43.3 The High Street in the north west corner of the settlement is the site of the original medieval spine of the settlement and forms the core of the Eccleshall Conservation Area designated in 1969. There are a range of retail/commercial uses in the High Street that serve the surrounding area.

3.43.4 Eccleshall Castle, a scheduled ancient monument is situated to the north of the settlement. The Castle Mere has been identified as a Grade I Site of Biological Interest and is managed as a nature reserve by the Staffordshire Wildlife Trust. An area to the north of the settlement has also been identified as a Wetland Consultation Area by Staffordshire County Council.

3.43.5 The settlement has grade 2 agricultural land to the north east and north west, but is mainly surrounded by grade 3.

3.43.6 The Environment Agency state that all foul drainage should be to the public foul sewerage

system. However, upgrading of the Cherry Tree Lane pumping station may be required as problems have already been experienced with this station.

3.43.7 An RDB has been defined around the settlement for the purposes of policies HOU2 and HOU3.

3.44 Fulford

3.44.1 A large settlement (see Inset Map No. 16) with a population of about 660, located in the north-east of the Plan area located about five miles north east of Stone and set within the North Staffordshire Green Belt. The main part of the settlement is situated on the southern slopes of the River Blithe valley and is linked by a narrow lane to a small group of buildings including the Church and the Hall (both listed buildings), situated to the north. The green at the staggered cross-roads marks one of the focal points of the settlement. Sited to the south west of the cross-roads is Olde House Farm, a significant listed building.

3.44.2 The settlement gently rises to Townend and a group of nineteenth century cottages which form a further focal point at the south east end of the settlement. The northern half of the settlement and a large area to the north is included in the Fulford Conservation Area designated in 1978.

3.44.3 A substantial amount of post-war estate development has taken place in the settlement.

3.44.4 The settlement is surrounded by land of agricultural grade 4 with grade 3 to the east.

3.44.5 Severn Trent Water Limited have stated that there is a flooding problem in the settlement, and indicated that there is a sewerage scheme in the Capital Works Programme.

3.44.6 The Environment Agency have no objections in principle to development proposed in this settlement provided Severn Trent Water Ltd., are satisfied that sufficient capacity is available within the system.

3.44.7 An RDB has been defined around the settlement for the purposes of policies HOU2 and HOU3, and offers limited scope for infill development, in view of the settlement's Green Belt setting. The RDB also serves to define the Green Belt around this settlement.

3.44.8 A Protected Open Space has been designated on land in the centre of the settlement.

3.45 Gnosall

3.45.1 A large settlement (see Inset Map No's 17 and 18) with a population of about 3,934 located in the south-west of the plan area located astride the A518 Stafford to Newport road. It has developed as two distinct areas north and south of the former Stafford - Newport railway line and floodplain of the Doley Brook.

3.45.2 The older part of the settlement to the north of the railway line is the focus for Gnosall Conservation Area designated in 1971. The more recent development of Gnosall Heath lies to the south. The Church Eaton Brook running in a north west to south east direction forms the basis for grade 5 and grade 4 land. The remainder is grade 3 apart from an area of grade 2 land which abuts north west and south east Gnosall.

3.45.3 The Environment Agency have stated that all foul drainage should be to the public foul sewer. The current sewerage system is unsatisfactory as foul flooding and overflow problems have occurred. However, work is in progress by Severn Trent Water to remedy these problems and as such, further development may be restricted until this work is complete.

3.45.4 Severn Trent have stated that there is a flooding problem in the settlement, and that there is a sewerage scheme in the Capital Works Programme.

3.45.5 Separate RDBs have been defined around the northern and southern parts of the settlement, for the purposes of policies HOU2 and HOU3.

3.45.6 Protected Open Space designations have been applied to a number of areas of land. These include an area to the south of Newport Road, north of The Rank; an area to the east of Sellman Street and an area to the east Brookhouse Road.

3.46 Great Bridgeford

3.46.1 A medium sized settlement (see Inset Map No. 19) with a population of about 608, situated just over three miles to the north west of Stafford along the A5013. It is divided into two distinct parts by the River Sow and its floodplain, and the main railway. The settlement consists of inter-war ribbon development along the A5013, Whitgreave Lane and the B5405 Newport Road. Considerable post-war estate development has taken place particularly to the south of the A5013.

3.46.2 Bridgeford Hall, The Gables and the Bridgeford Bridge are among a number of listed buildings.

3.46.3 That part of the settlement to the north of the railway is surrounded by land of agricultural grade 2. The south western part is mainly grade 3 with grade 2 to the south.

3.46.4 The Environment Agency state that the sewage treatment plant has some excess capacity for foul drainage. Severn Trent have stated that there are water mains and sewerage facilities within this settlement and should be consulted in respect of any development proposals.

3.46.5 An RDB has been defined around the settlement for the purposes of policies HOU2 and HOU3, and offers very limited scope for infill development.

3.47 Great Haywood

3.47.1 A large settlement (see Inset Map No. 20) with a population of about 1,474 located to the south-east of the Plan area, set on rising land above

the River Trent. To the east the settlement is bounded by the A51 road, the western boundary is principally defined by the railway line and the southern by a ridge which effectively separates it from Little Haywood.

3.47.2 The settlement has a historic core principally focused on Main Road and Trent Lane, the latter providing access to the local beauty spot of Essex Bridge, a scheduled ancient monument. The core of the settlement and Trent Valley are included in the Great Haywood and Shugborough Conservation Area designated in 1969.

3.47.3 The Trent and Mersey Canal follows the Trent Valley close to the railway and there is an important junction and canal basin with the Staffordshire and Worcestershire Canal at Haywood Junction. Both canals are designated Conservation Areas and Great Haywood Canal Bridge number 109 is a scheduled ancient monument.

3.47.4 The Cannock Chase AONB lies to the south west immediately adjacent to the settlement, and the floodplains of the Rivers Sow and Trent to the west.

3.47.5 The settlement is mainly surrounded by land of agricultural grade 3 with grade 4 to the south.

3.47.6 The settlement is served by a gravity sewerage system and sewage is then pumped to the Hixon works.

3.47.7 The Environment Agency has said that there are no objections in principle to development proposed in this settlement provided that Severn Trent Water Limited are satisfied that sufficient capacity is available within the system.

3.47.8 Severn Trent have stated that there is a flooding problem in the settlement.

3.47.9 An RDB has been defined around the settlement for the purposes of policies HOU2 and HOU3.

3.48 Houghton

3.48.1 A settlement (see Inset Map No. 21) with a population of about 718, located in the south west of the Plan area on the Stafford to Newport A518 road. The topography of the area is flat.

3.48.2 The older part of the settlement lies either side of the main road and the most impressive building both visually and historically is the Old Hall to the west of the church. Other important buildings include the Church of St. Giles, Houghton Villa, Moathouse Farm and Heysham Cottage. A significant amount of recent housing development has taken place to the north of the settlement.

3.48.3 The settlement is surrounded by land of agricultural grade 3.

3.48.4 The Environment Agency state that all foul drainage should be to the foul drainage system. A licensed borehole exists at NGR SJ862207. In addition Severn Trent have stated that there is a flooding problem in the settlement, and that there is a sewerage scheme in the Capital Works Programme.

3.48.5 The developer of any housing or other sites should liaise with Severn Trent Water Ltd or the Environment Agency as appropriate with regard to water supply and drainage issues.

3.48.6 An RDB has been defined around the settlement for the purposes of policies HOU2 and HOU3. Protected open spaces have been designated on land to the east of Meadow Drive, a site to the south of Rectory Lane and a site to the west of Brazenhill Lane.

Proposals

Proposal HP19 Residential Development of Land to the West of Station Road, Haughton, Stafford

*The Borough Council allocates the site shown as
HP19 on the Haughton area Inset Map for
residential development of 16 dwellings*

3.48.7 The site area is approximately 0.64 ha of land. The only significant mature trees are on the perimeter of this Station Road site. These will need to be protected during development in accordance with British Standard 5837 : 1991 "Trees in Relation to Construction".

3.48.8 The developer of the site should liaise with Staffordshire County Council as Highway Authority in respect of achieving adequate visibility splays to Station Road and should note the restricted visibility of Station Road with the A518

Proposal HP20 Residential Development of Land between Jolt Lane and Park Lane, Haughton, Stafford

*The Borough Council allocates the site shown as
HP20 on the Haughton Area Inset Map for
residential development of 13 dwellings.*

3.48.9 The site area is approximately 0.54 ha of land. The Highway Authority would require the sole means of access to be achieved via Park Lane which will need to be improved to the satisfaction of the County Surveyor.

Developer contributions and Planning Obligations

3.48.10 Where it is necessary and appropriate to do so the Borough Council will seek contributions from the developer(s) of these sites in accordance with policy INT1 "Planning Obligations".

3.49 Hilderstone

3.49.1 An attractive linear settlement (see Inset Map No. 22) with a population of about 243, located in the north east of the Plan area some five miles east of Stone. The settlement is set in an attractive rolling countryside on a ridge rising southwards and is within the draft Special Landscape Area. The settlement's northern and western edges are bounded by the North Staffordshire Green Belt.

3.49.2 The settlement focal point is the junction of the roads to Cheadle and Stoke to the north of the built up core. Around this junction are loosely grouped four significant buildings, Christ Church, the former school, School House and Lower Farmhouse. The settlement has a number of listed and other significant buildings which form part of Hilderstone Conservation Area designated in 1977.

3.49.3 The settlement is surrounded by land of agricultural grade 3.

3.49.4 The Environment Agency state that developers should ensure that there is adequate capacity in the sewerage system and the pumping station, to prevent the premature discharge of any sewer overflows.

3.49.5 Severn Trent Water have stated that this is an area of possible concern for water supply, and that there is a sewerage scheme in the Capital Works Programme, and a flooding problem in the settlement.

3.49.6 An RDB has been defined around the settlement in two parts for the purposes of policies HOU2 and HOU3, which offers very limited scope for infill development, in view of the settlements relationship to the Green Belt. The southern RDB removes a number of residential and other properties from 'Highfields Farm' to 'Windhover' from the Green Belt on the western side of the B5066.

3.49.7 The northern and eastern parts of the RDB also serve to define the boundary of the Green Belt.

3.50 Hixon

3.50.1 A large settlement (see Inset Map No. 23) with a population of about 1,071 located in the east of the plan area situated on the eastern edge of the Trent Valley on a west facing slope. The settlement spills onto the floor of the valley where a war time airfield has formed the nucleus for warehousing and industrial development. The settlement is about half a mile from the A51 road and has undergone considerable post war development.

3.50.2 Listed buildings include the Church of St. Peter and Mount Pleasant.

3.50.3 The Environment Agency have no objections in principle to development proposed in this settlement provided that Severn Trent Water are satisfied that sufficient capacity is available within the system. Severn Trent have stated that there is a flooding problem in the settlement.

3.50.4 The settlement is surrounded by land of agricultural grade 3.

3.50.5 A Protected Open Space area has been designated on land to the south of Legge Lane.

3.50.6 An RDB has been defined around the settlement for the purposes of policies HOU2 and HOU3.

Proposals

Proposal HP21 Residential Development of Land to the West of Church Road, Hixon, Stafford

The Borough Council allocates the site shown as HP21 on the Hixon Area Inset Map for residential development of 35 dwellings.

3.50.7 The site area is approximately 1.45 ha of

land. The Environment Agency have stated that surface water should discharge to soakaways with on site balancing of any proposed roads or car parking areas.

3.50.8 Development Contributions and Planning Obligations

Where it is necessary and appropriate to do so the Borough Council will seek contributions from the developer(s) of this site in accordance with policy INT1 "Planning Obligations".

3.50.9

Proposal HP22 Residential Development of Land to the West of Church Lane, Hixon, Stafford

The Borough Council allocates the site shown as HP22 on the Hixon Area Inset Map for residential development of 40 dwellings.

Location

3.50.10 This site comprises 1.92 hectares of land situated to the south of Ivy Court part of a recent residential development and west of Hammonds Croft and St. Peters Church, Hixon. The sites western boundary adjoins open countryside. On the sites southern boundary are St. Peter's Church car park and cemetery, a Staffordshire County Council education department facility and a Primary School and beyond these areas further to the south is an industrial estate.

Description

3.50.11 This is an approximately square site with well defined boundaries to the east, south and west. These boundaries comprise mature, though in part, "gappy" hedgerows and trees. There are no on-site trees. The landform slopes gently upwards from the southwest to the east and north. The gradient in the eastern third rises more noticeably towards St. Peter's Church which is an elevated site. The northern boundary adjoins the amenity public open

space which includes a formal equipped children's play area facing the new dwellings in Ivy Court.

3.50.12 The site while reasonably well contained and screened will require some additional planting along boundaries, particularly along the "gappy" western boundary hedgerow in order to reduce the impact of development on the views from the railway and New Road. Particular care must also be taken to protect the view of St. Peter's Church from the west. The church spire rising out of the trees is a landmark which should be retained.

3.50.13 Consideration should be given to providing a footpath link through the site, linking with both the existing recent residential development to the north as well as through the open area immediately to the east and where appropriate to any other facility within the settlement for which it would be reasonable to do so. This should include the upgrading and where appropriate enhancement of footpath number 1, so as to provide pedestrian links to bus stops on Church Lane and to the local primary school.

3.50.14 The existing public open space feature, including the equipped children's play area adjoining the site's northern boundary, should be the focus of the open space provision required by this site. Consideration should be given to expanding or enhancing the facilities with the open space required by this site. This would result in a "village green" type feature which would be centrally located with respect to the combined existing and proposed sites. The footpaths referred to above should also link with this area. Care should be taken to ensure that the rear elevations and garden boundaries of dwellings do not face on to public spaces including footpaths, public open spaces and highways.

Water Supply and Drainage

3.50.15 The site should drain foul water to the public foul water sewerage systems. Severn Trent Water Limited commenced the construction of new works in summer 1997. It will be necessary to liaise

with Severn Trent Water Limited to identify any implications for the development of this site.

3.50.16 There is no public surface water system for the site to connect to. The Environment Agency will require to be satisfied that drainage to the existing land drainage is acceptable and practical and the developer should liaise with them in this respect. As a matter of general principle the Environment Agency consider that when former green sites are developed, the increase in impermeable area can result in a reduction in soil moisture recharge leading to a reduction of ground water resources and an increase in pollutant loads carried in sewers or surface waters. The Environment Agency would wish to see a greater use of source control techniques (i.e. soakaways, swales and wetlands) in order to achieve a more sustainable forms of development.

Highways and Access

3.50.17 The developer should liaise with the Highway Authority, Staffordshire County Council, with respect to vehicular access to the site.

Developer Contributions and Planning Obligations

3.50.18 Where it is necessary and appropriate to do so the Borough Council will seek contributions from the developer(s) of this site in accordance with policy INT1 "Planning Obligations".

3.51 Hopton

3.51.1 An attractive settlement (see Inset Map No. 24) with a population of about 208, located immediately north-east of Stafford set on a south facing sandstone scarp. The main part of the settlement includes a scattering of historic buildings which have been interspersed with post-war residential development. To the north are a number of residential caravan sites which are centred on Within Lane.

3.51.2 The settlement has land of agricultural grade 4 to the west and grade 3 to the east.

3.51.3 The Environment Agency state that the area is unsewered and is therefore unsuitable for any significant development.

3.51.4 An RDB has been defined around the settlement for the purposes of policies HOU2 and HOU3, and offers very limited scope for infill development.

3.51.5 A Protected Open Space area has been designated on land to the south of Hopton Hall Lane.

3.52 Hyde Lea

3.52.1 A settlement (see Inset Map No. 25) with a population of about 273, located two miles south west of Stafford, separated from Stafford by the M6 motorway and a belt of open countryside. The settlement is set on top of a hill which has extensive views over Stafford and the surrounding countryside. While the settlement has a scattering of older buildings, it is mainly comprised of post-war detached housing.

3.52.2 The settlement is surrounded by land of agricultural grade 3.

3.52.3 The Environment Agency have stated that foul drainage should discharge to the public sewerage system.

3.52.4 Severn Trent Water have stated that this is an area of possible concern for water supply.

3.52.5 An RDB has been defined around the settlement for the purposes of policies HOU2 and HOU3, and offers very limited scope for infill development.

3.53 Little Haywood and Colwich

3.53.1 Little Haywood and Colwich in the south east of the Plan area (see Inset Map No. 26) are separate settlements with a combined population of about 2,390 linked by the former A51 road. They are situated on the edge of the Trent Valley on gently rising ground, having views over the valley and towards Cannock Chase.

3.53.2 A railway line runs along the valley dividing the two settlements and the eastern limits of the settlements are formed by the A51 bypass road. The Trent and Mersey Canal, a Conservation Area, designated in 1988 also follows the line of the valley but to the south of the settlements.

3.53.3 While both settlements have undergone significant post-war expansion, they are also of considerable historic interest and their centres fall within the Colwich and Little Haywood Conservation Area designated in 1974. Little Haywood has a number of listed buildings including the Lamb and Flag public house and St. Mary's Abbey, Colwich also has a number of listed buildings including the Church of St. Michael and All Angels.

3.53.4 The Cannock Chase Area of Outstanding Natural Beauty lies at the south of the settlements. There is a Grade I Site of Biological/Geological Interest at Colwich Brickworks. The settlements are surrounded by land of agricultural grade 3.

3.53.5 The Environment Agency have no objections in principle to development proposed in this settlement provided that Severn Trent Water are satisfied that sufficient capacity is available within the system.

3.53.6 Severn Trent Water have stated that Colwich is an area of possible concern for water supply and that there is a flooding problem in the settlement. Severn Trent have also indicated that there is a sewerage scheme in the Capital Works Programme.

3.53.7 An RDB has been defined around the settlement for the purposes of policies HOU2 and

HOU3, and offer very limited scope for infill development

3.53.8 Protected Open Space areas have been designated on land in the vicinity of St. Mary's Abbey and on land adjacent to the A51.

3.54 Meir Heath and Rough Close

3.54.1 Meir Heath and Rough Close together form a large settlement (see Inset Map No. 27) with a population of about 2,688, located in the north east of the Plan area. The settlement was originally centred on staggered crossroads which together with a number of shops, a public house and an eighteenth century listed windmill forms the settlement focal point.

3.54.2 Development spreads along the radial roads and to the north merges into Meir. To the east, the settlement is separated from Blythe Bridge by a narrow strip of open land which is designated Green Belt, and to the west it merges into Rough Close. The settlement is bounded to the south by the North Staffordshire Green Belt.

3.54.3 Rough Close is a small settlement centred on a cross roads. Housing is located on the radial roads and is abutted on the north western side by Barlaston Common, an extensive area of common land which has been identified as an important lowland heathland site by English Nature and is also a Grade 1 Site of Biological/Geological Interest. The southern and western boundaries of the settlement are formed by the North Staffordshire Green Belt.

3.54.4 Most of the land to the south of the settlement is of agricultural grade 4 with some grade 3. Special Landscape Area designation affects the surrounding area.

3.54.5 The Environment Agency state that development must be connected to the public foul sewerage system. There will be a need to ensure that there is adequate capacity available within the system and the pumping station. Severn Trent Water

have stated that this is an area of possible concern for water supply, and that there is a flooding problem in the settlement.

3.54.6 An RDB has been defined around the settlement for the purposes of policies HOU2 and HOU3, and offers very limited scope for infill development, in view of the settlements relationship to the Green Belt. The southern and western parts of the RDB also serve to define the Green Belt.

3.55 Milford

3.55.1 Milford, a settlement (see Inset Map No. 28) with a population of about 223, lies on the southern side of the Stoke to London main railway and within the Cannock Chase Area of Outstanding Natural Beauty. Milford Common which is an open and attractive area of land lies to the south east of the settlement.

3.55.2 The settlement is spread along the main A513 Stafford to Rugeley Road and at the eastern end there are a number of commercial properties that are related to the recreational activities of Cannock Chase.

3.55.3 Listed buildings include Milford Hall, the Holdiford Bridge and aqueduct carrying the Staffordshire and Worcestershire Canal over the River Sow.

3.55.4 The settlement is surrounded by land of agricultural grade 3.

3.55.5 The Environment Agency have stated that development should discharge to the public foul sewerage system. Septic tanks will not be acceptable in this location as the settlement is within the Source Protection Zone of the Environment Agency's Ground Water Protection Policy which includes the Milford water supply borehole.

3.55.6 Severn Trent Water have stated that this is an area of possible concern for water supply, and that there is a flooding problem in the settlement.

3.55.7 An RDB has been defined around the settlement for the purposes of policies HOU2 and HOU3.

3.56 Milwich

3.56.1 An attractive small settlement (see Inset Map No. 29) with a population of about 152, located in the north-east of the Plan area. The nucleated core is within the valley bottom of the Wheatlow Brook and buildings stretch southwards up the valley alongside Sandon Road. There is a significant amount of early post-war residential development together with more recent residential development in the core of the settlement.

3.56.2 The settlement contains a number of listed buildings including All Saint's Church and Milwich Hall. There are also a number of other older buildings, chiefly along the B5027 Stone to Uttoxeter Road, which although not listed contribute to the village setting.

3.56.3 The settlement is mainly surrounded by land of agricultural grade 3 with strips of grade 4 following the line watercourses to the north and south west.

3.56.4 The settlement lies within the Special Landscape Area.

3.56.5 The Environment Agency state that all development must drain to the public foul sewerage system.

3.56.6 An RDB has been defined around the settlement for the purposes of policies HOU2 and HOU3, and offer very limited scope for infill development.

3.57 Norbury

3.57.1 A small settlement (see Inset Map No. 30) with a population of about 154, located in the west of the Plan area approximately half a mile south of

the main A519 Eccleshall to Newport Road. The core areas, comprising brick buildings and a stone built church, has been added to by post-war housing development.

3.57.2 The settlement is mainly surrounded by land of agricultural grade 3 with some grade 2 to the south west.

3.57.3 The Environment Agency state that a new sewage treatment plant has been built with a design capacity of 168. Any development which would increase the population over this level may require improvements to the plant and Severn Trent Water should be consulted.

3.57.4 An RDB has been defined around the settlement for the purposes of policies HOU2 and HOU3, and offers scope for infill development.

3.58 Oulton

3.58.1 A medium sized settlement (see Inset Map No. 31) with a population of about 456, located immediately to the north-east of Stone. The settlement is an inset within the North Staffordshire Green Belt and the Special Landscape Area.

3.58.2 The northern half of the settlement is bounded by land of agricultural grade 4 and the southern half, grade 3.

3.58.3 The Environment Agency have stated that development should not be considered until improvements to the sewage treatment works have been undertaken.

3.58.4 Severn Trent have stated that there are water mains within this settlement but without details of proposals, it is not possible to provide detailed comment. The settlement would drain to Brancote Sewage Works and as such should present the company with no problems in principle. Severn Trent may however require development to be delayed pending completion of Capital Schemes. Further details of any development proposed would

be required before this could be assessed.

3.58.5 The settlement is washed over by Green Belt notation and the RDB defined around the settlement specifies the area within which policy E&D14 will apply. The RDB is drawn tightly around the settlement and therefore offers limited scope for infill development, which is consistent with the settlement's Green Belt setting.

3.59 Ranton

3.59.1 A small linear settlement (see Inset Map No. 32) with a population of about 246, located in the west of the Plan area. Important features of the core area are the All Saints' Church and the Vicarage both surrounded by mature trees. A modern estate development is located to the south of the core area and a small Council house development to the north.

3.59.2 The settlement is bounded by grade 2 agricultural land to the north and grade 3 elsewhere.

3.59.3 The Environment Agency state that this settlement is only partly sewered. Any significant development would require off site improvements to the existing sewerage system.

3.59.4 An RDB has been defined around the settlement for the purposes of policies HOU2 and HOU3, and offers limited scope for infill development.

3.60 Salt

3.60.1 Salt is a linear settlement (see Inset Map No. 33) with a population of about 179, situated on the edge of the Trent Valley at the foot of a significant north-facing slope. The settlement contains a scattering of historic buildings but mainly consists of post-war housing.

3.60.2 The Environment Agency have stated that all

development must be to the public foul sewerage system provided that adequate capacity is available in the sewers and the pumping station.

3.60.3 Severn Trent have indicated that there is a sewerage scheme in the Capital Works Programme.

3.60.4 The settlement is mainly bounded by grade 4 agricultural land with grade 3 to the north west and south east.

3.60.5 An RDB has been defined around the settlement for the purposes of policies HOU2 and HOU3, and offers very limited scope for infill development.

3.61 Seighford

3.61.1 A small settlement (see Inset Map No. 34) with a population of about 206, located in the west of the Plan area located approximately one and a half miles south of Great Bridgeford. It is situated on a gentle slope overlooking Millian Brook. The original part of the settlement which is comprised of several farms, cottages and a school is grouped around the brick and stone built Church. More recent post-war development has taken place to the west and east of the village core.

3.61.2 The settlement is mainly bounded by grade 3 agricultural land with an area of grade 4 to the north-east.

3.61.3 The Environment Agency state that the settlement is sewered. All development should drain to the public sewerage system.

3.61.4 An RDB has been defined around the settlement for the purposes of policies HOU2 and HOU3, and offer very limited scope for infill development.

3.62 Swynnerton

3.62.1 An attractive settlement (see Inset Map No. 36) with a population of about 507, located within the North Staffordshire Green Belt and Special Landscape Area, north-west of Stone.

3.62.2 The settlement has two distinct areas, the older core is mostly included in the Swynnerton Conservation Area designated in 1970. The more recent housing estate forms the western half of the settlement. The main street is attractive with each building contributing to, on the whole, a very significant street scene. There are a number of listed buildings including Swynnerton Hall and the Rectory and Church of St. Mary. To the north of the settlement and occupying a prominent position is one of a number of water towers in the area.

3.62.3 This settlement is surrounded by grade 3 agricultural land.

3.62.4 The Environment Agency state that the settlement is served by public sewers. Drainage from any new development should discharge to the public sewerage system.

3.62.5 An RDB has been defined around the settlement for the purposes of policies HOU2 and HOU3 and offers very limited scope for infill development which is consistent with its Green Belt setting. The RDB also serves to define the Green Belt around this settlement.

3.63 Tittensor

3.63.1 A settlement (see Inset Map No. 37) with a population of about 635, located astride the A34 about five miles south of Stoke-on-Trent and to the east of the floodplain of the River Trent.

3.63.2 The main focal point of the settlement is Monument Lane. To the north of the settlement the land rises steeply up Monument Hill which is surmounted by the Sutherland Monument a Listed structure. To the south of the settlement running

east-west is an attractive wooded gorge.

3.63.3 The settlement is bounded by grade 3 agricultural land.

3.63.4 The whole of the settlement lies within a Special Landscape Area.

3.63.5 The Environment Agency state that development must be to the public foul sewerage system.

3.63.6 An RDB has been defined around the settlement for the purposes of policies HOU2 and HOU3, and offers limited scope for infill development. The RDB also defines the Green Belt around this settlement.

3.64 Trentham/Dairyfields

3.64.1 Primarily an inter-war housing estate (see Inset Map No. 38) with a population of about 408, abutting the Borough Council boundary in the north of the Plan area. The settlement is currently washed over by Green Belt.

3.64.2 The area to the south of the settlement forms part of Trentham Park and to the north-west is abutted by Hargreaves Wood, a BGI.

3.64.3 The Environment Agency state that any development must be to the public foul sewerage system provided that adequate capacity is available in the system and the pumping station to prevent the premature discharge of sewage to any watercourse.

3.64.4 The settlement is washed over by Green Belt notation and the RDB which has been defined around the settlement for the purposes of policies HOU2 and HOU3 also specifies the area within which Policy E&D14 will apply.

3.65 Weston

3.65.1 Weston is an historic settlement (see Inset Map No. 39), with a population of about 587, located in the south-east of the Plan area within the Trent Valley at the junction of the A51 and A518 roads. The settlement is located between the Stoke to London railway and the Trent and Mersey Canal.

3.65.2 The canal area was designated a Conservation Area in 1988. This designation encourages good quality and sympathetic design and layout of any development in the adjacent area. To the south-west of the settlement lies the floodplain of the River Trent.

3.65.3 Weston has a large village green which is an important focal point. There are two listed buildings, the Church of St. Andrew and the Manor House. In addition the settlement has the attractive Weston Pool and the substantial stone built house of Abbeylands.

3.65.4 The settlement is bounded by grade 4 agricultural land to the south west and grade 3 elsewhere.

3.65.5 The Environment Agency have no objections in principle to development proposed in this settlement. The Environment Agency should be consulted with respect to the proposed method of disposal of surface water from any development area.

3.65.6 Severn Trent have stated that there are water mains within this settlement but without details of proposals it is not possible to provide detailed comment. Weston Sewage Works are programmed for closure. The settlement would drain to Brancote Sewage Works and as such should present the company with no problems in principle. Severn Trent may however require development to be delayed pending completion of Capital Schemes. Further details of any development proposed would be required before this could be assessed.

3.65.7 An RDB has been defined around the

settlement for the purposes of policies HOU2 and HOU3, and offers scope for infill development. A Protected Open Space area has been designated on three separate parts of The Green.

3.66 Woodseaves

3.66.1 A medium sized settlement (see Inset Map No. 40) with a population of about 565, located in the west of the Plan area lying astride the A519 Eccleshall to Newport Road. The older part of the settlement is essentially linear following the main road, with more recent private and public development spreading east and west at the northern edge of the settlement.

3.66.2 The northern part of the settlement occupies an elevated flat position with extensive views eastwards. From the crossroads the land falls away southwards and westwards to the Shropshire Union Canal, a Conservation Area designated in 1984.

3.66.3 The settlement is bounded by grade 3 agricultural land with an area of grade 2 to the north.

3.66.4 The Environment Agency state that the settlement has a new sewage treatment plant which has a population design capacity of 682. Any development which would increase the population above this level may require improvements to the plant and Severn Trent Water should be consulted.

3.66.5 Severn Trent Water have stated that this is an area of possible concern for water supply.

3.66.6 An RDB has been defined around the settlement for the purposes of policies HOU2 and HOU3 and offers limited scope for infill development.

3.67 Yarnfield

3.67.1 A large settlement (see Inset Map No. 41) with a population of about 904, located to the

north of the Plan area approximately three miles west of Stone bounded by the North Staffordshire Green Belt. Topographically the settlement occupies a flat, low lying position.

3.67.2 The older parts of the settlement are centred on The Green, Gorsty Hill Farm and Yew Tree Farm. Yarnfield House is an important visual feature.

3.67.3 The British Telecom Training College complex occupies a large area to the north of the settlement within the Green Belt.

3.67.4 Considerable recent development has taken place both north and south of The Green which is an important open area. The settlement is located within the draft Special Landscape Area. A wetlands Consultation Area lies to the east of the settlement.

3.67.5 The settlement is bounded by grade 2 agricultural land to the north and east, grade 3 to the west and grade 3-4 to the south.

3.67.6 The Environment Agency have stated that the settlement is served by a public sewerage system but the pumping station at Duncan Hall is prone to failure and significant upgrading would be required to serve any future development. All drainage must be to the public sewerage system.

3.67.7 Severn Trent have indicated that there is a sewerage scheme in the Capital Works Programme, and that there is a flooding problem in the settlement.

3.67.8 An RDB has been defined around the settlement for the purposes of policies HOU2 and HOU3, and offers very limited scope for infill development, consistent with its Green Belt setting and level of existing commitments. The RDB defines the Green Belt around the settlement.

3.67.9 A Protected Open Space area has been designated on land at The Green.

Provision for Residential Development in other Rural locations

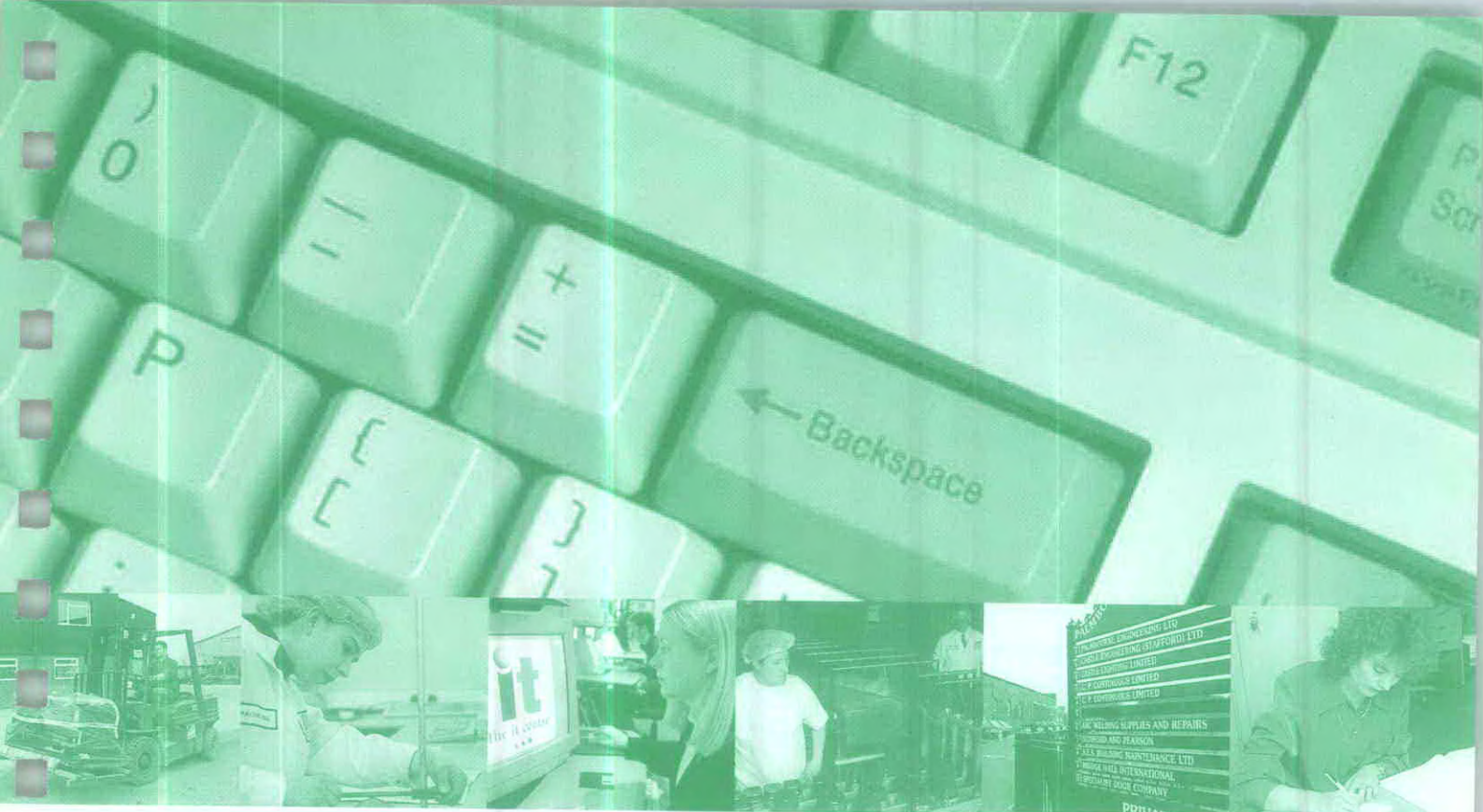
3.68 Stallington Hospital, Stallington

3.68.1 The area at Stallington Hospital defined within the site boundary shown on the Stallington Inset Map (No. 35) will be subject to Policy E&D13 "Redevelopment of Major Developed sites in the Green Belt".

3.68.2 The small settlement of Stallington together with associated farm buildings is located adjacent to the north-east corner of the hospital complex.

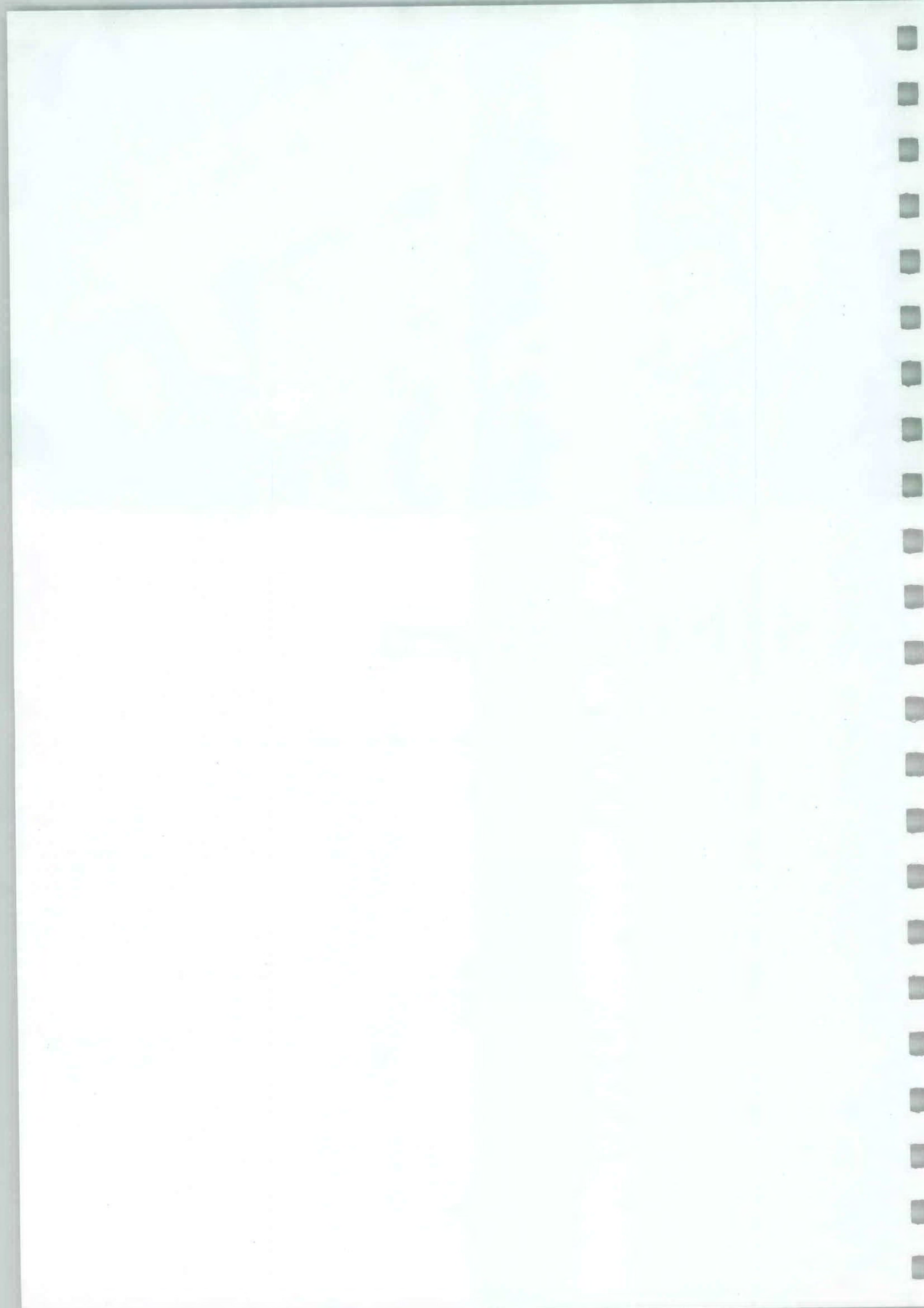
3.68.3 The hospital complex consists of an assortment of buildings set within landscaped grounds, and concentrated in a fairly discrete area. The land falls away from the north-east corner of the site to its south-west corner, but there are also a number of ground level changes throughout the site.

3.68.4 The original house is situated at the southern end of the site, set back and tree screened from the rest of the hospital ward blocks, and is used as an administrative centre for the hospital. The rest of the buildings are a mixture of materials and building styles.



4 | Employment

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4 | Employment

4.1 Aims and Objectives

4.1.1 The Borough Council recognises the need to create a favourable climate for investment in industry and commerce. The Borough Council's main aim is to promote economic growth and job creation within a framework of strategic objectives for economic development.

4.1.2 Within this wider context, the Local Plan's economic policies and proposals are based on a number of key objectives:-

- to create a range of employment development opportunities which are likely to attract investment and economic activity on land and in premises.
- to identify land for economic development which will:
 - meet the needs of indigenous firms (the maintenance and expansion of which are vital to future economic prosperity).
 - contribute to the attraction of new inward investment in business, thereby helping to diversify the economic base.
- to ensure that a balanced portfolio of sites for employment development is readily available. This 'portfolio' must be varied in size, type and location to meet differing needs.
- to provide for the needs of employers in rural areas and aid diversification of the rural economy.
- to create a climate of activity in the Borough which is attractive to current and potential employers.

4.2 Existing Employment Provision and Employment Development Proposals

The Protection of Existing Employment Provision

4.2.1 In Stafford, Stone and rural areas, existing employment uses can be found in a variety of locations including: Recognised Industrial Estates, large free-standing industrial uses and other pockets of industry, all of which provide valuable employment opportunities and services to the Borough. This economic activity is important to the local economy and the protection of existing, committed or proposed land for employment purposes is considered to be an important objective of this Plan. In order to protect land currently committed for employment purposes, a number of large free-standing employment uses and industrial estates have been excluded from the Residential Development Boundaries of the selected settlements. However, it is also recognised that in some instances an environmental benefit may accrue if a particular industrial or commercial use relocates or ceases to operate. In these situations an alternative use may be more appropriate.

4.2.2 Where existing employment uses are well located with respect to where people live, the continuation or expansion of the employment use can assist in reducing the need to travel and where such uses are served by public transport could also assist in reducing the use of the private car.

4.2.3 Policy EMP1 sets out the circumstances in which the loss of land and premises committed,

allocated or in existing Class B uses for employment purposes may be acceptable. One or more of the criteria listed must be satisfied.

Policy EMP1

Protection of Employment Land

Planning permission will normally be refused where it would result in the loss of land and premises committed, allocated or in existing Class B uses for employment purposes, unless it can be clearly demonstrated that:-

- (a) there is a readily available supply of appropriate employment land for Class B purposes;*
- (b) the retention of an employment use would result in the continuation or exacerbation of highway safety and traffic problems or of a nuisance in a primarily residential area;*
- (c) the retention of an employment use would result in unsightly buildings and structures remaining on the site;*
- (d) alternative proposals will not be in conflict with other existing or proposed land uses in the area; and/or*
- (e) alternative uses do not conflict with other policies and proposals in the Plan.*

Development Proposals within Industrial Estates

4.2.4 Throughout the Borough there are a number of areas where a variety of Class B employment uses are concentrated. In the rural areas these have been defined as Recognised Industrial Estates (RIE's). It is proposed that the existing Class B employment areas in Stafford and Stone, the RIE's in the rural areas, land allocated for employment purposes in the Plan and major re-use sites as identified in this Plan will provide the focus for new employment development.

4.2.5 Favourable consideration will be given to

proposals in these areas for employment uses (Class B uses of the Use Class Order) subject to the existing character of the industrial area and factors set out in Policies EMP2, EMP3 and EMP4. A number of industrial estates have capacity for further development which will provide opportunities for new investment as well as enabling existing firms to expand during the plan period.

4.2.6 In the rural areas, industrial estates have been identified on the proposal Inset Maps by a development boundary which will determine the growth of the estate during the plan period. A number of these industrial estates have reached such a size that further expansion will extend into open countryside and therefore it is considered important to define these areas not only for the reasons given above but also to restrict their physical expansion thereby protecting the surrounding open countryside. The recognised Industrial Estates are listed below:-

RIE 1 :	Hixon	Inset Map No. 45
RIE 2 :	Hixon Airfield	Inset Map No. 46
RIE 3 :	Ladfordfields	Inset Map No. 47
RIE4 :	Moorfields	Inset Map No. 48
RIE5 :	Pasturefields	Inset Map No. 49
RIE6 :	Raleigh Hall	Inset Map No. 50

Policy EMP2

Development within Recognised Industrial Estates

Within the Recognised Industrial Estates, as defined on the proposal Inset Maps, planning permission will normally be given to proposals for industrial, business and storage/distribution uses (Class B1, B2 & B8 of the Use Classes Order) and the extension of existing uses provided that:-

- (a) the proposed development does not have a detrimental effect upon nearby residents by virtue of nuisance caused by noise, fumes, and smell;*
- (b) the proposed development does not have a detrimental effect upon the character and setting of the area;*

(c) the amount and type of traffic that would be generated by the proposal can be accommodated on the road network;

(d) satisfactory access is provided to the premises.

Expansion of Existing Industrial Uses

4.2.7 Throughout the Borough existing industrial and commercial uses have the capacity for further growth which could assist in broadening the Borough's economic base and range of employment opportunities. There are instances where existing Class B employment uses may wish to expand and surrounding land is not allocated for employment purposes or is situated outside the boundary of a recognised industrial estate.

4.2.8 Whilst it is important to encourage appropriate employment opportunities in urban and rural areas, conflicts may arise between the desire to maintain a healthy local economy and low unemployment levels and the need to ensure that other policy objectives are achieved. The growth of employment in the Borough is welcomed where extensions can be accommodated without a detrimental impact on surrounding uses or open countryside or where proposals would not undermine other policy objectives such as Green Belt protection.

Policy EMP3

Expansion of Existing Industrial Uses

Planning permission will normally be given for employment uses to expand within their own curtilage, when:

(a) the scale of the extension proposed and the purpose for which it is to be used is ancillary to the main use of the existing premises;

(b) there will not be a detrimental impact on any nearby residential development;

(c) there will not be a detrimental impact on visual amenity, including the loss of existing screening;

(d) the amount and type of traffic that would be generated by the extension can be satisfactorily accommodated on the road network;

(e) the proposal does not fall within an area of policy constraint;

(f) the proposed development would not have a detrimental impact upon sites of nature conservation importance;

(g) the proposed development will not extend beyond the boundary of a Recognised Industrial Estate as defined on the Proposals Map;

(h) necessary operational requirements for vehicular movements and parking within the curtilage of the proposal site are retained.

Employment Uses Outside Recognised Industrial Estates

4.2.9 Outside the main industrial estates of Stafford and Stone and the Recognised industrial Estates (RIE's) in the rural areas there are a number of industrial uses in a variety of locations, which make a significant and important contribution to the overall level of employment provision in the Borough. A number of these uses are large, free-standing employment generators in single occupancy which occupy a significant area. In general, these areas have been excluded from the Residential Development Boundaries of the selected settlements in order to safeguard their future employment provision potential. However, Policy EMP1 also recognises that the cessation of some employment uses may result in a significant environmental benefit in an area.

"Sensitive" Industrial Activities

4.2.10 Certain industrial activities within Use Class B2 (previously defined as Use Classes B3-B7,

Special Industrial Activities, but following an amendment to the Use Classes Order 1987, now falling within Use Class B2, General Industrial) can, unless properly managed and controlled, cause nuisance to nearby occupiers due to the nature of the industrial processes undertaken. Such uses should therefore be located away from residential areas or sensitive uses such as schools. Proposals for new industry likely to have an adverse effect on the local environment will be treated on their merits and where appropriate, accommodated within existing industrial estates provided the Council and other regulatory organisations are satisfied that the proposed activities can be controlled in a satisfactory manner.

4.2.11 In considering applications for such uses, the Borough Council will wish to see that characteristics of the development which would potentially reduce amenity have been mitigated by suitable proposals. Such proposals should include landscape and landform schemes to screen and reduce noise emissions from such sites.

Policy EMP4

Potential "Nuisance" Industrial Activities

Proposals for new development or change of use for industrial purposes as defined by Use Class B2 and uses not defined in the Use Class Order can in certain cases have an adverse effect on the local environment. Such proposals will be considered on their individual merits with particular reference to:

(a) the impact in terms of nuisance, visual intrusion and possible pollution on adjoining uses and the surrounding area;

(b) the nature, scale and type of operation proposed;

(c) the impact on sensitive townscape areas such as along main road and rail frontages where unsightly activities are difficult to screen.

Office Development

Town Centres

4.2.12 Under the Town and Country Planning (Use Classes) Order 1987, offices can be sub-divided between A2 and B1 uses. The range of uses contained in A2 is broad and includes all professional services provided principally to visiting members of the public. An office use not satisfying this condition would fall within Class B1. In general Class B1 includes other offices and light industrial uses.

4.2.13 The Staffordshire County Structure Plan (1986-2001) seeks to guide major office developments towards existing larger town centres in the County. This policy recognises the commercial and business function which is provided by a town centre.

4.2.14 A substantial proportion of service employment in the Borough is currently provided in town centre offices with many organisations preferring a town centre location because of its accessibility and the presence of other facilities. Office employment generates supporting activities, such as financial and professional businesses, shopping and other facilities. In addition, a town centre location is often attractive to employees who can take advantage of the wide range of transport, shopping and other facilities offered.

4.2.15 Within the Borough it is considered important to encourage office investment within or adjacent to Stafford and Stone town centres. It is anticipated that this will support and enhance the future vitality and viability of these centres.

Policy EMP5

Office Development

Proposals for office development (Use Classes A2 and B1), whether for new development or change of use of an existing building, will normally be acceptable, within the defined town centre boundaries of Stafford and Stone except at

ground floor level where the ground floors of the premises are identified as Core Primary or Primary shopping frontages on the Proposals Map.

Office uses in other locations

4.2.16 Although town centres continue to both attract and be the focus for the majority of office investment, there are other locations which have proved successful nationally. Sites adjacent to town centres have provided suitable locations in the past in meeting demand for office space. One recent trend has been the growth of Office Parks or major office development on Business parks located on the edge of urban areas. These developments largely consist of B1 office uses. To date there have been no developments of major office parks on the edge of Stafford or Stone.

4.2.17 A further trend has been the growing number of small scale office developments (Class A2 or B1) within or near a residential area and the change of use of buildings from residential to offices. Whilst office uses are not wholly inappropriate in a residential area, careful consideration must be given to each proposal to prevent the residential character of an area changing over time and to protect the amenity of local residents. Outside of the town centres, as defined on the Proposals Map, the Borough Council wish to guide office uses to local centres or other mixed use areas.

4.2.18 This Plan makes provision for B1 office development by providing a range of possible locations away from the traditional town centre, to meet a variety of market demands ranging from a small scale development within a mixed used area to opportunities for a major office park. A number of the sites allocated for employment purposes in this plan include B1 as an acceptable use.

4.2.19 A B1 use (of the Use Class Order) is by definition one which can be carried out in any residential area subject to a number of amenity criteria. B1 uses can be detrimental to the amenity

and character of a residential area in a number of ways. These could include:-

- (i) B1 development which is out of scale or character with the surrounding residential area in terms of bulk, massing, density, height, position, and materials;
- (ii) B1 development or a change of use from residential to office use can lead to increased traffic generation, noise disturbance and safety problems around both the site and surrounding residential streets;
- (iii) a general change in character through the loss of night-time activity;
- (iv) visual aspects, for example the loss of a garden area to provide necessary off-street parking;
- (v) creation of overlooking through changes in the function of rooms in a property;
- (vi) particular loss of residential character where concentration of business and other commercial use may start to occur within a primarily residential area; and
- (vii) where appropriate, specific issues of effect on the character of Conservation Areas.

Policy EMP6

B1 Uses in Primarily Residential Areas

Within a primarily residential area, proposals for B1 uses will be permitted unless the introduction of the use either individually or cumulatively would have a detrimental effect on the character, environment or amenity of the area.

provision of public open space is not as important in employment areas, space needs to be made available for employee recreational activities and a high quality of environment is important. Substantial landscaping will be required, particularly on the site's northern boundary to the EDR.

4.5.8 Marston Brook eventually passes through the Astonfields balancing reservoirs, which in ecological and nature conservation terms are an important site for rare saltmarsh plants and also provide a feeding ground for uncommon wading birds. The Brook itself is also a feeding area for birds and is a significant 'green link' to nearby rural areas and forms part of the 'Green Network' in Stafford as defined on the proposals map. Care needs to be taken with the development of this site to ensure that surface water discharge to Marston Brook does not have a deleterious impact on the Astonfields Saltmarsh in the vicinity of the balancing ponds.

4.5.9 The Borough Council wish to ensure that landscaping and drainage design for this site protects and enhances Marston Brook and the Astonfields Saltmarsh.

4.5.10 In addition to the above considerations, the Staffordshire County Council Waste Disposal Committee own land immediately to the south of the site. This has been used for domestic waste disposal, drainage subsidence and methane emissions are problems usually associated with such activities and may well apply to this site.

Water Supply and Drainage

4.5.11 The Environment Agency state that there are numerous problems and the Authority would generally object to large scale development in the area. There are known flooding problems associated with Marston Brook downstream of the site. The Environment Agency will wish to approve any proposed site layout to ensure that adequate maintenance strips are left alongside the watercourse. There should be no detriment to existing water quality by the premature operation of storm overflows due to the development proposed.

4.5.12 Surface water will drain to the Tillington Drain - River Sow. Extensive surface water balancing and off-site watercourse improvements will be required which should be approved by the Environment Agency in consultation with the Borough Council.

4.5.13 The Environment Agency has recommended that one surface water balancing facility be provided to serve the whole development area and it should if possible be maintained by the Borough Council. The developer paying a committed lump sum to the Council to cover the cost for this work. Details of any balancing facility together with watercourse improvement works should be approved by the Environment Agency in consultation with the Borough Council.

4.5.14 All foul drainage from the development of this site should be directed to the public foul sewerage system. It should be confirmed that there is sufficient capacity not only in the existing sewerage system but also all pumping stations.

4.5.15 Severn Trent have stated that the development would drain to Brancote S.T.W. There will be no objection to accepting the domestic foul flows from dry industries. However, the Company will assess the implications of other industrial processes on its treatment facilities. Additional information will be required regarding the nature and volume of proposed trade effluent discharges at the sites.

Highways and Access

4.5.16 A major constraint at present is the Redhill Roundabout which presently has substandard design and safety features. It also affords only limited additional capacity. The proposed employment development will inevitably require improvements to Redhill Roundabout in order to provide additional traffic capacity and to incorporate the requisite design and safety features. It is likely that the actual level and mix of development will be dependant on the capacity of an improved Redhill Roundabout.

4.5.17 All vehicular access to the site is to be obtained from the Tollgate Industrial Estate. In addition, a Traffic Impact Assessment is required to assess whether the existing junction arrangements to the Eastern Distributor Road (EDR) have sufficient capacity to accommodate the proposed development.

4.5.18 Developer contributions will be sought for appropriate off-site highway improvements necessitated by the development. Development may require phasing in conjunction with infrastructure provision.

Development Contributions and Planning Obligations

4.5.19 Where it is necessary and appropriate to do so the Borough Council will seek contributions from the developer(s) of this site in accordance with Policy INT1 "Planning Obligations".

Proposal EP2 Employment Development of Land at Creswell, Stafford

The Borough Council allocates the site indicated on the Stafford Area Inset map as EP2 for employment uses within Class B of the Use Classes Order 1987.

Location

4.5.20 The site is located adjacent to Junction 14 of the M6 and is bounded to the west by the M6 motorway widening reserve line, to the south by the M6/A34 link road, to the east by the A34 and to the north by the line of the previously proposed replacement M6/A34 link road.

4.5.21 Background and Description

The Borough Council considers that this site should be the focus of employment development throughout and beyond the plan period. The site shown on the proposals map is the area to be developed within the plan period to 2001 and will

extend to approximately 35 hectares (86.5 acres).

4.5.22 The Borough Council considers this to be a strategically important and highly accessible site capable of attracting high profile/quality employment uses to the Borough in an attractive parkland setting. The Borough Council will particularly encourage its development predominantly for activities in Use Class B1 and B2. A small part of the site could also be developed for C1/A3 uses.

4.5.23 The site is internally subdivided by numerous hedgerows, there are a substantial number of mature and semi-mature trees, other visually significant wooded areas, a stream course and several ponds.

4.5.24 Topographically the site comprises a number of gentle undulations rising gradually from the south-western corner adjacent to junction 14 of the M6. The higher parts of the site are visible from the A34 and A34/M6 link road. Visual impact from the M6 is less marked. There are residential properties on the southern side of the A34/M6 link road and the rest of the site adjoins areas of agricultural land or the M6. The majority of the site is grade 3 agricultural land.

4.5.25 The Borough Council will require comprehensive development of the site and the preparation of a development brief covering all aspects of development. The development brief must be prepared prior to the commencement of any proposal and will form the basis for any legal agreement voluntarily entered into by developers of the site.

4.5.26 A high standard of built form will be required to reflect both the site's impact on the surrounding area and the prestige nature of this site. B2 uses will be required to locate away from road frontages in general and the A34/M6 link road in particular.

4.5.27 An ecological evaluation by consultants has confirmed that there are no significant nature conservation problems on the site, although the

in the area is low, therefore individual proposals to locate new industries in the area will be assessed as to their potential impact.

Water Issues

4.5.64 An agreement under the provision of Sections 55/56 of the Water Industry Act 1991 for the provision of water supply mains to the south of the proposed development may be required

Developer Contributions and Planning Obligations

4.5.65 Where it is necessary and appropriate to do so the Borough Council will seek contributions from the developer(s) of this site in accordance with Policy INT1 "Planning Obligations"

Former Meaford Power Station Site (Policy E&D13)

Site Description

4.5.66 The 207 hectare (512 acre) site of the former Meaford Power Station is in a sensitive location being situated within the North Staffordshire Green Belt and Special Landscape Area. The site is located between Stone and Barlaston, east of the A34 road and River Trent. The closure of the power station has now been completed.

4.5.67 The power station site is essentially linear in shape, being aligned north to south and comprising three distinct areas.

4.5.68 The first area is bounded to the west by the River Trent, to the east by Meaford Road, to the south by the Meaford Hall Conservation Area and to the north by agricultural land. It forms part of the valley bottom of the River Trent and is low lying, visually prominent from the A34 and designated as washlands required for the storage of water in times of flood. The northern part of this area is traversed by three overhead high voltage (132 kv) distribution lines.

4.5.69 The second area consists of the former main operational part of the site which lies between the Trent and Mersey Canal to the east and Meaford Road to the west. This core area is predominantly flat and has substantial perimeter tree screening. The area has the highest concentration of buildings and structures and exhibits the greatest potential for redevelopment. The northern part of the core area is crossed by a series of high and low voltage overhead distribution lines and underground cables. It includes two sub-stations run by Midlands Electricity Board on land leased from National Power. The southern part of this sector contains a significant area of woodland and attractive open space.

4.5.70 The third area to the east of the railway line, rises steeply to the north in a series of plateaux, and was partly used for the disposal of power station waste. This part of the site has a high visibility from the surrounding area and lies adjacent to the attractive Downs Bank, (National Trust land), to which the public have access. The land is partially reclaimed and let for agricultural purposes. The land is also a licensed waste disposal facility, solely for Meaford Power Station.

4.5.71 The redevelopment of the core area part of the power station site shown on Inset Map 42, some 43ha of land in extent, will be subject to Policy E&D13 which provides for both reclamation and re-development of the site.

4.5.72 The most recent use of the site was for employment purposes. It is regarded as important to retain the land in employment use in accordance with the Plans strategy and policies. It is considered that the site offers the opportunity for strategic employment development in an attractive setting.

4.5.73 The sensitive location of the site means that there is a preference for future employment uses to be limited to high quality employment development. Development proposals will need to be of high design standard and include high quality landscaping. The site could be ideal for one or two major users and the Borough Council is looking for high quality, comprehensive redevelopment.

It is considered that comprehensive redevelopment for employment purposes will bring about significant environmental and economic benefits to the area and would:-

- be in line with Central Government Guidance, particularly as regards bringing redundant previously developed land back into beneficial use.
- support major new investment into the North Staffordshire area, thereby broadening the sub-regional economy, particularly at a time when the area has been affected by colliery closure.
- replace lost employment opportunities.
- help promote economic growth in the Borough and contribute towards diversification of the local economy.
- aid reclamation of a significant derelict and partly contaminated site. The majority of the inset area is derelict in appearance, particularly when viewed from the A34 and other vantage points. The existence of a major derelict, partly contaminated site and tipping area detracts considerably from the quality of the Green Belt and Special Landscape Area in the vicinity of Meaford. Reclamation and redevelopment of the site will complement rather than detract from the environmental quality of the area by virtue of good design and sensitive landscaping.

4.5.74 On those areas of the power station site that will remain outside the core area and therefore not subject to Policy E&D13 there will be a need to reclaim, restore or develop the land for appropriate Green Belt uses. Tourist and recreational uses could form part of a mixed redevelopment scheme. The quality of the landscape surrounding the core area will be important both to the success of the development and the retention of the open and undeveloped character of the Green Belt. Development proposals will be determined having regard to Green Belt and Special Landscape Area policies in particular and other policies in the plan which seek to protect open countryside from

inappropriate development.

4.5.75 The Trent and Mersey Canal offers a valuable resource. The development of a Marina associated with the canal would be acceptable in principle subject to the views of the British Waterways Board. Low intensity tourist and recreational uses such as golf courses may also be appropriate. In the long term there is also potential for other water based activities on the site.

Designations and Constraints

4.5.76 There are a number of designations and constraints which affect the former Meaford Power Station site. In addition to the site being situated within the North Staffordshire Green Belt and Special Landscape Area, the Meaford Conservation Area and Trent & Mersey Canal Conservation Area are in close proximity to the site. Their extent is illustrated on the proposals map.

Nature Conservation Issues

4.5.77 Some parts of the power station site are known to be of nature conservation value, for example orchids on the silt lagoon. A more detailed survey will need to be undertaken to ascertain better information. Any features of nature conservation value will need to be safeguarded and incorporated within any development.

4.5.78 There is a Grade 1 site of Biological and Geological Interest (BGI) located immediately to the east of the site at Meaford Sludge Beds (grid reference 893363) and a Grade 2 site situated to the east of Meaford Hall Farm (grid reference 888372). Although the latter is not on land within the same ownership development on the northern most end of the core area should take account of the location of the BGI nearby.

4.5.79 The core area is relatively flat with substantial perimeter tree planting. This effectively screens the site and will reduce the impact of any redevelopment, which in turn will provide an opportunity to enhance the existing tree planting,

particularly along the canal Conservation Area. The area surrounding the power station consists mainly of farm land, with the tips and lagoons east of the railway, and Meaford Conservation Area abutting the south west corner. There are several tree plantations scattered across the area and most of the field boundaries consist of thorn hedges, gappy in places with mature trees along them. This gives the impression of a well treed landscape. Development will therefore be restricted to prevent the loss of extensive mature hedges, trees and plantations.

Physical Constraints

4.5.80 There are a number of physical constraints to development of the core area, these include:-

- existing transmission lines and associated apparatus which will need to be safeguarded. Existing transmission lines in the core area reduce the potential land available for redevelopment. In particular lines running from the existing sub-station out of the site in a north-easterly direction restrict development in this zone. It is envisaged that a comprehensive redevelopment scheme could take advantage of this in the design of the site layout.
- other existing infrastructure.
- the scale and precise nature of contaminated land and ground conditions on the site will require further investigation. Some ground treatment works are envisaged.

Highways and Access

4.5.81 Existing primary vehicular access to the area is from Meaford Road which feeds into the A34, to the south of the former power station. There is a need to ensure that the highway infrastructure can accommodate the scale of redevelopment proposed at the site. In addition, there is a need to minimise the traffic and environmental impact on the village of Barlaston.

4.5.82 A fundamental question relates to the means of achieving access to the A34(T), and is a matter which is subject to ongoing discussion with the Department of Transport.

4.5.83 A considerable proportion of 'journeys to work' to and from the site, are likely to have a north origin and destination. Unless there is a convenient access to the A34, traffic may be encouraged to travel via Barlaston. Clearly the access strategy will need to carefully consider the effects on traffic movement and the highway network. There may also be a possibility of securing joint access arrangements with the proposed housing site at Whitebridge Lane, Stone.

Water Issues

4.5.84 The Environment Agency objects to development of this site until an adequate sewerage system discharging to either Strongford WRW or Pirehill WRW has been installed.

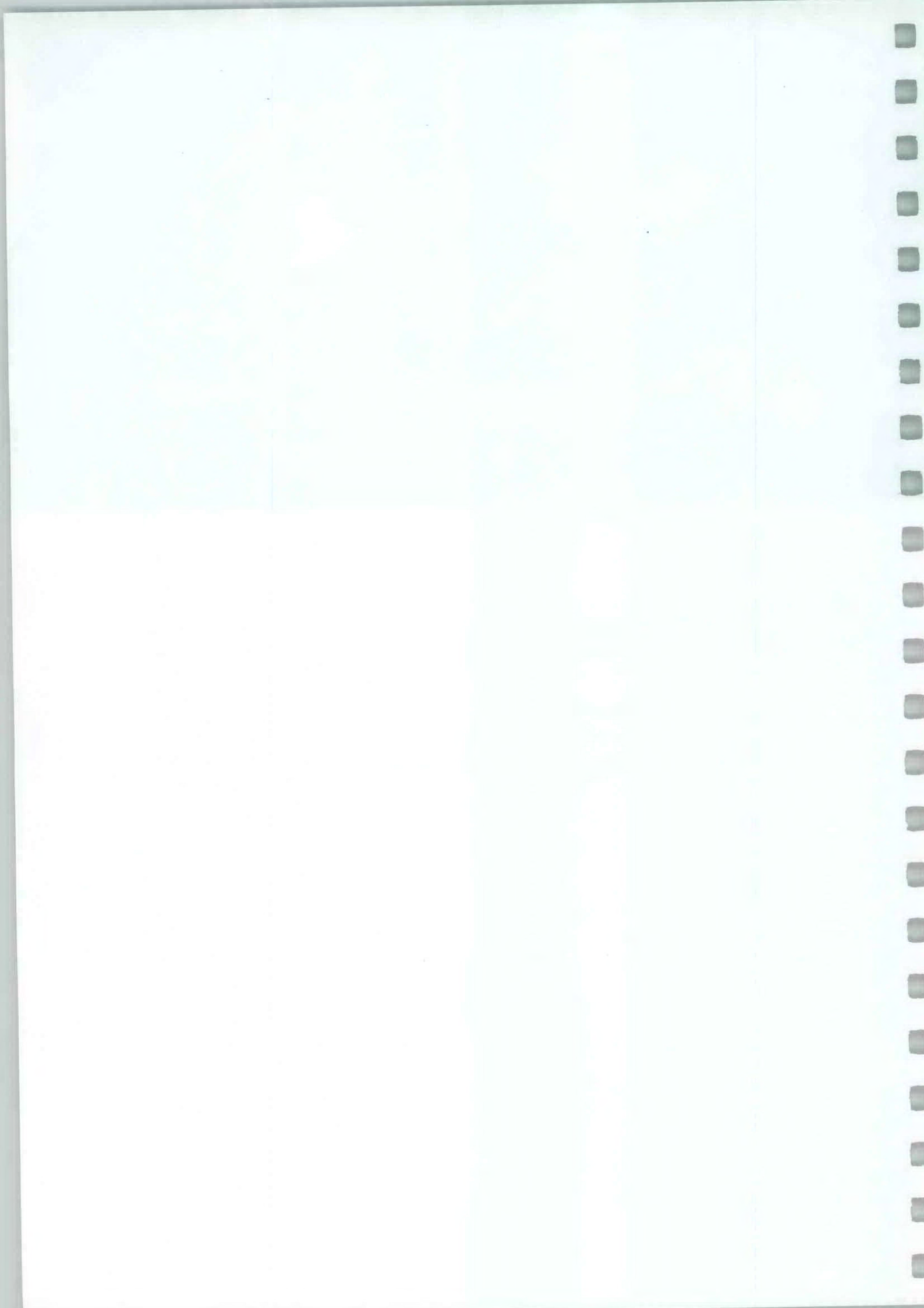
4.5.85 The presence of contaminated land will require a full site investigation to determine the nature of the materials present and the appropriate remedial action. The Environment Agency will need to be satisfied that redevelopment will not mobilise pollutants into groundwater or surface waters.

4.5.86 The boundary of the River Trent floodplain may extend up to the western boundary of the site and the Environment Agency would recommend that a detailed survey be carried out to determine the floodplain extent. The Environment Agency will oppose any new development within the floodplain areas.



5 | Shopping

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5 | Shopping

5.1 Policy Context

National and Local Factors

5.1.1 Nationally major changes have taken place in the last decade in the nature of shopping provision. These changes have been influenced by a number of factors including:-

- significant increases in consumer spending since the 1980s.
- increasing car ownership and a greater willingness to travel some distance to shop. In Stafford Borough the Census shows that the level of car ownership (households with at least one car) has risen from 72.4% in 1981 to 76.9% in 1991.
- changes in the marketing and investment strategies of the major retailers. Retail companies are constantly adapting to changing economic and social conditions.

5.1.2 These factors have led to :

- the continuing movement of retailing away from traditional town centre locations.
- decentralisation of retailing taking several forms including: free standing superstores and retail warehouse parks and most recently the growth of hybrid centres which comprise fashion retailers, variety-type stores and fast food outlets as well as the traditional retail warehouse park operators. These new developments can take on the role of sub-regional centres competing directly with existing town centres.
- increased development pressures on out-of-town

sites with good access to the primary road network.

- a marked trend towards larger shops and the dominance of multiples in the High Street.
- as a consequence of these trends a threat to the vitality and viability in established shopping and town centres.

5.1.3 Government guidance places considerable emphasis on town centres and their role in the life of the community. Town centres perform a variety of functions and are characterised by a number of different land-uses, which are often interdependent. Retailing is a major land user within a settlement and often underpins its historical development. The maintenance of a high quality retail environment is often crucial to the overall well being of a town centre. Retailing is also an important industry in the local economy, it provides jobs and services to the local community as well as to its hinterland. Government policy is clearly aimed at maintaining and enhancing the vitality and viability of town centres and it is important that the policies and land-use framework in this plan provides the means for this to be achieved.

5.1.4 Structure Plan policies reflect government advice and support town centres by directing most major new shopping developments to sites within or adjacent to the centre, and this policy is central to the local plan philosophy.

5.1.5 Retailing is a major generator of travel demand. The development of new retailing provision in locations which have the greatest degree of accessibility by foot, bicycle or public transport are preferable to those which cater mainly for shopping by private car. It is considered that town centres and sites adjacent to them offer the

greatest opportunity for maximising accessibility to the majority of the resident population by means of transport other than the private car.

Shopping Policy Aims & Objectives

5.1.6 Retailing is constantly adapting to changing economic and social conditions. Decentralisation of retailing has resulted in the growth of out-of-town food supermarkets, retail warehouse parks (sale of bulk goods such as DIY and more recently other high street operators) and comparison goods centres. Set against this trend is the continuing provision of shopping facilities in existing town centres.

5.1.7 Some forms of retailing are better suited to out-of-town locations where there is less congestion and retailer requirements can be more economically met. These include; large amounts of floorspace at low rent levels, coupled with car parking close to the store and good access to the primary road network. Retail Warehouse Parks have proved successful in such locations and have tended to complement rather than threaten town centre retailing.

5.1.8 Given that the majority of comparison and convenience shopping is currently provided in Stafford and Stone town centres, the future success of these shopping centres is closely linked to the ability of the 'town centre' to attract new investment, shoppers and other visitors. The health of the high street is dependent not only upon shopping provision, but also accessibility to the town centre and quality of the physical environment including; public open spaces with places to sit, and the physical appearance of existing buildings and shopper amenities.

5.1.9 With the exception of uses considered appropriate to a retail warehouse park the main aim of shopping policies is to provide a range of high quality shopping facilities in an attractive environment centrally located and easily accessible by all workers and residents in the Borough. This

means good pedestrian access as well as being easily accessible by public and private transport. It is considered that existing town centres fulfil this role and provide a natural focus for a range of activities including shopping.

5.1.10 The policies in this plan are designed to support existing shopping centres by increasing their attractiveness and encouraging new retail investment within them and not inhibiting competition between retailers.

5.1.11 It is therefore considered that it is in the interests of a majority of shops (and other town centre businesses which rely on attracting visitors) to guide as much change as possible to within the defined shopping centres. This general policy will also make the towns more attractive to visitors thus complementing policies in the tourism section of this plan, as well as helping to fulfil the environmental aims of the Plan. This approach will assist in reducing the need to travel by concentrating rather than dispersing shopping trips as well as providing an opportunity to maintain and enhance public transport services. Town centres can also become a focus of foot and cycle path networks.

5.1.12 It is recognised that there will continue to be the need for change within the range of retail outlets in a shopping centre. If this can happen within the town centre and not result in any significant decentralisation, then it will help ensure the continued vitality and health of these shopping areas.

5.1.13 With regard to existing provision within the defined shopping centres of Stafford and Stone the shopping policies in this Plan seek to:-

- enhance the vitality and viability of the existing shopping centres.
- protect the retail character of shopping provision of Stafford and Stone town centres through the identification of core primary, primary and secondary retail frontages; and

- protect and enhance other local shopping facilities in Stafford and Stone to meet daily shopping needs.

5.1.14 With regard to future provision of shopping facilities in the Borough, the shopping policies in this Plan seek to:-

- concentrate major new shopping developments in or adjacent to existing shopping centres of Stafford and Stone as defined on the proposals map;
- increase the range and quality of shopping in existing centres;
- protect and enhance the physical appearance of shopping centre core areas through environmental improvements;
- promote opportunities for investment in new food retail development within or adjacent to existing town centres; and
- maintain existing levels of shopping provision in rural settlements.

5.1.15 The shopping centres of Stafford and Stone are defined on the inset maps of the Proposals Map.

5.2 Shopping Provision Within the Borough

5.2.1 Retailing is an important industry in the Borough providing a significant number of jobs. Retail provision varies throughout the Borough in terms of function, scale, location and type of retail units. For example, the function of Stafford town centre as a shopping centre differs to that of a village centre or other developments such as a retail warehouse park.

5.2.2 Stafford and Stone town centres provide the largest concentration of shopping facilities within the Borough both in terms of convenience outlets and comparison goods shopping. In residential areas

there are a number of local centres which sell a limited range of goods. In rural areas major village centres such as Eccleshall, Gnosall, Hixon, Weston and Great Haywood provide for the every day shopping needs of the local population.

5.2.3 Historically, the majority of new retail investment has been successfully accommodated within or adjacent to existing shopping centres. The Guildhall centre and the new Sainsbury's development at Chell Road provide two recent examples of town centre retail investment in Stafford. Apart from the sale of bulk goods, such as those found on a retail warehouse park and other local provision, there are no out-of-town supermarkets or retail developments in Stafford and Stone.

5.2.4 It is considered that past patterns of retail investment have served to maintain a balance between convenience and comparison goods shopping in existing town centres. It is anticipated that the continued concentration of retailing within the defined shopping centres of Stafford and Stone will create a more attractive and accessible shopping area, for all sections of the population including the less mobile and those who do not own a car and rely on public transport, in which measures to improve the environment can be economically provided.

Policy SH01

Retail Proposals General Requirements

Proposals for retail development within or adjacent to Stafford and Stone shopping centres, as defined on the proposals map for Stafford as the Town Centre Inset and Shopping Boundary and on the proposals map for Stone as the Town Centre Shopping Boundary, will normally be permitted provided that they:-

- do not adversely affect the historical and/or architectural character and setting of those shopping-centres and adjoining areas;*
- do not give rise to unacceptable vehicular and/or pedestrian traffic conditions;*

5.2.16 'Core Primary' is the basic definition of main shopping frontages within Stafford town centre. Core Primary frontages are those which historically have been the main focus for shopping provision and/or environmental improvements and also represent those locations with the highest rental values. The Guildhall Centre is a key element in the retail core of Stafford Town Centre, accordingly it is considered that the core primary frontage policy should also be applied to the frontages within this shopping centre.

5.2.17 Those streets defined as 'Primary frontages' are considered to represent other important shopping areas where the Borough Council wish to retain a high percentage of A1 uses. In Stafford town centre, Primary frontages are currently concentrated in the northern sector of the shopping centre although the Borough Council is concerned to secure the regeneration of the retail use of the southern part of the town centre and these streets are included within the definition of Primary frontages.

5.2.18 In defining these frontages the following factors have been taken into consideration.

- (i) that they are the most important frontages for retailing units in a centre;
- (ii) that they are well used and as a result generate considerable pedestrian activity when compared with secondary frontages;
- (iii) that they are based on those streets with the highest rental values and therefore represent prime retail locations;
- (iv) that although there may be a significant proportion of service uses appropriate to a shopping frontage this does not detract from its essential retail character;
- (v) that they are the location of the main shopping units.

5.2.19 It is considered that in Core Primary

frontages up to 25% of non A1 uses can be accommodated (in Primary frontages up to 30%) without detriment to the attractiveness and efficiency of the shopping centre.

5.2.20 In some retail frontages, such as Market Square in Stafford, the extent of non A1 uses is now so great that it is considered that any additional non A1 uses in this area would seriously affect the character of the shopping frontage and compromise its primary retail purpose. Market Square forms part of the main pedestrian spinal route in Stafford town centre and has recently been the focus of a pedestrianisation and environmental improvement scheme.

Policy SHO2

Core Primary and Primary Retail Frontages

In Core Primary and Primary Retail Frontages as defined on the Proposals Map proposals for Class A2 and A3 uses will be treated on their merits providing that they would not lead to a concentration of, or exacerbate an existing concentration of non A1 uses.

In Core Primary frontages a concentration means more than 25% of linear ground floor frontage in non A1 uses.

In Primary frontages a concentration means more than 30% of linear ground floor frontage in non A1 uses.

Frontages: Secondary

5.2.21 Where the predominance of retailing has declined and become seriously fragmented by non-retail uses, the frontage can no longer be considered of primary importance to a shopping centre and its retail function. However, such frontages can provide an opportunity for a broader range of uses and can act as a suitable location for non-retail uses inappropriate in other parts of a centre. Such frontages, where retailing is relatively weak and where the Council considers it not appropriate to promote the re-establishment of retailing as a primary function, are classed as secondary frontages.

Policy SHO3

Secondary Retail Frontages

In Secondary Retail Frontages, as defined on the Proposals Map, Class A2 and Class A3 uses, will be acceptable.

Upper Floor Uses in Commercial Centres

5.2.22 The Borough Council wish to ensure that the valuable space above shops which is often underused or vacant, is made capable of beneficial use. Many upper floors were originally intended for residential use and in most cases this will continue to be the preferred use. Encouraging residential uses in town centres can increase the number of people present during the evenings giving increased security at night.

5.2.23 Fuller use of upper floors, whether for residential use or other business/commercial uses can also result in better maintenance of the building fabric and where the use is a restaurant or other leisure activity, could increase the liveliness of the centre outside working hours. If upper floors are left underused or vacant for a long period of time they can rapidly begin to look untidy, result in poor maintenance and detract from the visual qualities of the townscape.

Policy SHO4

Vacant and Upper Floors

Proposals which bring into use the unused or vacant upper floors of buildings within town and settlement centres, will be acceptable providing that the retail use of the ground floor is safeguarded.

Control of Food and Drink (A3) Uses

5.2.24 In addition to their prime role as retail

centres, town centres also have an important role in providing entertainment and refreshment facilities during the day and evening. Food and drink uses which include public houses, restaurants and take-away food shops have significantly different characteristics to Class A1 uses. However, such uses, if allowed to dominate main shopping streets can break up the shopping frontage and detract from the quality of the environment causing problems associated with inappropriate opening hours, noise, litter, smells and conflict with the movement of pedestrians and traffic. Given these potential difficulties policy SHO5 provides guidelines for the appropriate location for Class A3 uses.

5.2.25 Outside existing commercial areas new A3 uses can provide for new facilities, for example, new public houses in major housing developments. In addition such uses can play an integral and positive role in tourism and leisure developments. It is important that any new A3 uses respect their setting and do not give rise to nuisance.

Policy SHO5

Class A3 Uses

Proposals for Class A3 uses will be most appropriately located in existing commercial areas.

Proposals for such uses outside existing commercial areas will be considered with regard to:

- (a) *the potential effect on the amenity of any nearby residents.*
- (b) *the potential effect on the built and rural environment.*
- (c) *the relationship with existing or proposed tourism and leisure facilities.*

Environmental Improvements in Town Centres

5.2.26 A good quality environment is vital in attracting shoppers and future retail investment. A clean, litter free, traffic free, pedestrian friendly town centre with good access and shopper amenities such as places to sit, gardens, parks, toilets, telephones, good street lighting, sign posting and well maintained buildings all contribute to create a feeling that such a centre is convenient, attractive, pleasant to shop in and successful. The continued vitality and viability of Stafford and Stone town centres cannot be left to chance. They require continued and pro-active management.

5.2.27 The Borough Council has adopted the approach of Town Centre Management as a way of implementing the policies outlined in the above paragraph. It is a strategy to sustain and enhance the viability and vitality of town centres in a practical way and through a partnership approach. Using the policy framework established throughout the Local Plan, town centre management brings together other functions and responsibilities of not only the Borough Council, but also the other key players.

5.2.28 It is considered that the continued concentration of shopping facilities in Stafford and Stone town centres creates a more attractive and accessible shopping area in which measures to improve the environment, in particular the segregation of vehicular and pedestrianisation movement, can be more easily and economically provided.

5.2.29 The centres of Stafford and Stone will be made more convenient and attractive, with particular emphasis being given to:-

- The level of car parking and location of car parks near the town centre. The Borough Council will seek to limit parking provision to levels which will not cause traffic problems or affect road safety.
- provision for cyclists, including secure cycle parking facilities.

- removal of through traffic and development of pedestrianised zones.
- improving access for public transport, emergency services and service vehicles.
- improved access for those with mobility problems. In the case of individual shop design, the Borough Council will seek to secure adequate access arrangements for the less mobile.
- provision of additional visitor facilities and shopper amenities.

5.2.30 In addition policies in this plan seek to:

- protect the historical and/or architectural character of a shopping centre and its setting. The majority of Stafford and Stone shopping centres are both within a Conservation Area. This gives the Borough Council special controls over the scale, design and location of new development.
- protect important public open spaces. Urban open space which is considered to be worthy of retention for a variety of reasons is identified on the Proposals Map as 'Protected Open Space'.
- Secure environmental improvements as an integral part of any retail scheme.
- Seek to achieve a high quality of design in any new development and a satisfactory landscaping scheme to comply with Policy SHO16

Stafford Town Centre

5.2.31 Stafford Town centre provides the largest concentration of shopping facilities within the Borough serving a substantial area of central Staffordshire. The centre has a range of shops with a balance between comparison and convenience goods and functions as one of the main town centres in the County.

5.2.32 Stafford town centre is considered to offer an attractive and compact shopping environment with convenient incidental open space, leisure, public transport and car parking provision. Stafford has the benefit of a comprehensive network of bus routes, the majority of which circulate in the town centre, reinforcing its role as the main concentration of shopping facilities in the Borough and providing good access for those without private transport. Recent public and private sector investment includes the Town Centre pedestrianisation scheme and completion of the Guildhall undercover centre and Sainsbury's supermarket at Chell Road.

5.2.33 Shopping provision in the town centre is concentrated in the central and northern areas extending from Market Square up to and including the Sheridan Centre. This focus has been established over a number of years and has led to the gradual decline in shopping provision in the southern area. There is a need to encourage retail investment in the southern area of Stafford town centre which would draw shoppers to this sector and enhance its vitality. Recent environmental improvements have been carried out to the bank of the River Sow opposite the existing Tesco foodstore which emphasises its close integration with the rest of the town. The southern sector is considered to form an important element in the overall shopping facilities of the town centre.

5.2.34 Shopping provision in the northern sector is characterised by larger units, the presence of High Street multiple retailers and an extensive pedestrianised area. Shopping provision in the southern sector is complementary to the core shopping area. In general, these units are much smaller, occupied by independent retailers and located on busy traffic routes through the town centre. Between these two sectors is Greengate Street which is considered to provide an important pedestrian link and shopping area within the town centre.

5.2.35 In addition to those shopping areas, recognised by virtue of the frontage protection

policy, there are other pockets of shops within Stafford and Stone town centre. These shops, often located in a stand alone position, are also important to the overall level of shopping provision within the town centre. Proposals resulting in the loss of A1 uses outside the defined frontages, will be considered having regard to the surrounding uses and general character of the area.

5.2.36 There is a particular need to protect the existing retail character of streets in the shopping centre of Stafford. This concern is reflected in the designation of Core Primary and Primary Retail Frontages within the town centre as shown on the Stafford Area Inset Map. Such a designation does not preclude other uses. It is recognised that a limited amount of non-retail uses such as banks, building societies, cafes and take-aways provide complementary services in retail areas.

Policy SHO6

Definition of Core Primary Frontages: Stafford

For the purposes of policy SHO2, the Core Primary Shopping Frontage in Stafford Town Centre is defined as the following on the Stafford Area Inset Map:

*6-12 Greengate Street
50-58 Greengate Street
1-5 Greengate Street
10-15 Greengate Street
Units 1 and 2 Guildhall Centre
Units 3 - 7 Guildhall Centre
Units 9 -15 Guildhall Centre
Units 19 - 29 Guildhall Centre
Units 31 - 36 Guildhall Centre
Units 37 - 41 Guildhall Centre
10-15 Market Square
17 and 18 Market Square
Units 16 and 18 Guildhall Centre
1 and 2 Gaolgate Street
38 - 42 Gaolgate Street
4 - 12 Gaolgate Street
14a - 21 Gaolgate Street and 2 Mount Row
22 - 37 Gaolgate Street*

Policy SHO7

Definition of Primary Shopping Frontages: Stafford

For the purposes of policy SHO2, the Primary Shopping Frontages in Stafford Town Centre is defined as the following on the Stafford Area Inset Map:

3 - 4 Bridge Street, (Bank of Scotland)
5,7,8,12a & 13 - (Shipleys Amusements), Bridge Street
31 - 33 Bridge Street
37 - 49 Greengate Street
18 - 25 Greengate Street
15 - 17 Greengate Street
1 - 18 Mill Street
35 - 48 Mill Street & 37 Greengate Street
1 - 5 Market Square
6 - 7 Market Square
1 - 7 Market Street
Co-op Store - 17 Crabbery Street
19 - 35 Crabbery Street
Princes Street (Co-op Store)
20-34 Princes Street
11a-13 Stafford Street & side of 20 Princes Street
2 Princes Street - side of 18 Princes Street
Side of 12 Gaolgate Street and Stafford Street
14 - 22 Stafford Street
5 - 22 Princes Street
2 - 20 Mount Row and Sheridan Centre
1 - 7 Mount Row
St. Mary's Mews

Policy SHO8

Definition of Secondary Shopping Frontages: Stafford

For the purposes of policy SHO3, the Secondary Shopping Frontages in Stafford Town Centre is defined as the following on the Stafford Area Inset Map:

1-5, 5a, 5b, 5c & 6 Lichfield Road
1 - 4, 1a & 1b Friars Terrace
141 - 149 Newport Road and 5 Bridge Street
30- 35 Mill Bank
Conservative Club - 10 Church Lane

37 Gaolgate Street - 1 Salter Street
12 - 20 Salter Street
21 Eastgate Street, Surgery, Salter Street
4 - 10 Salter Street
Alleyway off 49 Greengate Street
1 - 5 Martin Street
17 & 18 Martin Street
17 Greengate Street - 3 Tipping Street
Riverside Frontage

5.2.37 Existing shopping provision could be further enhanced and the central shopping area made more attractive by:

- pursuance, through policies in this plan and the development control process, of high design standards both for any new development or alterations to existing development, with particular attention to shop fronts and advertisements:
- fuller pedestrianisation
- sympathetic consideration of proposals for complementary leisure and recreation facilities;
- promotion of improvements to the more insensitive of modern developments, particularly rear-servicing areas, car -parks and certain shop and supermarket units.
- maximising opportunities provide by new development to secure new and improved footpath and cycleway links to surrounding residential areas. This could be achieved by improvement of links based on the Green Network as defined on the proposals map.
- other small scale environmental improvements.
- improvements to waiting facilities for public transport.

5.2.38 A route for a footpath link along the northern bank of the River Sow from Bridge Street to The Mill is shown on the Proposals Map Inset for Stafford. The Borough Council will pursue the scheme as resources allow and in conjunction with

developers of associated or adjoining sites where it is reasonable to do so.

Stone Town Centre

5.2.38 Stone offers a range of shopping facilities with an emphasis on convenience goods and a high proportion of independent retailers. The High Street offers the main focus of retail activity and this Local Plan intended that this should be maintained during the plan period. New shopping development should be confined to within or adjacent to the shopping centre. This will ensure the future vitality and viability of shopping facilities and the town centre as a whole.

5.2.39 The centre offers an attractive shopping environment currently hampered by the heavy use of the High Street by through traffic. The construction of the Stone Town Centre by-pass and its subsequent pedestrianisation has enhanced the shopping environment, making it more pedestrian friendly and providing opportunities to install appropriate street furniture. This in combination with other small scale environmental improvements will promote its attractiveness as a shopping destination for the public.

5.2.40 Like Stafford town centre, the retention of ground floor frontage premises in shopping uses along primary shopping frontages of the High Street and the conversion of property currently in non-retail use to shopping use is desirable in the interests of promoting the vitality of the existing shopping centre. Many ground floor frontage premises to High Street are currently occupied by non-retail uses. In view of this fragmentation of the shopping frontage, any further encroachment of such uses into primary frontages will be firmly resisted. Frontages are shown on the Stone Area Inset Map.

Policy SHO9

Definition of Primary Shopping Frontages: Stone

For the purposes of Policy SHO2, the Primary Shopping Frontages in Stone Town Centre is defined as the following on the Stone Area Inset map:

- 55 - 75 High Street
- 40 - 66 High Street
- 41a - 53 High Street
- Market Place, High Street
- 6 High Street to 38 (Crown Hotel) High Street
- 11 High Street to 39 High Street

Policy SHO10

Definition of Secondary Shopping Frontages: Stone

For the purposes of Policy SHO3, the Secondary Shopping frontages in Stone Town Centre is defined as the following on the Stone Area Inset Map:

- 1 - 16 Station Street
- The Old Post Office (Granville Square)
- 2 - 18 Radford Street
- 1 - 9 Radford Street
- 1 - 7 High Street
- 1 and 2 Lichfield Street
- 3 - 11 Lichfield Street
- The Garden Centre, Stafford Street and rear of 6 High Street (opposite)

5.2.41 The shopping centre of Stone could be enhanced by:-

- seeking appropriate levels of car parking provision
- maximising opportunities provided by, for example, the various pedestrian 'alleys' off the high Street and the Trent and Mersey Canal;
- re-use and conversion of buildings currently either disused or in some other use;

- maintaining and where possible improving accessibility by public transport, walking or cycling.

Out-of-Town Centre Shopping

Convenience Goods

5.2.42 Convenience shopping provision tends to follow a number of trading formats and broad size categories, each with their own operating and locational characteristics. Within the Borough convenience provision ranges from:-

Local shopping facilities:-

Primarily small food stores which may form part of a shopping parade and includes; corner shops, grocery stores and a village 'general store'.

Sub-district facilities

Smaller food stores in urban areas outside of Stafford and Stone town centres or a small supermarket within a village. This category would include for example; the Co-op stores at Rising Brook, in Stafford and Eccleshall.

Supermarkets or Superstores:-

Single level, self-service stores selling mainly food or food and non-food goods. Such developments have dedicated car parks and are located on stand alone sites or part of a major out-of-town development. Currently such shopping facilities (Asda, Tesco and Sainsbury's in Stafford) are within or adjacent to existing town centres.

5.2.43 Nationally, due to constraints in town centres, increasing space requirements, the need for improved access and increasing levels of car ownership, many national food retailers have tended to look for larger sites, both within urban areas and on out-of-town sites. This trend towards out-of-town has now become established in many areas.

5.2.44 It is considered that the accommodation of major new food retail developments in existing town centres has to date, maintained a balance between convenience and comparison goods shopping provision in those centres. There are no modern out-of-town food retailing facilities in the Borough although there are a number of small convenience stores within local shopping parades and rural settlements. Stafford town centre has maintained its accessibility to the car-borne shopper and supermarket operators have continued to find suitable sites within or adjacent to the existing centre.

5.2.45 It is recognised that it is not the function of the planning system to preserve existing commercial interests or to inhibit competition between retailers or different forms of retailing and that the retail sector must generally be able to respond to consumer needs and demands. However, an important aim of the shopping policies in this plan is to maintain and enhance existing shopping provision within established shopping centres. There are distinct advantages to encouraging new investment in major convenience stores within or adjacent to these centres. These include; their central location, accessibility by public and private transport, pedestrian links with the town centre and spin offs for existing town centre traders, and the possibility of securing through voluntary planning agreements, contributions to public transport facilities, footpaths and cycle networks which further benefits the town centre's accessibility.

5.2.46 Therefore, any proposals for large out-of-centre convenience stores must be carefully assessed taking account of a number of factors including economic impact, environmental considerations, traffic generation, reducing the need to travel particularly by private car and amenities of local residents. Where such developments are considered by the Borough Council to be likely to give rise to a significant loss of convenience outlets in existing centres or in the long term threaten the vitality and viability of an existing shopping centre, permission will not normally be given.

5.2.47 In order to provide for future demand the

following site has been allocated for food retail development and is illustrated on the Proposal Inset Map for Stafford as Proposal RET1 Land at Queensway/ Lammascote Road, Stafford

5.2.48 Proposals for medium sized convenience stores (for example a Kwik Save, Netto or small Co-op unit) will be encouraged to locate within or adjacent to existing town centres and recognised local shopping centres with a small parade of shops. In particular such proposals should not adversely affect the continued vitality and viability of existing local or district centres.

Policy SHO11 Large Convenience Stores

The development of large convenience stores within or adjacent to the defined shopping centre boundaries of Stafford and Stone (as defined on the Inset Maps) will normally be acceptable. Proposals in other locations will only be acceptable where:-

- (i) the Borough Council is satisfied that the proposal will not adversely affect the continued vitality and viability of Stafford and Stone town centres;*
- (ii) the highway network is capable of accommodating the traffic generated or is capable of acceptable improvement by the developer without serious local detriment;*
- (iii) the site is easily accessible by public transport;*
- (iv) there will be no environmental detriment or nuisance to any neighbouring residential accommodation by virtue of noise or other nuisance;*
- (v) the proposed development will not adversely affect a site of local or national nature conservation importance.*

Durable Goods

5.2.49 Nationally, the main area of expansion of durable goods sales out-of-centre has been the growth of retail warehouse parks. During the past

decade a number of developments have taken place. There are two out-of-centre retail warehouse parks at Queensville and Greyfriars in Stafford accommodating uses which because of their large floorspace requirements could not be accommodated within existing centres without detrimental effect on the townscape and which by virtue of the uses they contain are complementary to existing centres rather than in competition. These areas will be the focus for retail warehouse development that cannot be accommodated within the existing centres.

5.2.50 In general, retail uses of a specialised nature which require extensive areas for the display of goods and include; DIY stores, garden centres and showrooms, will be acceptable in such locations.

5.2.51 One national trend which could affect the vitality and viability of existing shopping centres is the expansion of retail warehouse parks to include large comparison goods units which compete directly with traditional high street shops. It is recognised that a number of retailers trading concept can only be satisfied within a large retail warehouse and as such in town sites are not appropriate. This is largely because sites in town can be; difficult to obtain, expensive in terms of rent and rates, difficult to service and difficult for customers to pick up goods particularly where main shopping streets are pedestrianised.

5.2.52 In order to provide for future demand, a site has been allocated for retail warehousing and is illustrated on the Inset Proposals Map for Stafford as RET2 Land at Staffordshire General Infirmary - Stafford. Full details of this proposal are given at paragraphs 5.3.11 to 5.3.22.

5.2.53 Whilst the retail warehouse format has proved successful for many retailers, the shopping policies in this plan are aimed at protecting and enhancing existing shopping provision. Where such developments, individually or as a result of the cumulative effects of such proposals, are likely to seriously threaten the continued vitality and viability of an established shopping centre, planning permission will not be given.

5.2.54 Where permission is granted for development on existing retail warehouse parks, floorspace limits will be imposed through the use of conditions to prevent such locations developing into smaller (hybrid) shopping centres which will compete directly with Stafford and Stone shopping centres.

Policy SHO12 Queensville and Greyfriars Retail Warehouse Parks

Planning permission will normally be given to applications including showrooms and stores retailing goods of a bulky nature within the Queensville and Greyfriars Retail Warehouse Parks as shown on the Stafford Area Inset Map.

Policy SHO13 Retail Warehouse Parks Control of Goods Sold

When approving any development within a retail warehouse park, the Council will normally impose conditions such that the shopping role of established centres is protected. These conditions may specify, amongst other things, minimum and/or maximum store sizes, and the type of goods to be sold.

Policy SHO14 Durable Goods Retailing General

Other applications for the sale of durable goods on a Retail Warehouse Park or elsewhere will be considered against the following criteria:

- (a) the Borough Council is satisfied that singly or in a combination with other outstanding retail proposals, the vitality and viability of Stafford and Stone town centres will not be adversely affected;*
- (b) the proposed development is satisfactory in terms of road safety, highway capacity, car parking, design and impact on the local environment;*

(c) the site is easily accessible by public transport, by foot or by cycle;

(d) the proposed development will not adversely affect a site of local or national nature conservation importance.

Local Shops

5.2.55 In general, policies in this plan aim to guide new shopping development towards established town centres. It is recognised that some types of smaller shops can provide a vital role in local communities. A number of small shopping parades, groups of shops and individual corner shops are found throughout Stafford, Stone and the villages. These shops contribute to the overall level of shopping provision in the Borough and can help to provide an accessible local service. The availability of shops to meet local needs is particularly important to those without transport and for those people with disabilities who are unable to make journeys to larger centres or food stores to shop for their every day needs.

5.2.56 The importance of remaining facilities cannot be underestimated and it is important to protect existing viable shop units that meet local needs and prevent their change of use to non-food uses. This plan seeks to preserve the best service possible for local residents.

5.2.57 In case of new development, favourable consideration will be given to proposals for village shops and post offices in rural areas and individual neighbourhood shops in urban areas which are intended to cater for the immediate locality.

Policy SHO15 Small Scale Retail Development

Applications for small scale retail development, outside the defined shopping centres of Stafford and Stone, will be allowed where they will not be in conflict with residential amenity or the character of the built environment and where they satisfy servicing, parking and access requirements.

Landscaping Provision in New Retail Development

5.2.58 The Borough Council expects that all proposals for retail development within the Borough will be accompanied by landscape proposals having due regard to opportunities for positive enhancement of townscape. Landscape and townscape proposals should be based upon consideration of townscape benefits at the initial stages of development proposals and so integrated into the overall development scheme. Landscaping should not just be on left over pieces of land but carefully considered as part of the overall layout of a scheme. Opportunities may exist to establish or improve links between the town centres and residential areas through the provision of footpaths and/or cycleways.

Policy SHO16

Design Consideration for New Retail Development

New retail development should be well designed and, where appropriate, incorporate landscaping proposals which make a positive contribution to the character of the built environment.

Landscaping proposals submitted with applications should indicate the species, size, density and location of trees and shrubs in sufficient detail to enable the contribution of the scheme to the townscape to be assessed.

5.3 Proposed Allocations for New Retail Development

Proposal RET1

Retail Development of Land at Queensway/Lammascote Road, Stafford

The Borough Council allocates the site indicated on the Stafford Area Inset Map as RET1 for food retailing.

Location

5.3.1 The site has a central location with high development potential. The site is located approximately a quarter of a mile from Stafford's principal shopping centre and is adjacent to the town centre ring road.

Background and Description

5.3.2 The site comprises an area of 3.77 hectares which includes the Fire Station and Council Depot.

5.3.3 This area, which is considered to be adjacent to the Town Centre as defined on the Stafford Town Centre Inset Map, is bounded to the north-west by Queensway, to the west by Riverway and to the south by the River Sow. Along the riverside is a public footpath which provides an important pedestrian link into the main shopping centre.

5.3.4 Any development will be expected to be sympathetic to its riverside location. The River Sow lies within Stafford's Green Network as defined on the proposals map and therefore the opportunity exists to improve the environmental quality of this area of Stafford.

5.3.5 Development proposals will also need to take account of a site of archaeological importance (No. 3175, unknown road) which lies adjacent to the site.

Design and Landscaping

5.3.6 The prominence of the site requires that any development must be of a very high design standard and include high quality landscape provision. Development proposals should include retention of the public footpath by the River Sow and enhancement of this pedestrian link to the town shopping centre.

Water Supply and Drainage

5.3.7 Although the site lies outside of the flood plain of the River Sow, the Environment Agency will require a detailed level survey from the developer and will recommend minimum finished floor levels. The Environment Agency will require 8 metre maintenance margin on either side of the River Sow. Lammascote Drain runs along the eastern boundary of the site; Grantham Brundell and Farran consultants will specify the requirements for the maintenance of this watercourse.

5.3.8 The developer must ensure that there is adequate capacity in the public sewerage system. Several major sewers cross this site, which is of strategic importance to the Stafford drainage system being adjacent to the Lammascote Pumping station. No development will be permitted to take place over these sewers. Access to the pumping station and sewers for repair, maintenance and operations must be maintained at all times. The presence of development could also affect the structural integrity of the public sewers.

5.3.9 Failure of the public sewerage system in this locality, including the pumping station, would have a catastrophic effect on the environment in particular major pollution of the River Sow. An agreement under the provision of Sections 55/56 of the Water Industry Act 1991 for the provision of water supply mains to serve the proposed development may be required.

Highways and Access

5.3.10 A traffic study undertaken by the County Council suggests that off-site highway improvements will be required and that development may need to be constrained by the ability of the highway network to accommodate increased traffic. The timing of the development may require some reconsideration to be given to the proposals included in the study, although these are likely to be changes in detail rather than of substance.

Proposal RET2

Retail Development of Land at Staffordshire General Infirmary, Stafford

The Borough Council allocates the site indicated on the Stafford Area Inset map as RET2 for retail warehousing purposes.

Location

5.3.11 The site is located on the edge of Stafford Town Centre. The area is bounded to the east by Foregate Street and to the south by Sainsbury's. To the west is the River Sow and the Doxey Marshes Site of Special Scientific Interest. The River Sow is part of Stafford's Green Network. The site immediately adjoins the defined existing Greyfriars Retail Warehouse Park to the north.

Background and Description

5.3.12 In order to ensure the continued vitality and viability of the town centre it is desirable that pressures for new retail development are focused into the town centre or on land on the edge of the town centre.

5.3.13 Whilst there are two retail warehouse parks in Stafford, both of these are now virtually fully occupied and it is appropriate to provide a site for future requirements that not only helps to underpin the town centre but is accessible to all sectors of society. The proximity of the infirmary site to the town centre achieves these objectives.

5.3.14 At present, some residents of the town travel considerable distances to Stoke-on-Trent, Cannock and Merry Hill where a wider choice of retail warehouse space is provided. By providing for more of that demand in Stafford, this local plan proposal will also encourage a reduction in shopping journeys, a saving in mileage travelled and a reduction in the reliance on the car.

5.3.15 The main hospital building makes a significant contribution to the townscape of this area of Stafford. The Borough Council wish to see the main hospital building retained whilst allowing development to the rear of the site. This site will provide an opportunity to improve the environmental quality of this area of Stafford.

5.3.16 Given the prominence of the site, and the retention of the main part of the hospital building, any development should be of a high design standard and include landscaping provision. As part of the site, the corner of Glover Street and Foregate Street will require particularly careful handling. The design and layout of the development should make provision for servicing the area by public transport and exploit the opportunities for the pedestrian links between the site and the town centre.

Water Supply and Drainage

5.3.17 An agreement under the provisions of Sections 55/56 of the Water Industry Act 1991 for the provision of water supply mains to serve the proposed development may be required.

5.3.18 The Environment Agency has recently produced an aerial survey of this area. The survey indicates that a strip of land adjacent to the river and on the same side as the site, some 60 metres wide, is subject to flooding. The River Sow, (main river) is situated to the rear of this site and the precise extent of the river floodplain will require identification by a level survey. In addition an 8 metre access/maintenance strip must be maintained adjoining the on-site watercourse. Surface water drainage will be to the local drainage system.

5.3.19 The developer must ensure that there is adequate capacity in the public sewerage system. Foul water on-site separation of flows will be required.

5.3.20 In addition to the above, there is also a need to ensure that any drainage from development of this site does not adversely affect the Doxey -

Tillington Marshes Site of Special Scientific Interest wetland system.

Highways and Access

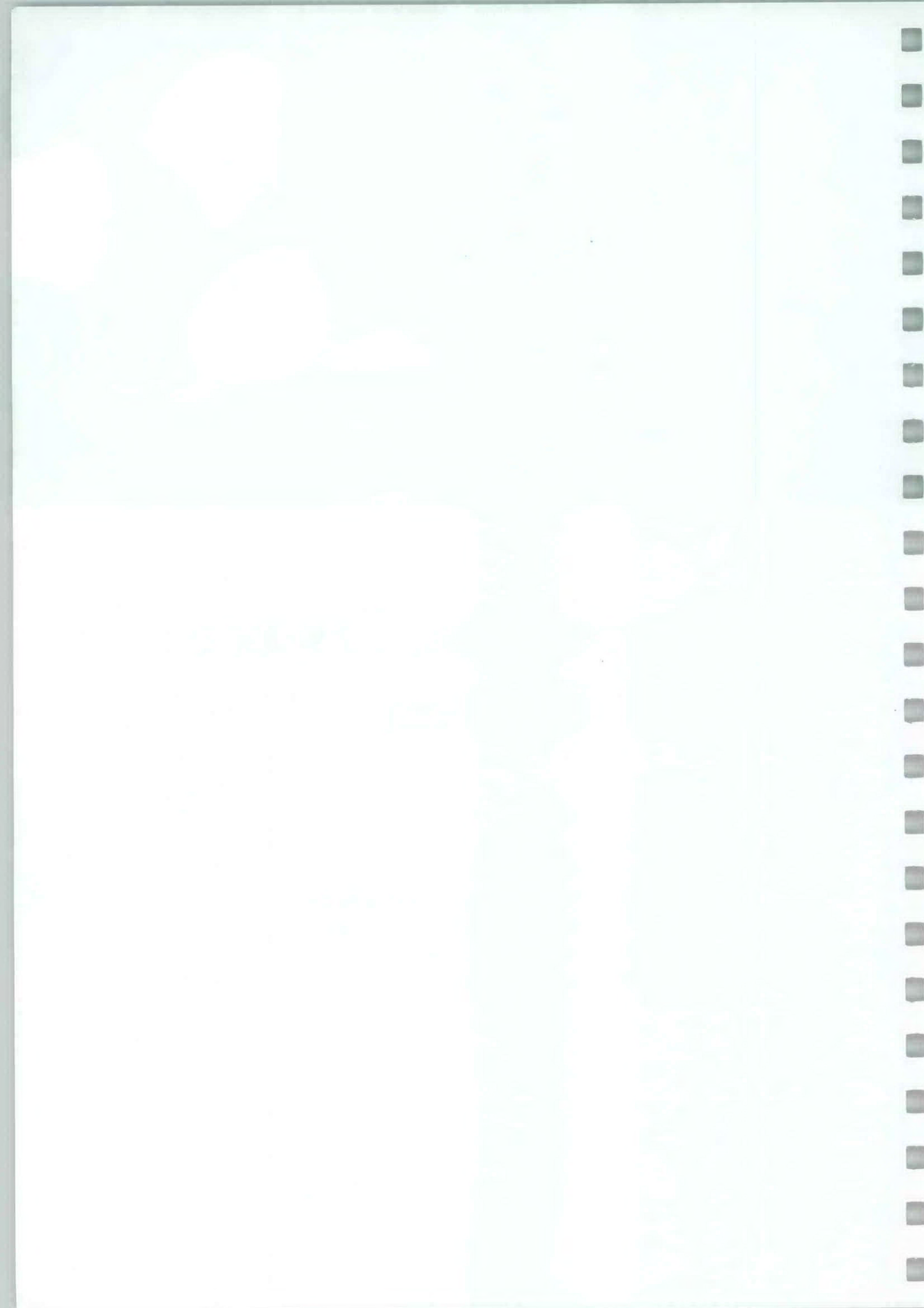
5.3.21 Primary vehicular access on to the site is currently from a minor road feeding into the A34 and is shared with the Superbowl development and existing retail warehousing. Development proposals should not include direct access on to the site from Foregate Street. The alternative means of access is via Greyfriars Place. Since the highway authority has stated that the northerly junction with Foregate Street has no reserve traffic capacity, it is desirable to provide a high capacity roundabout junction at the southern junction of Greyfriars Place with Foregate Street. This should not prejudice Foregate Street's primary function as a through route for traffic.

5.3.22 In view of the site's established land use which already results in traffic disgorging into Greyfriars Place, it would prove difficult to oppose change of use or redevelopment. In addition, the site's proximity to the town centre will enable it to encourage shoppers to have less reliance on the car and to assist this a lower level of car parking provision will be sought. The criterion for determining the development ceiling would be where new development caused unacceptable interruption to the free flow or safety of traffic on Foregate Street. Detailed proposals for the site will be the subject of a Traffic Impact Assessment and any off-site highway works will be undertaken at the developer's expense.



6 | Recreation, Leisure and Tourism

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6 Recreation, Leisure and Tourism

6.1 Context

6.1.1 The recreation, leisure and tourism sectors are increasingly important in the local and national economy. More leisure time, improved mobility and higher incomes have led to demands for all kinds of recreation and tourist facilities in both urban and rural locations. Activities range from informal pursuits such as walking, sightseeing or visiting craft shops, museums and places of historical interest to more traditional sporting activities such as horse riding, football, golf and indoor sports. It is anticipated that the leisure sector will continue to grow during the plan period and will generate a range of new demands on the urban and rural landscape as well as creating new economic activity and job opportunities.

6.1.2 Visitor attractions and recreational facilities are located throughout the Borough and contribute to meeting the recreational needs of local residents and attract visitors and tourists to the Borough. The tourist potential of a locality is often dependent upon the quality and character of the landscape and townscape. The landscape of the Borough has evolved over many years and its quality is a function of a variety of factors including; the topography, land uses, vegetation cover, wildlife habitats and the scale, type, character and location of existing development.

6.1.3 In rural areas it is important to ensure that future development does not adversely affect the qualities of the landscape which attract visitors, particularly in areas of development restraint such as the Green Belt and Special Landscape Area.

6.1.4 In Stafford and Stone, the 'townscape' makes an important contribution to the quality of

urban life. The location, size and character of existing buildings in relation to surrounding open spaces partly determines the attractiveness of the town. The character and quality of the urban centres of Stafford and Stone will play an important part in attracting visitors and new investment to the Borough.

6.1.5 Urban and rural landscapes are not static features but are constantly changing due to human activity. Land use planning is a key element in protecting and guiding future change in the landscape. The provision of leisure, recreation and tourism facilities for local residents and visitors to the Borough will be encouraged and their use promoted. However, there is also a need to protect the environmental qualities of the landscape from excessive use and inappropriate development. Increased visitor use, if not properly managed, can be detrimental to conservation of the landscape.

6.1.6 Government policy advice for achieving sustainable development includes the objective of reducing the need to travel and particularly by private car. Government research has shown that growth in Travel demand has been somewhat greater for leisure than other purposes. New leisure, recreation and tourism development will inevitably increase travel demand. Development which is well related to where people live and is capable of access by public transport, walking or cycling is to be encouraged subject to other policies in the plan.

6.2 Aims and Objectives

6.2.1 The Borough Council recognises the important role it has to play in meeting

recreational, leisure and tourist requirements and this is reflected in the provision of a wide range of indoor and outdoor facilities. The Council's Tourism Strategy 'Into the 90's' makes a number of recommendations aimed at the promotion of tourism, dealing with the long and short term needs within the Borough, and outlining a number of areas in which ventures could be encouraged.

6.2.2 The Local Plan performs an important function in determining the future land use pattern within the Borough. The Local Plan's overall aim in terms of leisure, recreation and tourism is to achieve a balance between encouraging development in appropriate locations and protecting the environment. Within this overall aim the following objectives are identified:-

- to improve provision of recreation, leisure and tourist facilities for the benefit of local residents and visitors to the Borough.
- to support new proposals for viable and diverse recreation, leisure and tourist facilities.
- to encourage the location of recreation, leisure and tourism facilities where they can be adequately served by modes of transport other than the private car.
- to encourage the expansion of tourist accommodation.
- to promote local assets such as the canal network as a focus for tourism.
- to achieve a minimum standard of 2.43 ha (6 acres) of formal outdoor playing space per thousand population in settlements.
- to protect open spaces within settlements which are considered to be of significant recreational value.
- to protect areas of high landscape quality and nature conservation importance from inappropriate recreation, leisure or tourist development.

- to assist in the improved accessibility to public and private facilities within the Borough for all members of the local community and including people with disabilities.

6.3 Indoor Facilities

6.3.1 It is important to meet the need for Recreation, Leisure and Tourism development as far as possible, in ways which reduce the need to travel particularly by the private car. Proposals for Recreation, Leisure and Tourism development in areas accessible by public transport or other non-vehicular modes of transport will be encouraged wherever appropriate.

6.3.2 Stafford and Stone town centres, and town centre fringe areas are the most appropriate locations for major indoor facilities which cater for Borough-wide and local needs, both in terms of their accessibility by public transport, and the contribution that such uses can make to the life of the towns. It is recognised that Stafford town centre acts as a focus for cultural, entertainment and other recreation facilities.

6.3.3 Outside Stafford and Stone, proposals for recreation or leisure uses which serve a wider area than a single settlement will, subject to other policy considerations, be encouraged to locate on sites with good accessibility. At present village halls are the principle indoor facility available in rural areas.

6.3.4 Recreation and leisure facilities are provided by the public and private sectors, through individual clubs, commercial enterprises and community associations.

The Borough Council will encourage the provision of:

- (i) Centres which are capable of providing a wide range of leisure and social facilities for families as well as competition and specialist activities;

(ii) Smaller indoor centres at local neighbourhood level;

(iii) Sports facilities in particular sub-regional and regional specialists sports facilities which meet the recognised standards of national and regional sporting bodies or agencies;

(iv) Centres that meet the access requirements of people with disabilities and which are accessible or capable of being accessed by public transport.

Where appropriate the Borough Council will encourage joint provision arrangements that extend the availability of education facilities to permit their use by the general public.

6.4 Recreation and Open Space Provision

Recreational Open Space in the Built Environment

6.4.1 Areas of open space are important elements in meeting a broad range of recreational requirements, as they cater for all sections of the community and fulfil a variety of functions and provide a range of benefits. This section focuses primarily on the recreational value of the open space.

6.4.2 Open space may be in the form of formal recreational open space laid out for organised sport, equipped play areas for children, open areas that can reasonably be used for a variety of informal recreational purposes (such as 'Kickabout' areas) and other open spaces which may remain undeveloped because of historical, physical or policy constraints. These areas of open space whether formal or informal often make a valuable contribution to the amenity and character of an area. The common thread, however, is that open space will usually form an integral and crucial part of the urban fabric. Nevertheless, it is a resource

which has been and remains under serious threat from development pressures and neglect.

6.4.3 The location, function and distribution of open space, whether formal recreational space or a general amenity open space is of particular importance and accessibility to users is vital. Proposals for the redevelopment of either formal recreational space or general amenity space (including allotments), whether in private or public ownership (including schools facilities) will be resisted unless equivalent or higher standard alternative provision can be made with similar or improved accessibility for the current users.

6.4.4 Great importance is attached to the retention of formal recreational open space and general amenity space within settlements. The value attached to a particular open space may relate to a variety of factors including the contribution it makes to the character of an area, its recreational value, nature conservation value or because it provides a break in the built environment. The general policies for the protection of open space are set out in the Environment and Development chapter. The following policy deals specifically with open space of both formal and informal use characteristics.

Policy RLT1

Protection of Land with Recreation Value

Development will not be acceptable where it would result in the loss of areas having significant recreational value whether designated as Protected Open Space or otherwise. The significance of such areas will be considered using the following criteria:-

- (a) the accessibility, size and quality of the existing open space and other open space located nearby;*
- (b) an assessment of the level of existing provision of open space in the area;*
- (c) its contribution to the range of formal outdoor playing space requirements in an area.*

Policy RLT4 Recreation and Tourist Facilities in the Countryside

Planning permission for the development of recreation and tourist facilities in the countryside will normally be permitted provided:-

- (a) the proposal would have no detrimental effect upon surrounding countryside and landscape or land located in an area of nature conservation importance, sites of special scientific interest, or landscape value such as A.O.N.B. or S.L.A.;*
- (b) the proposal would not damage wildlife habitats or areas of ecological importance as identified in the Environment and Development Chapter of the Plan;*
- (c) the type and scale of development is appropriate to the location with particular regard to the character of its surroundings and where possible existing buildings would be retained and utilised within the scheme as identified in the Environment and Development Chapter of the Plan;*
- (d) the proposals would enhance both the quality and appearance of the landscape and retain wherever possible, existing trees, shrubs and hedges;*
- (e) the proposal would not have an unacceptable impact on the amenity of adjoining land uses and residents and would satisfactorily meet the requirements of public utility arrangements including foul water drainage;*
- (f) traffic generation, parking and access requirements would not prove to be detrimental to the character of the site and surroundings, and parking facilities are retained within the curtilage of the building; and*
- (g) there would be no unacceptable loss to areas of best and most versatile agricultural land.*

6.5.6 The countryside is an acceptable location for a wide variety of recreational uses particularly where there is little or no requirement for built development, parking or new access arrangements. There has, however, been a growing tendency for recreational activities to be accompanied by

proposals for provision of ancillary facilities. Although this can often provide an economic use for redundant buildings, proposals for other uses including; hotels, restaurants, fitness centres, or housing which are not directly related to the recreational activity will be considered separately under the relevant policy.

Policy RLT5 Ancillary Development Associated with Recreational Uses

Applications for developments associated with recreational activities in the countryside should be limited to facilities which are clearly necessary and ancillary to the main recreational use.

Golf Courses and Driving Ranges

6.5.7 Nationally, golf is a 'growth sport' for which there is continued demand. Pressures for agricultural diversification, the apparent reversible nature of golf course development and recreational demand have tended to support the view that golf courses are an appropriate use in the open countryside.

6.5.8 By their very nature golf courses are extensive users of open land. In general, the usual features of a golf course are alien to historic or agricultural landscape and other areas of open countryside. One further area of concern is the growing tendency for golf course proposals to incorporate the development of ancillary facilities such as hotels, conference facilities, restaurants, squash and tennis courts, health centres and other sports facilities in addition to the clubhouse. This may occur as part of the original proposal or as a series of planning applications that starts with a golf course and adds built development, sometimes on the basis of need to make the golf course viable.

6.5.9 Golf courses can be viable without the need for associated large-scale development, although this

is dependant on the scale, location and marketing of the project. Relevant government advice is contained in Planning Policy Guidance Note 17 'Sport and Recreation' and states that any significant associated developments, such as hotels, should be considered on their own merits. Therefore proposals for development of facilities which are considered to be additional to the main use (the golf course) will be assessed individually and not as part of an overall scheme.

6.5.10 A further area of concern is the trend towards golf course proposals which affect historic parks and landscapes and schemes which incorporate the reuse of listed buildings. Golf courses inevitably involve the change in the character of the landscape and may affect either directly or indirectly, valuable wildlife habitats, geological and physiographic features and historic landscapes. Where a golf course development is permitted, the impact of the proposals will need to be minimised through careful design, layout and use of building materials appropriate to the locality.

6.5.11 There may be occasions where a golf course proposals can help to restore an ancient park or landscape of historical/archaeological importance and provide an economic use for redundant buildings. However, golf can only aid in the restoration of a landscape and associated buildings if its own impact can be limited. This can be achieved by;

- use of a larger area than would be normal for a golf course development;
- taking account and making good use of existing landscape features and topography through the incorporation of existing water features and ridges or hollows;
- ensure that the layout and design of the golf course and any new development respects the character and setting of buildings of historic importance;
- identification of the 'historic core' of the site and protection of its setting within the overall

development. Where an historic core is defined, the areas outside it should be designed to be a sympathetic as possible, and should not disturb the framework of the original designed landscape.

6.5.12 The Borough Council will seek to limit the scale of new building and ensure that the permission is subject to enforceable conditions that secure, where appropriate, restoration of the historic landscape and any associated listed buildings or landscaping proposals are carried out in conjunction with construction of the golf course.

6.5.13 Applications for golf driving ranges raise similar issues, but tend to be of a more intrusive nature, as they necessitate, for example, the use of floodlights. For this reason applications will not be acceptable in the deeper countryside away from existing settlements or an established recreation use such as a Country Club or where they are likely to cause unacceptable levels of nuisance to local residents, and will only be encouraged where such intrusive elements have little effect on the environment.

6.5.14 The following policy will be applied in association with policy RLI4 and other policies within the plan, particularly those in the Environment and Development Chapter, when considering the merits of all proposals for golf and golf related development.

Policy RLT6 Golf Related Development

In determining applications for new golf courses, golf driving ranges and related developments, consideration will be given to;

(a) the scale and design of buildings, structures, engineering and land-forming activities, and the extent to which works will have an irreversible impact on the landscape.

(b) implications for the aquatic environment e.g. drainage and water resource.

Horse Riding

6.5.15 The keeping and riding of horses for recreational purposes or as part of commercially based equestrian activities, is increasingly popular in the countryside. To provide for the growing level of participation there is an increasing number of BHS approved riding establishments in the region and proposals are likely to come forward for such uses in rural areas during the plan period. Horse riding activities can sometimes play a significant role in providing new opportunities for both recreation and employment. Riding establishments can provide suitable use for redundant buildings and provide opportunities for farm diversification.

6.5.16 An essential resource for riding is the bridleway network which consists of paths over which the public has right of way on horseback, or on foot or on a bicycle. The Borough and County Councils have a responsibility to ensure that all rights of way are passable and appropriately signposted and waymarked. It is also necessary to ensure that new development does not infringe upon the existing bridleway network. Development proposals which require the diversion of a bridleway or footpath will be subject to policy RLT7 and may not be permitted if the proposed diversion would be unduly detrimental to the quality of the right of way.

6.5.17 As for all development proposals in the countryside, applications for development involving horses should take particular care to minimise the impact of the proposal on the countryside and amenity of local residents. To this end proposals will be considered with regard to policy RLT4 and other environmental policies in the plan. In some cases this may involve stipulating the siting of buildings and stables. The reuse of redundant agricultural buildings will be encouraged and new buildings, where necessary, should be designed to blend with their surroundings. In some cases the siting of buildings and stables will need to be stipulated. Where applications for equestrian and riding centres are linked to hotel, residential or other accommodation, these elements will be considered

under the relevant recreation or housing policies for the location in question.

Policy RLT7

Rights of Way and Equestrian Development

Applications for the development of new equestrian and riding centres will normally be acceptable where the nature of their operations would have no detrimental effect upon existing rights of way. Proposals should normally be readily accessible to and from the existing bridleway networks.

6.5.18 This policy applies to equestrian and riding centres which operate to provide a recreational facility. It does not apply to commercial horses breeding and rearing facilities, which would be considered under policies relating to new commercial buildings or uses.

Water Based Activities

6.5.19 There are a number of water based activities which take place in the Borough including; angling, canoeing, sailing, windsurfing, jet skiing and boating. A Regional Strategy Topic Study by the West Midlands Council for Sport and Recreation identifies the River Sow and Penk as an important resource used for angling and canoeing. The canal network also provides a valuable tourist resource which is increasing in usage and consequently pressures for development of related activities such as marinas and mooring points. Policies in this plan seek to safeguard the existing resource and encourage and promote recreation use of the canals and provide suitable sites within settlements to accommodate future development.

6.5.20 The provision of water sports such as jet skiing is concentrated at Trentham Park. It is considered that this is a suitable location for such activities although future development proposals may be subject to conditions which will serve to safeguard the amenities of local residents. Elsewhere in the Borough proposals to use areas of open water for water sports will be considered in light of their

potential ecological and environmental impact as well as other policy considerations.

Policy RLT8

Water Based Recreation

Development of water-based recreation and for public access to bodies of water will normally be permitted where it will not cause material harm to the ecological interests of the area.

Canals

6.5.21 It is recognised that canals and their towpaths are valuable assets and have great potential for recreation, education, nature conservation and tourism. In addition to providing valuable linear open spaces they also form important footpath links between urban areas and the countryside.

6.5.22 The Borough has an opportunity to benefit from canal traffic. There is a valuable heritage of canals throughout the Plan area comprising the Shropshire Union, Staffordshire and Worcestershire and the Trent and Mersey Canals, all of which are designated Conservation Areas. There are mooring facilities throughout the network and boatyards at Norbury, Great Haywood and Stone. These areas can benefit from attracting visitors both from within the Borough and from further afield, and both in the form of general "Boaters" as well as other visitors.

6.5.23 Stone has significant potential for development of canal based tourist facilities and it is proposed that the focus of future provision be there. Historically, Stone prospered as an important commercial centre on the canal which accounted for the town's early growth. Although the importance of canal based freight traffic has declined over the years, the canal remains an important asset to Stone. Today, one of the most important wharfs, opposite the Trent Hospital, is still in use for boat repairs. However, some buildings have been removed and others neglected

and abandoned. To the south of Stafford Road Bridge, the large brick warehouse, was once a busy and important wharf. This area of Stone has considerable tourist potential for canal based activities which is yet to be fully exploited.

6.5.24 In order to promote the greater use of the canal and its setting, encouragement will be given to canal orientated redevelopment/reuse of canalside sites, particularly in Stone and at the Meaford Power Station site.

6.5.25 Outside of Stone there may be potential for development of canalside facilities. These should be restricted to within the confines of existing settlement and not result in new development in open countryside or the North Staffordshire Green Belt. Favourable consideration will be given to development proposals which seek to adapt or reuse existing buildings alongside the canal for tourist/canal based facilities. Any canalside development should contribute positively to the function and appearance of the canal and should take account of the need to protect conservation areas and wildlife. Canal sides are often rich in wildlife and care will need to be taken to ensure that any development avoids undue disturbance to areas of nature conservation value.

6.5.26 New canalside development can invariably impose increased pressures upon existing infrastructure and maintenance regimes in the locality. Where appropriate, the Borough Council will seek to negotiate through planning obligations for the continued supply of services, to and maintenance of all canal corridors affected by new development to the required standard.

Policy RLT9

Canal Related Development

New canalside facilities such as moorings, service facilities, information points restaurants and heritage attractions will normally be acceptable within or adjacent to settlements and canal junctions.

Development proposals will be subject to the restrictions upon development in the Green Belt and proposals should ensure that development is in keeping with policies to protect open countryside, areas of landscape value, the Green Network, conservation Areas, wildlife and nature conservation value of the canals. Such development should not deleteriously impact upon the nature conservation resource of the area.

Other Sports and Recreation Activities

6.5.27 There is also demand for the less traditional type of sports facilities, such as clay pigeon shooting, motor cycle scrambling, war games and so on. These activities are likely to cause noise, landscape and ecological disturbance. Suitable locations may, however, include degraded land, former mineral sites or set aside farming land which meet all other criteria.

6.5.28 Some activities benefit from Permitted Development Rights, for limited periods during any one year. When considering planning applications for such uses the Council will take into account a number of factors including; noise disturbance to local residents, potential impact upon the ecological value of an area and its wildlife, the likely level of usage and scale of activities proposed, the level of traffic generation and capacity of the local road network and visual impact on the landscape. Where a continued use or intensification of an existing use poses a real threat to the amenity of an area and could be damaging to a fragile area, such as a Site of Special Scientific Interest, the Council will make, with the approval of the Secretary of State a direction under Article 4 of the General Development Order withdrawing the permitted development rights and requiring a specific planning application to be made for a temporary use.

6.5.29 While not strictly recreational in nature, occasional markets have a similar or greater impact than many recreational uses that also enjoy permitted development rights. It is therefore considered appropriate to subject these to similar constraints and control.

Policy RL10

Recreational Activities Causing Noise or Other Nuisance

In considering specific proposals involving powered vehicles, clay pigeon shooting, combat (war) games, occasional markets and other similar uses likely to result in noise or other nuisance, the Borough Council will take into account the effect of the proposals on the amenity of nearby residents, sites of nature conservation value, wildlife, the character and amenity of the countryside and highway consideration.

Areas Sensitive to Visitor Pressure

6.5.30 Within the Borough there are a number of areas of high landscape value and natural beauty. In the south east is the Cannock Chase Area of Outstanding Natural Beauty and in the north the Hanchurch Hills both situated within Special Landscape Areas and Green Belt.

6.5.31 Cannock Chase and Shugborough Estate are major attractions to people visiting the Borough. Whilst this should be encouraged, visitor pressure and provision of tourist facilities can often have an adverse impact on the environment and landscape. Cannock Chase is designated as an 'Area of Outstanding Natural Beauty' in order to conserve and enhance its natural beauty. This involves protecting the flora, fauna and geological as well as landscape features. In addition to its scenic beauty the majority of Cannock Chase within the Borough is designated as a Site of Special Scientific Interest. This covers a large, diverse area of semi-natural vegetation comprising the most ecologically valuable part of the former Royal Chase.

6.5.32 Although recreation is not an objective of the AONB status, the Chase is extensively used for recreation purposes and there is a growing need to reconcile recreation demands (mainly informal) with conservation. The Borough Council considers that active management and strict planning policies need to be rigorously applied if the historic landscape and wildlife qualities are to be preserved.

The Cannock Chase Study, currently under going a review, has identified a concern for development on the edge of the AONB which is incompatible with its designation. It is not only the AONB which needs to be safeguarded but also its setting and environs.

6.5.33 In the north of the Borough, the designation of a Special Landscape Area recognises the value of a landscape which does not enjoy other statutory protection for its scenic beauty. In particular the Hanchurch Hills area is considered to be landscape worthy of retention.

Policy RL11 Areas of High Scenic Quality

Within the Cannock Chase, Hanchurch Hills and other areas of high scenic quality, applications for tourism and recreational facilities will only be permitted where they are in keeping with policies in this plan which seek to conserve and enhance the landscape and nature conservation value of an area.

6.5.34 Historic Parks and Gardens are also an important visitor attraction in the Borough and make a valuable contribution to the quality of the landscape. A number of these have been included on the English Heritage Register of Parks and Gardens of special historic interest. These include; Sandon Park, Shugborough Park and Trentham Park. Policies in this plan seek to safeguard these historic landscapes and manage them in a way that will enhance their visitor potential.

Historic Buildings

6.5.35 There are a number of buildings and structures of architectural and/or historic interest in the countryside which form an important part of the Borough's heritage. The promotion of visitor attractions such as Shugborough Hall and Izaak Walton's Cottage plays an important role in the Council's Tourism Strategy 'Into the 90's'. The value of many historic buildings owes as much to its

setting as its individual architectural character. For example, Shugborough Hall is located in an attractive landscaped park which is listed by English Heritage as a Grade I 'Historic Park and Garden'.

6.5.36 The need to protect the character of the landscape is as important as preserving the character of a listed building. The Council has powers under the Town and Country Planning Acts to designate Conservation Areas. These are areas which are 'of special character or appearance of which it is desirable to preserve or enhance'. Policies in this plan seek to protect the character and setting of Conservation Areas, listed buildings, Ancient Monuments and sites of high archaeological value from inappropriate development.

Footpaths

6.5.37 Enjoying the countryside on foot is a popular pastime of many local residents and visitors to the Borough. Participation ranges from long distance walkers, often as part of events organised by groups such as the Ramblers Association to the more casual walker. The Borough has an extensive network of public footpaths and bridleways which provide comprehensive access to the countryside. The Staffordshire Way passes through the Borough. The protection, maintenance and improvement of these routes and other footpath links such as the Stafford-Newport greenway and other links within the Green Network are important objectives of this plan. The public footpath network is also complemented by many miles of canal towpaths which have been acquired specifically for development of public access.

6.5.38 The Countryside Commission identified the rights of way network as the single most important means by which the public can enjoy the countryside. The Borough and County Councils have responsibility to ensure that all rights of way are passable and appropriately signposted and waymarked. The improvement of access and enjoyment of the countryside will be encouraged through the development and promotion of

footpaths, bridleways and cyclepaths. Stafford Borough is active in promoting the use of the existing public rights of way network, and has published a number leaflets on circular walks in the Borough.

6.5.39 It is important to ensure that the existing rights of way network is not lost to development. The legal means exists to divert a right of way if development permitted cannot take place unless a diversion is made. In such cases, it is valid to consider the right of way in determining the application and explore ways in which it might be integrated into the scheme in a manner that does not detrimentally effect the security of adjoining properties, the safety of users and that whenever possible, enhances the local environment. Routes should avoid isolated locations away from other activity.

6.5.40 It will be desirable where appropriate, to re-route rights of way through areas of open space and ensure that the accessibility, direction and setting of any diverted route should be at least as attractive as the route to be diverted.

6.5.41 A comprehensive review will be carried out of the strategic footpath network in the Borough with a view to providing extensions to complete the missing links and join up with footpath networks outside the Borough. In Stafford and Stone the Green Network provides pedestrian links to the countryside. Where appropriate development proposals will be required to provide adequate pedestrian access to the Green Network.

Policy RLT12 Development Affecting Public Rights of Way

Where a proposed development requires the diversion of a public right of way, adequate alternative provision will be required to maintain the existing right of way. Planning permission may be refused if the required diversion would be unduly detrimental to the quality or convenience of the right of way.

Tourism and Other Visitor Facilities and Attractions

6.5.42 The Borough Council recognises the important role which tourism plays in attracting economic investment to the Borough and providing local income and employment. Tourism covers a wide variety of activities and impinges on many different types of location, both urban and rural. Trends in tourism are constantly changing as new types of activity, new attractions and new destinations become popular. There is a danger, however, that inappropriate development could destroy the very qualities which serve to attract people to the Borough. The objective for tourism is therefore to achieve a sympathetic balance between tourist development and conservation. Tourism developments that are unsympathetic and out of scale with their surroundings will not be permitted. The Borough Council will encourage the improvement of existing visitor/tourist attractions.

6.5.43 The need to conserve the natural landscape and heritage of the Borough must be balanced with enabling the provision of appropriate visitor facilities. For example, a visit to a stately home or working farm will often involve some element of spending, whether it be in the main visitor attraction or ancillary facilities. Proposals for restaurants, tea shops, craft centres, garden centres, workshops and museums will often accompany the growth of a tourist attraction. This additional development can contribute spin-offs in terms of economic benefits and job creation. However, a simple change of use may result in damage to the environment and the proliferation of other activities normally unacceptable in a particular locality, for example, large parking areas and sales areas leading to the construction of new buildings.

6.5.44 The Borough Council's Tourism Strategy 'Into the 90's' sets out the context for tourism in the area. The overall strategy identifies a number of short and long term measures which are considered necessary to promote the Borough as a tourist destination. These include:-

- improved marketing of the Borough locally and regionally;
- environmental improvements, particularly an upgrading of Stafford Town Centre;
- recognising the opportunity to promote Stone as a canal centre and seeing the canal network, throughout the Borough, as a focus for tourism;
- improvement and promotion of heritage facilities in the Borough such as Stafford Castle and Izaak Walton's Cottage;
- expanding the provision of visitor accommodation by volume, quality and throughout the area;
- infrastructure improvements;
- development of a rural tourism strategy.

6.5.45 Stafford Borough has much to offer visitors and the Borough Council intends to promote the area's many attractions to ensure that the potential for tourism is fully realised. Visitor facilities and attractions in the Borough range from buildings of architectural or historical interest and sites of high archaeological value to areas of scenic beauty, sites of nature conservation value, wildlife and waterways based on the canal network. The diversity and quality of facilities provided must be encouraged and enhanced.

6.5.46 The Borough Council will encourage the provision of tourist/visitor facilities where it involves the reuse of redundant buildings subject to other considerations such as traffic generation. In rural areas many farm buildings are under-utilised or redundant by virtue of changes in agricultural methods. Some may be suitable for conversion to provide visitor facilities in the form of craft workshops, museums and so on.

6.5.47 In granting permission for conversions to visitor facilities, the Borough Council will seek to restrict any significant expansion of such activity especially where it will result in unacceptable levels

of traffic generation and loss of amenity to local residents.

6.5.48 Proposals for new tourist attractions, particularly those based on existing themes/uses, will be encouraged. This would include for example; working farms, museums, craft centres and other facilities encompassed by the "heritage theme". Any large scale tourism development in rural areas will be directed towards derelict or underused sites such as Meaford Power station or Cold Meece.

6.5.49 Development of new tourist activities will be judged essentially upon their effect on the environment. Access and location are obviously important criteria, especially with uses which generate heavy traffic (both in terms of high flows and heavy lorries), and with regard to the availability of public modes of transport to the user.

Policy RLT13

Development of Tourist and Visitor Attractions

Planning permission will normally be given for the development of new tourist/visitor attractions which are related to the rural, industrial, cultural, historic, architectural and wildlife heritage of the Borough and provided that the proposals do not conflict with other policies in this plan, particularly those concerning environmental and landscape conservation.

6.6 The Provision of Tourist and Visitor Accommodation

6.6.1 The Borough Council's Tourism Strategy 'Into the 90's' recognises that existing accommodation is insufficient in terms of quantity and quality to deal with the emerging tourist demand. A variety of accommodation is required, from high quality hotel development, to budget priced bed and breakfast or farmhouse accommodation.

6.6.2 There is demand also for self-catering accommodation, embracing holiday cottages, tent and touring caravan sites. There is scope for more accommodation of this kind, appropriately designed and sensitively sited at suitable locations in those parts of the Borough with tourism potential. Suitable occupancy conditions will be applied to restrict use to tourist purposes.

6.6.3 Additional visitor accommodation can be provided in a number of ways including: new development, improvement of existing facilities through appropriately designed extensions, conversion of existing dwellings in rural areas or the conversion of redundant buildings (for example farm buildings), new touring caravan and camping sites and holiday chalet and static caravan sites.

New Development: Hotels and Guest Houses in Urban Areas

6.6.4 The County Structure Plan encourages the provision of major hotel development, budget hotel accommodation and motels in urban areas. In accordance with this policy, provision of visitor accommodation resulting in new development should be limited to existing urban areas. Major new hotels such as those with conference facilities, will be favoured within the main urban areas, in particular near or within the town centres of Stafford and Stone.

6.6.5 Outside existing settlements there will be strict control over the construction of new buildings for serviced or self-catering accommodation. The visual impact and intrusive nature of such development on the landscape is normally much greater than conversion of existing buildings.

6.6.6 Whatever the type of new accommodation or its location, it should fit well within its surroundings, having regard to siting, scale, design, materials and landscaping and should be in harmony with the local environment (taking account of noise, traffic and parking in the vicinity). In particular new hotels and motels can be visually prominent and good landscaping is important.

Policy RLT14

Hotels and Guest Houses

Within the main urban areas of Stafford or Stone or within the Residential Development Boundaries of Selected Settlements and subject to other policy considerations, the development of hotels and guest houses will be encouraged providing that:-

- (a) the site will be served by a satisfactory access to the highway network;*
- (b) the proposal complies with the Council's Parking Standards;*
- (c) the development will not cause additional traffic to be introduced into residential or other sensitive areas or create or aggravate existing traffic problems;*
- (d) the development will not cause a nuisance likely to give rise to complaints about noise, particularly at unsociable hours;*
- (e) the design, scale and landscaping of the proposed development will be in keeping with its surroundings.*

Extensions to Existing Hotels, Guest Houses and Other Serviced Accommodation in All Areas

6.6.7 These should be in keeping with the scale and character of the original building and its location particularly where the proposed extension is to a listed building or within a special area of control such as The Green Belt, conservation areas, Areas of Outstanding Natural Beauty, or Special Landscape area. It is important that proposals for the extension of existing premises will be able to provide adequate car parking.

Policy RLT15

Extensions to Existing Visitor Accommodation

Proposals for extensions to existing hotels, guesthouses and other serviced accommodation for tourists will normally be allowed, provided that all of the following criteria are met:-

- (a) the building is conveniently located in relation to the surrounding road network, and safe access can be obtained;*
- (b) the residential amenities of neighbouring areas are safeguarded;*
- (c) the proposed development is in keeping with the scale, character, design of the existing buildings and the locality;*
- (d) parking facilities commensurate with the proposed use are provided within the curtilage of the building; and*
- (e) in the case of listed buildings, Policies E & D23, E & D24 and E & D25 are applied where applicable.*

Conversion of Existing Buildings in Rural Areas

6.6.8 In general the conversion of existing dwellings and redundant buildings, is preferable to new construction in the countryside as this usually results in a less obtrusive appearance in sympathy with the existing character of an area and can sometimes provide an economic use for an otherwise redundant building.

6.6.9 With the changing economic conditions in agriculture farmers are increasingly seeking ways to diversify and supplement their income. Farm diversification schemes are encouraged by central government and farm establishments often lend themselves well to the provision of bed and breakfast accommodation. There are also an increasing number of agricultural buildings which have become redundant for their previous use and these may often be particularly suited to conversion for self-catering holiday accommodation.

6.6.10 In addition to farm diversification schemes there are often historic buildings which may be suitable for conversion to serviced accommodation such as to a Country House Hotel. In some cases such a use will prevent the building from falling into neglect and will provide a viable economic use. In considering proposals to convert a listed building for accommodation purposes, the preservation of the architectural or historic character of the building and its setting will be of paramount importance.

6.6.11 Aside from historic and agricultural buildings, there are many other redundant or semi-obsolete buildings - such as closed mills, warehouses or railway stations - that can lend themselves well to adaptation, conversion and modernisation as Country House Hotels, other hotels, public houses, motels or restaurants. To convert such buildings to compatible use can bring life back to an otherwise wasted asset thus conserving a useful and often attractive building, improving a neglected site and helping the local economy. Such schemes should not include a significant element of new development, particularly schemes in open countryside.

6.6.12 Conversions of existing dwellings or redundant buildings to serviced accommodation will usually result in extra activity at a site and care must be taken to ensure that exiting nearby residents or road-users are not unduly adversely affected.

6.6.13 The conversion of existing buildings to provide hotels, guest houses, other serviced accommodation or self-catering/timeshare accommodation will be considered with regard to policy RLT4 and E & D17 and other policies appropriate to the nature of the building and its location and other relevant circumstances.

New Touring and Camping Sites

6.6.14 It is recognised that an increasing number of people enjoy taking their holidays by staying in

caravans or by camping and therefore it is anticipated that demand for suitable sites is likely to grow during the plan period. The policies in this plan seek to ensure that any new sites are well located as caravans and associated vehicles can be visually intrusive unless well screened. Open sites should be avoided as should areas of high landscape value or environmental quality, such as near a site of nature conservation importance. Development of this kind in areas of Green Belt would only be permitted in very special circumstances. The location of any new site is also important in order that danger or inconvenience is not caused to other users. Therefore, any accesses to a site requires good visibility splays and sites should be convenient for the main road network, especially in the case of touring caravans. Furthermore, the location of a site close to a town or village can be more likely to result in benefits to local shop keepers and traders from the visitors. The following policy will be applied in association with policies RLT4, E & D10 and other policies within the plan when considering the merits of proposals of this nature.

Policy RLT16 Touring Caravan and Camping Sites

Planning permission for touring caravans and camping sites will only be granted where:-

- (a) the site is well screened from all directions; and*
- (b) the development would not when in operation present an unacceptable burden upon the local road network.*

Holiday Chalet and Static Caravan Sites

6.6.15 Sites for chalets or static caravans will be controlled more strictly than those for touring caravans because they are by their nature more permanent and larger. The potential visual impact is therefore significantly more and they are liable to detract from the appearance of rural surroundings.

Development in the Green Belt, Areas of Outstanding Natural Beauty, Sites of Special Scientific Interest and other areas of high landscape value or environmental quality will therefore only be permitted in very special circumstances. Outside of these areas, proposals will have to demonstrate special justification and will be very carefully controlled in terms of design, layout and location.

6.6.16 The following policy will be applied in association with policies RLT4, E & D10 and other policies within the plan which deal with development in the Green Belt, the AONB and other sensitive areas.

Policy RLT17 Holiday Chalets and Static Caravans

The development of a site for holiday chalets and static caravans will not normally be allowed unless:-

- (a) the site is unobtrusive and can be well screened and landscaped to a high quality;*
- (b) the location of the site would place no unacceptable burden on the local road network;*
- (c) the site is closely related to a settlement or existing tourism attraction where a range of facilities are available; and*
- (d) the proposed development would not bring about the undue concentration of sites in any one locality.*

Policy RLT18 Self Catering Holiday Accommodation

Where planning permission is given for self-catering accommodation, conditions will be applied to limit its use to short stay holiday purposes, explicitly excluding any other uses in Class C3.

Visitor Services

6.6.17 To ensure that Stafford Borough attracts visitors, it is important that adequate visitor services are provided to assist in increasing the comfort and well being of the visitor and enhancing the attraction of the Borough as a tourist destination.

6.6.18 The Borough Council will encourage, where appropriate, the provision of services for the use of visitors to the Borough, including signposting of tourist attractions and services, public conveniences, car parking, information and interpretation facilities.

6.7 Recreation, Leisure and Tourism Proposals

6.7.1

Proposal T1

Trent and Mersey Canal Policy Area, Stone

It is proposed that the area shown on the Stone Area Inset Map as T1, be identified as an area for canal related development.

Acceptable Uses

6.7.2 Applications for small scale employment, craft, residential, retail, tourist uses will normally be acceptable providing that where appropriate existing buildings are retained/reused and integrated within any new development and any other relevant policy considerations can be satisfied.

Location

6.7.3 This area is located near Stone town centre and includes the Trent and Mersey Canal and adjacent land. The area is bounded to the west by the washlands, to the east by Crown Street and Newcastle Street (B5207), to the south by Stafford Street (A520) and to the north by housing.

Background and Description

6.7.4 The Trent and Mersey Canal is situated on the western edge of Stone town centre. The construction of the Canal, completed in 1777, stimulated a substantial growth of the town during the 18th and 19th centuries. The canal is of historical importance and makes a significant contribution to the overall character of Stone. The canal's value is not only aesthetic, it provides a valuable tourism/recreation resource as well as a location for employment uses. Although some improvements have taken place, such as provision of footpaths, the full potential of this area is yet to be realised.

6.7.5 This area is diverse in character with a range of uses including car parking, employment uses, a bowling green, garden centre, caravan storage and some vacant land. There are a number of listed buildings within this general area including Trent Hospital and some buildings associated with the boat-builders yard. Additionally, the area contains a number of industrial archaeology sites including the canal itself and its associated locks and bridges. The area lies largely within Stone's Conservation Area and includes part of the "Green Network".

6.7.6 Development proposals should focus on the northern sector of this policy area. The Bowling Green which lies in the middle should be retained as should the open aspect of the southern sector with its views across the Canal to the washlands area.

6.7.7 Given the location of this area and its tourism/recreation potential, any development should include high quality landscaping. Sensitive landscaping could improve the environmental quality of this area and setting of the listed buildings. Development proposals could include some element of hard landscaping which could enhance the tourism/recreation potential of the area.

6.7.8 The main constraint to regeneration of activity in this area is the limited amount of land

available for development. The area is physically constrained by the canal to the west and Crown Street/Newcastle Street to the east. There are also difficulties providing adequate access and additional car parking. Adequate provision should be made for pedestrian linkages to the town centre. Given the diversity of uses and landowners in the area, land assembly may be a constraint to any comprehensive redevelopment scheme.

Water Supply and Drainage

6.7.9 Severn Trent Water have stated that a water supply can be made available to this area. The Scotch Brook crosses this site in culvert to the south-east corner and development should not be permitted over or within 3 metres of the edge of this culvert.

6.7.10 Developers should ensure that capacity is available in the public foul sewage system for both foul and trade effluent discharges. Several public sewers cross this area and there should be no building over these sewers.

Highways and Access

6.7.11 Primary vehicular access is currently from Crown Street. The area under consideration is a narrow strip of land between the canal and Crown Street. Access into the area is difficult and limited. The car parking facilities at the canalside should be retained.

Hotel Development at Creswell

6.7.12

Proposal T2 Hotel Development: Land at Creswell, Stafford

Land shown as T2 on the Proposals Map is allocated for hotel development.

6.7.13 Land adjacent to Junction 14 of the M6 at Creswell near Stafford has been the subject of

unimplemented consents for the development of a hotel. This Plan now allocates that land for development of the approved hotel project.

6.8 The Trentham Gardens Estate

6.8.1 In addition to the specific land use proposals T1 and T2, this Plan also defines an area at the Trentham Garden Estate which is expected to be the subject of major recreation, tourism and leisure development proposals. The Plan provides for such schemes through Policies RLT 19 and RLT 20.

6.8.2 The Trentham Gardens Estate is of "major heritage" significance extending to about 320 hectares. Within it are areas of woodland, gardens, various listed buildings associated with the former Hall, a conference centre and a range of leisure and recreation facilities.

6.8.3 The whole estate is an historic landscape being a grade II* Park in English Heritage's Register of Parks and Gardens of Special Historic Interest. The estate also contains Sites of Special Scientific Interest at Kings and Hargreaves Woods.

6.8.4 The estate is a significant leisure resource within the Borough and sub-region and over the last 50 years has developed a wide variety of visitor uses associated with recreation, leisure, conference, exhibition, banqueting and entertainment. The site is not currently meeting its full recreational potential and requires upgrading and improvement. It has potential for a wide range of leisure uses and expansion of its historic buildings, gardens and landscape.

6.8.5 Policies RLT19 and RLT20 below set out the basic principles and criteria by which planning applications for The Trentham Gardens Estate will be assessed.

6.8.6 It is considered that development proposals within the range of uses identified in policies RLT19 and RLT 20 should form part of a comprehensive development strategy which also addresses the issues of conservation of the historic built and natural environment. This process would be assisted by the production of a planning brief which builds upon the parameters set out in the above policies.

Policy RLT 9 - Accommodating New Development at Trentham Garden Estate

The Trentham Gardens Estate as defined on the Inset Proposals map is identified as a recreation, leisure, tourism, and visitor attraction.

All applications for development at the site will be assessed against the following criteria:

- (i) Conservation of the historic buildings, gardens and landscape.*
- (ii) Conservation of the natural environment including flora and fauna.*
- (iii) The enhancement of recreation/leisure facilities within the district/region.*
- (iv) Impact on the highway network.*
- (v) Effect on the purposes and objectives of Green Belt policy.*
- (vi) The scale of economic benefits to the district.*
- (vii) Consistency with other policies in the plan.*

In considering applications for development the Local Planning Authority will carry out an assessment against the above criteria and expect a balance of advantage to be demonstrated.

Policy RLT20 - Appropriate Infill Uses at Trentham Gardens Estate

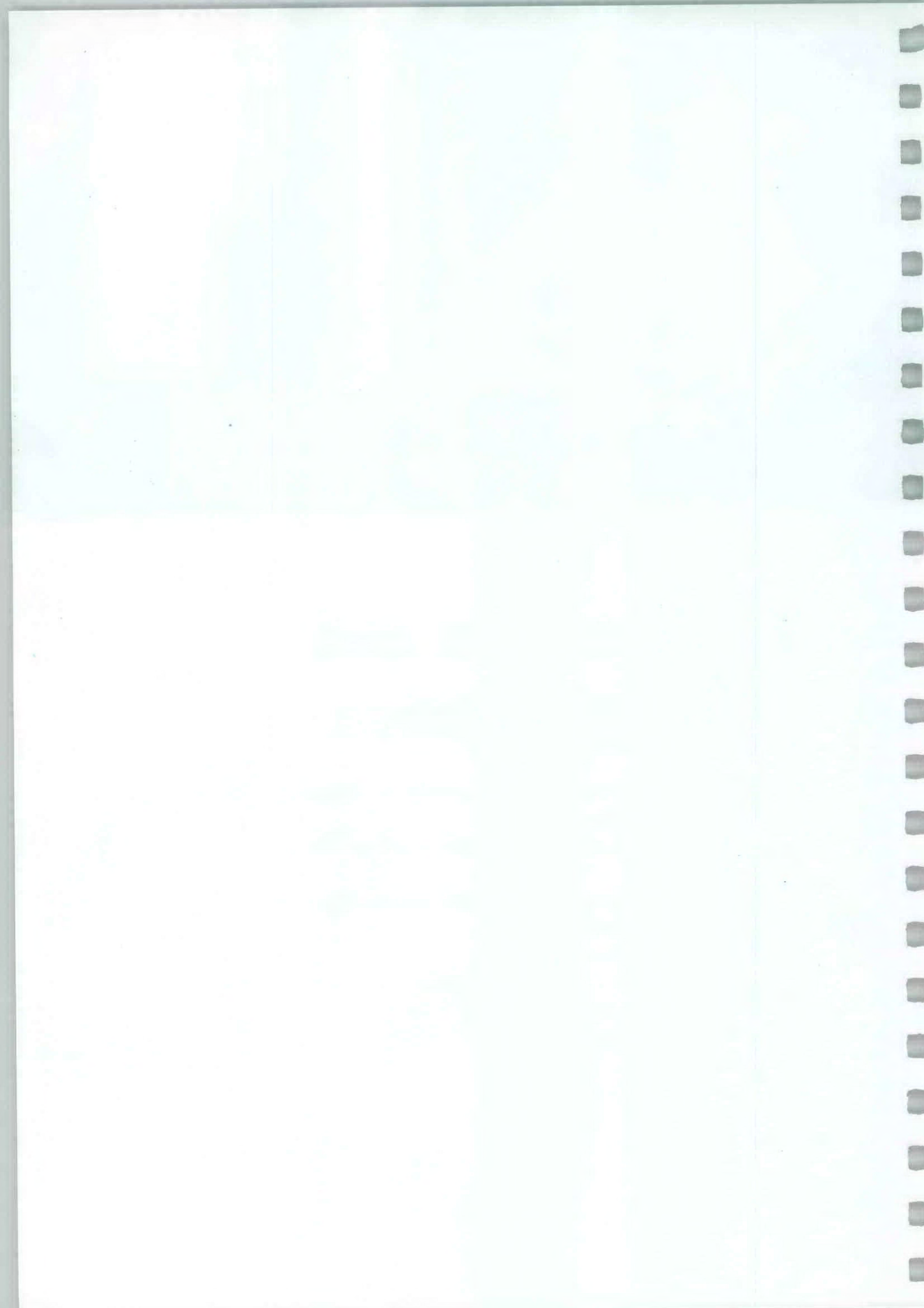
Subject to assessment against the criteria set out in Policy RLT19 development and appropriate infilling will be allowed within the northern area of the estate as defined on the Trentham Garden Estate Inset Proposal Map, for the following range of uses:-

- Outdoor sport and recreation.*
- Indoor leisure and entertainment facilities.*
- Hotel-Conference Centre.*
- Exhibition facilities.*
- Heritage/recreation/craft related retailing.*
- Garden Centre.*
- Visitor facilities.*



7 | Movement and Transportation

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7 Movement and Transportation

7.1 Context: Aims, Objectives, Responsibilities and Resources

7.1.1 Transportation and movement is necessary for employment, shopping, leisure activities and many other purposes and therefore interacts closely with all matters covered by the Local Plan. Transportation and movement problems can restrict economic growth, affect shopping centre viability, cause deterioration of the environment and reduce the Borough's attractiveness and the quality of life of its residents. Continuing growth in road transport and consequent environmental impacts present a major challenge to national and international objectives for sustainable development. The scale of this growth may prevent the achievement of Government objectives for greenhouse gas emissions, air quality and the protection of landscape and habitats. These issues are no less apparent in the Stafford Borough area.

7.1.2 Many of the current problems of congestion in Stafford Borough occur at peak times in the Stafford and Stone town areas and (to a lesser extent) village centres with increasing problem of congestion on 'radial' roads into and out of centres.

7.1.3 The concentration of main accident problem sites in the Stafford Urban Area demonstrates the need for action to provide improvements where there are accident and congestion problems. In addition, while the Borough derives a number of benefits from proximity to the motorway network, disadvantages are apparent particularly when problems occur on the M6 motorway and traffic diverts through Stafford Town causing severe congestion.

7.1.4 Between 1976 and 1990 traffic growth in Staffordshire exceeded 50%. The National Road Traffic forecasts (1989) give a range of growth between 29% and 49% for the period 1988 to 2001. Private car ownership is also expected to rise by up to 36% in the same period.

7.1.5 The County Council has forecast that in Stafford given no new development or road improvements by 2001 all but two (Eccleshall Road and Tixall Road) of the radial routes will be operating in excess of the theoretical capacity at peak times, other roads are also likely to experience severe congestion particularly in and around the centre of Stafford.

7.1.6 These trends point to an inevitable worsening of road and traffic conditions as the Plan period progresses.

7.1.7 Attempts to resolve these issues by new road construction or major road improvements would have a substantial impact involving extensive demolition of property and a major impact on the urban environment which are likely to be unacceptable. Incremental or small scale improvements, at junctions for example, together with traffic calming and management measures, can reduce accidents and ease problems of congestion and will be beneficial in the short term but it must be anticipated that congestion will increase.

7.1.8 It is Government policy that Local Plans should plan for less travel and in particular aim to reduce the need to travel, especially by car. This Plan contains policies and proposals which will assist in this. This is done by underlining the importance of existing local and town centres for shopping and by concentrating the majority of new residential, employment and other development

allocations, in locations where there are existing services or facilities and where such development is or has the potential to be accessible by public transport, cycling or on foot.

7.1.9 Land use policies and proposals can only assist in reducing growth in travel, congestion or environmental and economic problems arising from transport and movement demands and needs. Other measures are required to address the transport system itself.

Aims and Policy Objectives

7.1.10 A balanced response is needed to the transportation and movement challenges to be faced in the area during the Plan period. This needs to promote all modes of movement particularly by public transport, cycling and walking as well as securing appropriate highway schemes to deal with existing and future car and other vehicular movements. In order to achieve this aim the Local Plan's policy objectives are to:-

(a) Support the maintenance and expansion of means of travel which are more energy efficient, minimise pollution, make more effective use of road space, reduce congestion and cause less environmental damage than the private car through the promotion of public transport, cycling and walking.

(b) Seek to create local safe route networks for the movement of pedestrians, cyclists and people with mobility difficulties such as the frail elderly, the disabled, people with pre and school age children, for journeys within and to and from places of work, leisure, recreation, education, shopping, residential and any other areas subject to significant travel demand or generation.

(c) Manage traffic demand and congestion on the main road network, particularly during peak times and especially in Stafford in order to reduce the need to travel by private car.

(d) Improve road safety and reduce traffic accidents generally

(e) Promote "accessibility" in new development wherever possible and encourage new development to be more "accessible" by walking, cycling or public transport than it is by private car.

(f) Ensure that where new road construction or major improvements are proposed that they are implemented in an environmentally acceptable way.

(g) Make the best use of the Borough's communications advantages including the trunk road network and in particular the potential for international European rail connections.

Responsibilities and Resources

7.1.11 Responsibility for highway matters is shared between:

- The Highways Agency responsible for trunk roads and funding support for other accepted major schemes.
- Staffordshire County Council: The Highway Authority
- The Borough Council as agent to the County Council and with additional responsibilities of its own, for example car parks, taxis and concessionary fares.

7.1.12 The Local Plan contains details of the relevant highway policies and proposals contained in The County Structure Plan and the County Transport Policies and Programme (TPP) for the Borough. The TPP is reviewed and submitted annually to the Department of the Environment, Transport and the Regions (DETR) and contains a 5 year programme of "major schemes" a 3 year programme of "non-major" schemes and a list of other schemes for consideration in future programmes. The schemes include road construction and improvements, car-parking, public

transport, cycling, safety issues and a wide range of other measures.

7.1.13 The purpose of the TPP submission is to enable the Government to assess the proposed schemes and allocate the necessary finance to them. It is both a bidding document and a programming tool. The amount of money given by the Government determines when the schemes will be carried out. The highway schemes and proposals are dealt with later in this chapter.

7.1.14 The resources required to implement the policies and proposals set out here are limited and the Borough Council is particularly concerned about the declining level of resources for highway schemes and the inability of the County Council as Local Highway Authority to fund existing schemes within the County Council's Transport Policies and Programme and the Structure Plan. Schemes which the Borough Council additionally considers to be desirable have very low chances of being implemented.

7.1.15 The Borough Council has for this reason made available resources for capital schemes including bus shelters, street lighting, access improvements, footway improvements and car parking. Developers will also be called upon to make appropriate contributions to the improvement or construction of highway capacity necessitated by new development or redevelopment.

7.2 Public Transport

7.2.1 Past road construction and improvements have not kept pace with increases in traffic growth and this will continue to result in ever increasing congestion, demand for parking and damage to the environment. Moving to other forms of travel such as bus, rail, cycle and walking provides one means of addressing the problems of ever increasing private car usage.

7.2.2 Increasing car ownership has however led to

a gradual reduction in overall demand for public transport, the 1991 census shows 77% of households have access to a car Boroughwide (68% in Stafford and 76% in Stone). Car usage dominates in rural areas, trip frequency is high and Stafford town is the main destination. All these factors contribute to peak hour congestion on radial routes. Many people, however continue to rely on public transport, often these are the elderly, disabled, the young or other groups such as families where the wage earner uses the car for travel to work (only 32% of households have access to 2 or more cars). As car usage and congestion increase the viability and as a result the provision of public transport tends to decrease, journey times and convenience are also impaired.

7.2.3 Public Transport is less damaging to the environment and represents much more effective use of road space than private motor vehicles. The Borough Council therefore aims to encourage the greater use and improvement of public transport. It is important to identify the needs for public transport as well as measure the benefits in terms of reducing congestion and causing less environmental damage.

7.2.4 The Borough Council would like to see the provision of services which encourage people to choose to use public rather than private transport, so reducing congestion, environmental damage, pollution and pressure on limited car parking.

7.2.5 Most public transport decisions however are made by the County Council and private operators and are therefore beyond the scope of this Plan. However, the Borough council will seek to ensure that new development or redevelopment proposals are well related to and provide opportunities for public transport services.

7.2.6 It is likely that reductions in service levels, particularly to rural areas, in evenings and on Sundays, will continue. In rural areas low population levels and as a consequence bus patronage, threatens services even though many are unable to travel if the family car is used for the

journey to work. Mini and midi bus services linking several villages with nearby towns currently being provided may benefit from being promoted and encouraged more effectively so that they can offer regular convenient travel opportunities and help to maintain balanced communities in rural areas. Rural public transport services can also play a role in tourism and leisure and recreation strategies and opportunities could exist for integrating these aims.

7.2.7 Public transport services which serve main trip destinations such as town centres and residential areas invariably use key radial routes upon which peak hour traffic congestion occurs. If greater public transport usage can be achieved by diverting commuters or shoppers to buses this will achieve benefits in terms of reducing road space pressure and environmental damage. Changing the travel habits of those who have the ability to make choices depends on making alternatives more attractive.

7.2.8 Measures to improve bus services and their attractiveness, which the Borough Council can take include priority lanes on some routes, action to favour public transport users in terms of accessibility, with improved waiting facilities (shelters etc). In new developments the road network design should make provision for public transport. The use of the private car could also be made less attractive through the control of parking provision and the charges levied.

7.2.9 Many of these measures however do have disadvantages, they can reduce road capacity and may make town centres less attractive. The direct subsidy of public transport to make it cheaper for the consumer is not an option available to the Borough Council although the Borough Council provides a concessionary fare scheme for the elderly.

7.2.10 It is important that existing services be subject to monitoring and areas where unmet needs and new opportunities exist identified. The Borough Council can encourage the provision of services which it considers desirable although public

transport co-ordination is primarily a County Council function, as is the provision of 'socially necessary transport'.

7.2.11 It is the Borough Council's objective to support the maintenance and expansion of public transport facilities and services which:-

- (a) minimise disruption to the environment;
- (b) are fully accessible to people with mobility problems;
- (c) are affordable, reliable and convenient;
- (d) cater in particular for unmet needs especially in rural areas;
- (e) serve new housing and employment developments as they proceed;
- (f) are integrated to make the whole more effective.

7.2.12 The Borough Council will encourage greater public transport usage by:-

- (a) allowing greater access to town centre facilities by bus and taxi than that enjoyed by private car wherever possible;
- (b) introducing where possible bus help measures such as bus lanes and bus only facilities;
- (c) improving conditions and safety for waiting passengers;
- (d) ensuring that distributor roads on new housing estates and employment areas can accommodate bus services;
- (e) locating development so that it is closely related to public transport networks.

Taxis and Private Hire Vehicles

7.2.13 Taxis and private hire vehicles have increased in numbers in recent years and are concentrated in the Stafford town area. Taxis and private hire vehicles are an important part of the public transport system, supplementing bus services as well as providing a service in their own right. The Borough Council can support this service by the provision of appropriately located taxi rank facilities not otherwise available to private car users. Taxi and private hire vehicle offices while providing useful facilities can give rise to serious problems of noise and parking especially if the service provided is a 24 hour one. These offices therefore need to be located in premises where disturbance to local residents and traffic congestion is kept to a minimum.

Policy MVI

Taxis and Private Hire Vehicles

Applications for taxi and private hire offices will normally be permitted provided that:-

- (a) there will be no disturbance to residential premises;*
- (b) there are adequate parking spaces for the private hire vehicles;*
- (c) there will be no significant disruption to traffic flows;*
- (d) other relevant planning requirements are satisfied.*

Social Transport Schemes

7.2.14 Limited social transport schemes are operated in the Borough. There is a need to continue to investigate and encourage unconventional types of public transport such as minibuses, postal buses and car-sharing schemes which complement existing services in meeting the needs of the Borough.

Rail Transport

7.2.15 Travel by rail can, particularly when integrated with other forms of transport, provide a means of tackling congestion in environmentally acceptable ways. The Borough currently has railway stations at Stafford (Inter-City), Stone, Norton Bridge, Barlaston and Wedgwood. Frequent stopping services operate northbound to Stoke on Trent and southbound to Wolverhampton and Birmingham. Rail usage is not currently significant in terms of movement within the Borough although it is of greater importance in movement to work outside the Borough, particularly to and from the West Midlands.

7.2.16 It is expected that rail commuting will increase, particularly if major centres in the conurbation such as Birmingham seek to limit car usage in the city centre. There is mainly some element of long distance (mainly to London) commuting but this is unlikely to form a significant element in the future.

7.2.17 The County Council is considering the extension of the recently reintroduced and subsidised Walsall-Hednesford passenger service to Stafford via Rugeley and Colwich. The Borough Council supports the first proposal, although is unable to provide substantial financial assistance. The County Council has not appraised any physical problems involved in re-opening a station at Colwich. Provision of stations just outside the Borough boundary are also being considered.

7.2.18 The Borough Council will support the improvement of facilities for interchange between different types of transport and the re-opening or opening of new railway stations where appropriate. There are, however, no current proposals for new stations or interchange facilities.

7.2.19 It is likely that reductions in services and station closures or de-staffing will continue to characterise the future rail services of the Borough. The closure and reduction of rail services will be strongly opposed by the Borough Council unless

more suitable alternatives for existing and potential users are to be put in place instead.

7.2.20 Apart from encouraging the greater use of the rail network for local travel it is intended that Stafford will enjoy the status of being a stopping point for Channel Tunnel services. This will have the potential of increasing Stafford's strategic importance and attraction and potential for attracting new employment and other economic benefits. It is likely that additional car parking and interchange facilities will be required within the plan period. The potential for these will be further investigated in conjunction with Railtrack, British Rail Property Board and the appropriate train operating companies and opportunities within adjacent areas will be dealt with in supplementary planning briefs for surrounding areas.

7.3 Pedestrians, the Pedestrian Environment and Traffic Calming

7.3.1 The Borough Council recognises the need to encourage people to make journeys on foot and while many people rely on walking to make short journeys there are many reasons why walking can be an unpleasant or difficult experience. These include noise and fumes from traffic and the threat of accidents. Conditions tend to be worse on main radial roads but they also require improvement in some residential areas and shopping centres.

7.3.2 Safety of pedestrians is a prime concern of the Local Plan and in particular in the provision of safe secure routes between and at residential areas, places of work and education, shopping centres and leisure and recreation. Routes free of vehicular traffic would in many cases be desirable, but in existing areas are often difficult or impossible to provide.

7.3.3 The Borough Council will seek to establish a comprehensive defined network of principal

pedestrian routes linking major residential, employment and shopping areas, schools and other land uses attracting large numbers of people. It will be important to make pedestrian routes safe, accessible and attractive to the pedestrian user. This could be done for example by routing them through areas of open space. Proposals for development or redevelopment may provide opportunities for achieving this objective.

7.3.4 Recently conditions for pedestrians have been improved by central areas pedestrianisation and environmental enhancement at Stafford and the High Street, Stone, following construction of the Stone Town Centre Bypass.

7.3.5 All vehicles are normally excluded from pedestrianised areas during specific periods. This exclusion policy complements the physical improvements made to the town centres and helps to achieve a safer pedestrian environment.

7.3.6 Traffic calming measures are also important in central areas and in residential areas to improve conditions for walking particularly where it is difficult to segregate pedestrians and vehicles effectively and therefore where conflicts and road safety difficulties would be greatest.

7.3.7 Traffic calming measures involve action at the local level to reduce the amount and speed of traffic in sensitive areas where the balance needs to be shifted more in the favour of pedestrians. In addition, there is a particular need to incorporate adequate provision for cyclists in traffic calming measures. It can also as part of comprehensive traffic management be used to help public transport and improve environmental conditions through the reduction of noise, vibration and air pollution.

Policy MV2

The Introduction of Traffic Calming Measures

Traffic calming measures will be introduced where appropriate in order to reduce accidents on the highway, improve environmental quality and improve conditions for

cyclists, pedestrians and people with mobility difficulties. Particular attention will be given to:-

(a) areas suffering unacceptable levels of through traffic which should be encouraged to divert to more appropriate routes;

(b) where there are significant road safety problems and potential problems affecting pedestrians and cyclists;

(c) areas where comprehensive environmental improvement or redevelopment is proposed in which traffic calming measures can play an important part and could link in with the Green Network, footpath networks or cycleways;

(d) the incorporation of traffic calming measures as appropriate in the design of new highway infrastructure, especially that relating to residential development.

7.3.8 Traffic calming measures should ideally not interfere with the safe and efficient operation of public transport or emergency services and should integrate where possible with them to assist in their operation. The types of measures to be used will be related to local circumstances and could include road closures and one way streets to deter through traffic, total street redesign where the pedestrian has priority, incorporating surface treatment, planting or landscaping and other environmental works and lower speed limits (subject to legislative requirements).

7.3.9 It is likely that the greatest need and scope for traffic calming will be in or near housing areas, where traffic volumes and speeds are often in conflict with the quality and safety of the residential environment. Although at the lowest level of roads in the traffic hierarchy such as very minor residential streets and cul de sacs traffic volumes are likely to be slow and problems few, traffic calming principles should be incorporated into the design of these areas in all future developments.

7.3.10 The Borough Council will produce as Supplementary Planning Guidance guidelines for the promotion, design and implementation of:-

- (a) traffic calming schemes;
- (b) pedestrian and cycle networks and access for people with mobility difficulties.

7.3.11 Traffic calming measures are not the sole means by which the experience of pedestrians can be made safer and more pleasant and town centres, residential areas and public places in general more attractive.

Policy MV3

Site Specific Proposals

Site specific or area based proposals for development, redevelopment or improvement should take into account the safety and ease of movement of pedestrians, people with mobility difficulties (the disabled and others with special needs) and cyclists by incorporating where appropriate:

- (a) the segregation of vehicles and pedestrians;*
- (b) greater than minimum standard widths for pedestrian footways;*
- (c) dropped kerbs at crossings;*
- (d) alignment of street furniture to take into account the needs of the blind and partially sighted, wheelchair users and those with children and pushchairs;*
- (e) reduction of street furniture "clutter", for example by re-locating signs and street lights on buildings;*
- (f) improved access to buildings particularly by users of public transport, pedestrians and cyclists;*
- (g) safe, convenient and secure facilities for cyclists including parking of cycles;*
- (h) adequate lighting;*
- (i) the provision of safer pedestrian crossing facilities;*
- (j) bus and cycle lane provision on new and improved highways in particular on radial routes.*

7.3.12 The removal or diversion of non-essential traffic from main shopping streets, residential and other environmentally significant areas can bring substantial benefits to pedestrians, cyclists, people with small children and mobility difficulties. The Borough Council will seek to achieve this where such traffic can be adequately accommodated on alternative routes. Highway and access arrangements for new development and redevelopment proposals should also be designed to achieve this where possible.

7.4 Cycling

7.4.1 Cycling is an inexpensive, healthy, non-polluting resource conscious method of transport which the Borough Council wishes to encourage. Demand for cycling may well be suppressed particularly due to risk of accidents and the absence of secure facilities for cycle parking.

7.4.2 In the main, cyclists share road space with vehicles and in many cases are vulnerable to personal injury. Ideally it would be desirable to provide cycleways and segregated routes which would encourage an increased use of cycles and the safety of users and this is a potential long term aim. This would, however, mean a significant change in priorities by the Highway Authorities, which seems unlikely at present but may be more sympathetically received in the future.

7.4.3 The extensive Green Network comprising river washlands and other areas which are capable of being linked in Stafford and Stone may provide opportunities for the creation of a system of segregated footpaths and cycleways which could perform a transportation as well as recreational function, linking town centres, residential employment and recreational areas and the open country. Links to other safe routes (e.g. the Stafford-Newport Greenway) and routes which could avoid heavy traffic by using more minor residential roads may provide potential for further investigation by the Borough Council.

7.4.4 There is potential for the creation of a link between the Town Centre and Baswich in the Sow Valley, largely on land currently in the Borough Council's ownership. This would go some way towards achieving the objective of safe and convenient cycle routes. More facilities for cyclists could be provided at public buildings and the Borough Council could assist in the provision of more and safer routes through traffic calming and management schemes.

7.4.5 Proposals for new development or redevelopment could provide opportunities for increasing the facilities available for cycling. This could be particularly appropriate in areas which suffer from or where that development would contribute to congestion where the local road system does not already provide safe and convenient facilities or where the environmental benefits of encouraging alternative means of travel are especially desirable.

7.4.6 The Borough Council will seek to improve the safety and ease of movement of cyclists by developing a cycle network and safeguarding, expanding and improving existing cycle routes and facilities. It is also considered desirable to seek to achieve safer road conditions for cyclists in general.

7.4.7 It is not the intention of the Borough Council to seek to use new development proposals as a convenient means of providing a cycle network throughout the Borough. It is not considered unreasonable however that if there is an existing or potential cycle route within or adjoining a development site that this should be taken into account within the development proposal either by designing new provision relative to existing facilities or network elements or by safeguarding land within the proposal site for cycle routes and/or related facilities. Where it is reasonable and appropriate to provide for cycling within a development then this should preferably link up with a cycle network where such a network exists, rather than be disjointed from other facilities or networks. The Borough Council would wish to work with and to encourage as many developers as possible to make provision for safe access to development proposals given the

importance of cycling as a means of helping to reduce the need to travel particularly by private car.

Policy MV4` *Cycle Routes and Cycle Parking*

Proposals for development or redevelopment should:-

(a) not normally disrupt cycle routes or networks unless alternative provision is made which is at least as safe, convenient and accessible as that previously provided;

(b) where appropriate, to provide for secure cycle parking facilities.

7.5 Provision for People with Special Movement and Travel Needs

7.5.1 Some people face extra difficulties when travelling. They include not only people with disabilities, but also people with young children, and frail elderly people. These groups have lower than average access to private cars and consequently they need to rely more on public transport. Very often those public facilities are only designed for the fit/agile and may be difficult if not impossible for the less able to use. The Borough Council therefore needs to press for greater awareness of and provision to meet the needs of those with special transport needs within the public transport system.

Policy MV5 *Public Transport: Access for the Disabled*

The provision of public transport facilities requiring planning permission will be required to provide suitable access and facilities for disabled people and any reconstruction or refurbishment of older transport facilities should, so far as is practicable, incorporate improved access for disabled people.

Policy MV6 *Traffic Management and the Disabled*

Development proposals incorporating traffic management schemes shall include suitable provision for people with disabilities. Consideration must be given to access routes for the vehicles of orange badge holders as well as for Dial-a-Ride type services and buses. In addition, consideration needs to be given to parking for orange badge holders' vehicles, and to the location and number of parking and setting down points.

7.5.2 The Borough Council will produce additional supplementary guidance concerning access for people with mobility difficulties.

7.5.3 The types of action and the facilities that can be provided to assist those with mobility difficulties include:-

- providing suitably located parking;
- dropped kerbs at road crossings with distinctive paving for the partially sighted and blind;
- adequate, well sited, seating, preferably sheltered;
- ramps and wide doors for access to buildings;
- toilets designed for those with mobility problems;
- well designed, clearly visible, handrails and marked steps;
- warning signals using lights and sound;
- lifts with embossed buttons giving audible signals;
- street furniture obstructions removed;
- improving the quality of footpath lighting;
- Reserved parking spaces for orange badge holders within any publicly accessible parking scheme.

7.5.4 Further details will be available in supplementary guidance and advice and from the Borough Council's Access Officer who will in particular be able to explain the requirements of Part M of the building regulations.

7.6 Roads and Road Proposals

Proposed Schemes and Route Safeguarding

7.6.1 The following major unimplemented road proposals falling within the Plan area are listed in the approved Staffordshire Structure Plan for the period 1990-2001:-

- A513 Stafford Eastern Bypass
- A34 Lichfield Road Improvement
- A518 Weston Road Improvement
- A518 Gnosall Bypass
- A518 Houghton Bypass
- A51 Stone-Rugeley Road-Weston Road to Pasturefields
- Rugeley Eastern Bypass

7.6.2 Of the above schemes the 1997 TPP document includes only the Rugeley Eastern Bypass in the "Outline Five Year Programme of Major Schemes 1998/99 to 2002/03.

7.6.3 The emphasis of the TPP is upon a 'Package' approach which emphasises walking, cycling, public transport, parking and air quality objectives. The Stafford Eastern Bypass is included as an element of the 'Package Bid Strategy' as a route which should continue to be protected. The Rugeley Eastern Bypass is a committed scheme in the TPP 1997 submission.

7.6.4 The 'Package Bid Strategy' also includes the Town Centre Western Bypass comprising three linked schemes which were included in the 1993 deposit version of the Plan. These schemes were the subject of objections which were upheld by the Inspector and consequently are not included in this Plan.

7.6.5 The Borough Council is required under the Highways Agency Agreement to submit to the County Council annually a list of non-major schemes it wishes to include in future TPP bid submissions. These schemes are subject to a "needs" and "priority" assessment undertaken by the County Council to provide the basis for programming. The details of schemes contained in the proposed programme and previous settlements can be obtained from the County Surveyor.

7.6.6 The following road schemes which were previously proposed for safeguarding from development have now been abandoned.

Rickerscote Bypass (Staffordshire County Council Scheme)

M6 - A34 link road (Department Of The Environment, Transport And The Regions scheme)

Highway Proposals Included in the Local Plan

Policy MV7

Proposed New Roads

Stafford Eastern Bypass

The Borough Council will safeguard from development land required for the Stafford Eastern By-pass as shown on the Proposals Map.

Policy MV8 Protected Routes

Rugeley Eastern Bypass

The Borough Council will safeguard from development land required for the Rugeley Eastern By-pass as shown on the Proposals Map.

7.6.7 The protected route of the Stafford Eastern Bypass comprises phases 1 and 2 of the County Council's full scheme for that road. The Deposit Draft Plan (1993) showed all three phases. The County Council has also promoted a second route, route C, (this Plan shows part of route G) and has stated that all major schemes are being assessed in the Structure Plan Review and that in the meantime they have not taken any decision to abandon phase 3 of route G or phases 2 and 3 of route C and accordingly will need to protect them for the time being.

7.6.8 "Safeguarding" involves protecting the land in question from other forms of development both through the development control process and through acquisition by the implementing authority.

7.6.9 Implementation will however depend on the priorities and resources of the implementing authorities and may not be achieved during the Plan period.

7.6.10 The County Council has designated a large number of "new street lines" under public health legislation and "improvement lines" under highway legislation, for the purpose of facilitating road improvements at a future date. The Borough Council will consider any objections made by the County Council in determining planning applications for development.

Other Proposals

7.6.11 The Highway Authority has a number of schemes for improvement of highways or other minor works. The Borough Council does not maintain copies of plans for the schemes and

further enquiries should be made to the County Surveyor, Highways House, Riverway, Stafford.

Motorway Widening

7.6.12 In addition to the above Borough and County Council Schemes, the then Department of Transport proposed in 1992 the widening of the M6 Motorway throughout the Borough as part of a comprehensive widening programme between junctions 11 and 16. Following the withdrawal of the original parallel widening scheme in 1994, the Department of Transport published new draft proposals in January 1997 for the widening of the motorway to dual four lanes by adding one lane to each side. These proposals have now been placed on "hold" by the Government. The Department of the Environment, Transport and the Regions (DETR) which has replaced the Department of Transport is expected to review the situation in 1998.

7.6.13 The Borough Council will continue to reserve the 67 metre corridor either side of the central reservation which includes areas of existing and committed housing open space and screening.

Highway Design

7.6.14 New roads, and depending on scale, highway improvement schemes can dramatically change the landscape, long established views and the entire setting and approach to settlements. It is important that such effects on the environment should be minimised by adopting the best possible design practices.

Policy MV9

New and Improved Highway Schemes

New and improved Highway schemes will normally be expected to harmonise with and respect their surroundings by:-

- (a) *minimising demolition of property;*
- (b) *minimising disturbance of existing natural features, intrusion into prominent views or the creation of new land forms;*
- (c) *minimising loss of or damage to sites of nature conservation importance, landscape value and archaeological interest;*
- (d) *the provision of treatment to protect nearby property;*
- (e) *the provision of planting and hard and soft surface treatment along the entire length of any road scheme;*
- (f) *the avoidance of encroachment upon the best and most versatile agricultural land;*
- (g) *the incorporation of measures for the control or abatement of pollution arising from the construction and operation of highways;*
- (h) *incorporating, where appropriate, traffic calming design principals within residential development shopping town and other centres and areas of road safety concern;*
- (i) *incorporating where appropriate features to meet the needs of cyclists, pedestrians and people with mobility difficulties;*
- (j) *the avoidance of disruption to a neighbourhood community.*

Traffic in Rural Areas

7.6.15 In rural areas it is desirable that the road network should be safe efficient and sensitive to environmental considerations. Traffic calming measures may be a possible solution in rural locations depending on the specific circumstances to be addressed.

Development of Land: Highway Considerations and Developer Contributions

7.6.16 Through the Local Plan the Borough Council's aims of maintaining and if possible improving the operational standards of the road network will be pursued. New development proposals invariably have an impact on the highway network and it is important that this impact is mitigated where necessary. If acceptable means of absorbing or catering for additional vehicular traffic cannot be found this would normally prevent a proposal from being implemented.

7.6.17 Therefore wherever new development proposals either on sites allocated in this Plan or which otherwise come forward, require the construction, or improvement of highway capacity the Borough Council will require contributions from developers to meet the infrastructure needs attributable to the development. It is considered unreasonable to expect the public funding of infrastructure to enable a private development to take place.

Policy MV10

Land Development Requirements

Subject to other policy considerations proposals for the development of land will normally be acceptable provided that:-

- (a) *the development would cause no demonstrable harm to the function of adjoining roads and safeguarded or other protected routes;*
- (b) *the development would not lead to an unacceptable level of additional traffic movements through unsuitable areas such as settlement centres, residential streets and areas of nature conservation and landscape importance;*
- (c) *the Borough Council will normally seek to enter into a planning obligation agreed with developers of land in order to secure the provision of, or appropriate contribution to ,*

necessary and adequate off-site highway improvements or additional road capacity, if the need for which arises from the development. The Borough Council will have regard to current Government advice in negotiating such obligations.

(d) the provision of sufficient car parking to the Borough Council's Standards as required by the development;

(e) provision is made where appropriate for access by public transport.

7.7 Parking and Servicing

7.7.1 Adequate and well located car parking is needed to provide safer access to shops, houses, employment and social facilities. In town centres there is often a desire for new development on existing parking areas which would add to the range of facilities and attraction of the town. This needs to be balanced against the impact of the loss of existing parking and the provision of additional parking to meet the needs of the new development.

7.7.2 Whilst the availability of car parking is important to some users, particularly in town centres, it can add to traffic generation and congestion and affect the relative attractiveness of bus usage. Research has also shown congestion and traffic problems can also inhibit economic development and affect the economic viability of town centres.

7.7.3 A balance therefore needs to be achieved between the needs and demands of motorists and those using public transport, cycling or walking as well as the environmental and other consequences of facilitating private car usage rather than other modes of transport.

7.7.4 In considering requirements for parking provision, it is important to distinguish between parking provision in town, shopping and settlement centres and that required by new development proposals in other locations.

7.7.5 The Borough Council also recognises the need to:-

(a) restrict car parking in order to discourage congestion, and encourage car use to remain within the capacity of the road infrastructure;

(b) discourage car use and encourage other means of satisfying needs which use less energy, are less polluting and less damaging to the environment.

7.7.6 The Borough Council particularly wish to see development proposals which reflect these objectives.

7.7.7 The following policies MV11 and MV12 and the Parking Standards and Guidance set out at the end of this chapter will be used in determining any planning applications where car parking is required, or existing car parking would be affected by the proposal. These standards will be kept under review together with other policies and proposals in the Plan.

Policy MV11

Parking Requirements for Town and Settlement Centres

In shopping, town and settlement centres adequate parking and servicing arrangements will be sought by:-

(a) provision of facilities by the Borough Council as opportunities arise and resources permit;

(b) wherever it would be inappropriate or impractical to provide car parking in accordance with the Council's Parking Standards and Guidance at the development site then the provision of commuted sums or planning agreements to provide contributions to measures to assist public transport or walking and cycling or additions to public parking elsewhere, as appropriate.

(c) the provision of rear servicing arrangements in new development proposals wherever practical in accordance with the Council's Parking Standards and Guidance.

Policy MV12

Parking Requirements in Other Locations

Proposals for development in other locations will normally be acceptable provided that:

(a) provision is made for parking and servicing arrangements in accordance with the Borough Council's Parking Standards and Guidance either at the proposals site or a convenient location nearby, or by the use of commuted payments or agreements;-

(b) at industrial and commercial sites the provision of adequate off-street loading and unloading facilities with suitable access from adjoining highways;

*(c) where the development involves the operation of heavy commercial vehicles the provision of adequate garaging and servicing facilities off the highway to deal with the number of vehicles operating from that site;
and*

(d) the design of parking areas maximises the personal security of users and allows parking to make a positive contribution to the attractiveness of the locality by landscaping and planting of surface level car parks and the appropriate use of materials in the construction of other parking facilities.

7.7.8 To date, in the Stafford town area it has been possible to provide additional car parking on the periphery of the town centre, but this has tended to lead to an increase in walking distance between parking and the main shopping area. In the case of Bridge Street and Guildhall Redevelopments, multi-storey parking has been provided and additional development of this nature may be required in the future.

7.7.9 The Council currently pursues a policy of providing short stay car parking close to the shopping area with long stay facilities further away. It is envisaged that this approach will continue although it is questionable whether it is financially possible for the Borough Council to meet any increase in demand for car parking. The Borough Council will expect in appropriate cases that funding will be provided for parking facilities as part of any development proposal.

7.7.10 In Stone town centre, the Borough Council currently provides off-street car parking. A balance needs to be struck between the obvious advantage of free parking to the town centre (and the viability of the centre as a whole) and the possible need to improve facilities in the future without increasing costs to the Borough Council. It is possible that increased usage may cause difficulties in the future and pressures for development for other uses may also increase. Where there are opportunities for the creation of additional parking in conjunction with development/redevelopment, these will be pursued with prospective developers.

7.7.11 There is a significant reliance upon on-street parking and servicing in larger villages. The problems caused by this are also being exacerbated as car usage increases. New development proposals will require off-street car parking and servicing provision in accordance with the Borough Council's standards. The Council will however wish to be flexible in areas where other matters such as Conservation Area status, Listed Building considerations, landscape value or other special designations would merit a more sensitive approach.

7.7.12 The Borough Council is not proposing to allocate land for off-street parking, however, it will encourage local traders in rural areas to co-operate in the joint provision of such facilities, where there is demonstrable evidence of need, in suitable locations.

7.7.13 In some older residential areas there are already problems in providing adequate parking to meet increasing demands. It is unlikely that the Borough Council will be able to provide new parking areas, and existing problems are therefore likely to increase. Where difficulties could be eased e.g. by traffic management measures, these will be considered as would the potential for co-operation between residents to provide 'self help'. Some areas on the edge of the centres experience car parking by users of the centre either to avoid charges or because no parking is available, so creating problems for residents in finding spaces. Consideration is being given to residents' parking schemes to ease the problem, but such schemes

would have to be self-financing, such schemes would require substantial charges to be made to residents.

7.8 Commercial and Heavy Goods Vehicles

7.8.1 Stafford Borough's strategic position in the national trunk road network has led to particular pressure for development involving heavy road haulage. In particular its location on the M6, with the closely linked and parallel A34(T) between Stafford and Newcastle under Lyme, makes it particularly attractive as an operating base and for a variety of servicing functions. It is additionally in a key position on the national network of routes suitable for outside loads,

7.8.2 The Borough Council supports the County Council and Department of Transport in encouraging large and heavy vehicles to use the major trunk and classified routes by means of signposting and other traffic management measures. The Borough Council will additionally use its planning powers to discourage development which would involve increased use of unsuitable local and particularly residential roads.

7.8.3 Developments involving large and heavy vehicles in addition to creating traffic management problems can have environmental impact, particularly in respect of noise, smell and visual amenity. The Borough Council will pay particular regard to these considerations in determining planning applications. The use or increased use of a site by large and heavy vehicles does not necessarily require planning permission, although there are controls under other legislation, particularly with regard to operating licences. The Borough Council will have regard to the policies in this plan in making any representations to the appropriate authorities in this context.

7.8.4 It is the responsibility of local transport

operators to provide adequate parking facilities for the vehicles operating from the site without the use of on-street parking.

7.8.5 Overnight transit parking has been a problem for a considerable period. Purpose designed facilities are provided adjacent to Stafford Town Centre. There is still considerable use of 'informal' sites, for example, lay-bys and industrial and retail service areas which may require controls. Such alternatives away from residential areas are limited in the Stone area where there has long been a particular problem.

7.8.6 Where there is evidence of additional demand, consideration will be given to providing or encouraging the private sector to provide an additional site. Proposals would be considered on their merits bearing in mind the need to avoid undue disturbance to residents, provide good access and a location which does not conflict with other planning policies.

7.8.7 The Borough Council sees potential for making provision at Stafford as part of the employment allocation, at Beaconside and at Stone in conjunction with development of Stone Business Park. In locating access provision for lorry parks, transport cafes and similar services for drivers of heavy commercial vehicles, operators will be required to provide for very high standards of safety for other road users in accordance with national guidance.

7.8.8 The consideration which the Borough Council will have regard to in determining applications which will generate heavy goods or commercial vehicles, including overnight transit parking, are indicated above. These matters are included in policies elsewhere in this Plan particularly in the Environment and Development and Employment Chapters, and it is those policies which will be used in appraising applications.

7.9 Motorway Service Areas

7.9.1 Following changes in Government policy with regard to the deregulation of the provision of Motorway Service Areas (MSA's) the Borough Council has already given consent to one MSA and may be faced with further proposals for the development of such facilities.

7.9.2 New facilities are to be provided by private sector operators in identifying and acquiring sites and obtaining planning consents from local planning authorities. The Department of the Environment, Transport and the Regions will need to satisfy itself that the balance between current and future needs of motorists and road safety and traffic management are met. New MSA's could be smaller and offer correspondingly fewer facilities than existing ones where appropriate.

7.9.3 Government policy has been based on the principle of services at 48km (30 miles) intervals. There are no MSA's on the southbound 25km (16 miles) of the M6 in the Borough and some 47km (29 miles) between Hilton Park and Keele Service. An MSA was opened in 1996 on the northbound side near Stone. The mid point (21km/13 miles) between these services is located between Doxey and J14 at Stafford at Stafford Town. The Government's Planning Advice concerning MSA's should normally be 24km(15 miles). It is clear that this minimum could not be achieved even if a new MSA were exactly equidistant between the existing ones.

7.9.4 Sites in the Green Belt would not be acceptable and given the proximity of Green Belt locations to the services at Keele are considered unnecessary. Proposals for new MSA's will be considered on their merits according to Government advice and in particular the following policy.

Movement MVI3 Motorway Service Areas

Planning applications for Motorway Service Areas (MSA's) will be considered in relation to the following factors:-

(a) the need to satisfy the minimum standards of the Department of the Environment, Transport and the Regions with regard to facility provision, hours of operation and road safety requirements;

(b) the distance between the proposals and existing MSA's and Motorway junctions;

(c) that there should be no access to the local road system other than for emergency services, MSA personnel and deliveries;

(d) the site should be closely related to the local road system in order to minimise the amount of access road construction;

(e) the MSA should only provide services for the needs of motorway users and must not include features which cause the MSA to become a destination in its own right;

(f) the proposals should not cause damage to sites of biological, built or nature conservation value, historic, archaeological or landscape value or having other special designations;

(g) where possible proposals should avoid sites in the open countryside which are away from existing settlements or away from areas allocated for development in the plan;

(h) an MSA would not be acceptable in the North Staffordshire Green Belt;

(i) the scale and massing of the proposal within its setting;

(j) the provision of adequate drainage, including surface water balancing if necessary, and connection to the public sewerage system for contaminated drainage including sewage disposal;

and the measures taken in the design to minimise impact on surrounding areas in terms of visual intrusion, noise and vehicle emissions.

7.10 Parking Standards and Guidance

Introduction

7.10.1 It is an essential duty of a planning authority to see that new developments are properly served with parking space. If not, parked vehicles may become a nuisance, an obstruction or a danger to other road users.

7.10.2 The approved Staffordshire Structure Plan, recognises that off-street parking is essential to stimulate investment and employment by reducing congestion. It places upon developers a duty to make sure that new developments are provided with adequate car parking space and space for off-street loading and unloading.

7.10.3 This section sets out requirements and standards for the parking and servicing required in any new development which the Borough Council considers necessary to avoid traffic or environmental problems. All planning applications for new development will be considered in relation to policies MV11 and/or MV12 as appropriate together with these requirements and standards. These standards should therefore be taken as the minimum requirements to be met. Higher levels of provision will only be acceptable where there is a clear material justification for this. The onus will be on developers to justify why a development should be permitted if these standards are not met.

7.10.4 It is recognised that in some circumstances it will be impossible or undesirable that the full provision be made. An example might be where full provision would jeopardise the viable use of a listed building or damage the appearance of an area of built or nature conservation or landscape value. Such cases will be given careful consideration and decided on their individual merits.

7.10.5 The Borough Council also recognises that while parking can be very important for example for maintaining economic growth, the vitality and

viability of town centres, and increasing road safety, it can also encourage the use of the private car. The Borough Council will keep this matter under review with particular reference to Government Guidance on parking and traffic demand management.

7.11 Basic Requirements

7.11.1 Generally parking is of two distinct types, operational and non-operational. Operational parking is that required at a building for servicing, loading and unloading traffic, (including provision for both cars and commercial vehicles). Non-operational parking is the space required for vehicles of residents, employees, customers and visitors, which should be provided within the site.

7.11.2 The standards relating to non-operational parking are set out under the categories of use defined in the Town and Country Planning (Use Classes) Order 1987. These standards are intended to cover most forms of development but clearly there will be some that are not covered and these will be considered individually on their merits. Provision in all cases will be for staff, customers and other visitors, unless otherwise stated.

7.11.3 The Council will normally require operational and non-operational parking for commercial vehicles within the site of all new developments. In cases where this cannot be achieved, proposals to provide such facilities on adjacent or other convenient and easily accessible land will be considered. It is also seen as particularly important to ensure that parking standards are kept to an operational minimum.

Operational Parking

7.11.4 Operational parking space is that required for servicing, loading and unloading and other traffic which must park at a building. It may include provision for both lorries, other commercial vehicles and cars. It is important to ensure that operational parking provision is kept to the minimum required.

7.11.5 The standard requirement for non-residential development is as follows:-

Sufficient space to allow the maximum number and size of vehicles likely in the opinion of the Borough Council to serve the site at any one time, to manoeuvre and stand for loading and unloading within the site, and to enter and leave the site in a forward gear.

7.11.6 This requirement applies to most commercial and business uses and to any other use where failure to meet it might cause a nuisance, obstruction or hazard.

Non-Residential (Non-Class C3) Development

7.11.7 *Proposals for non-residential (non-class C3) development should allow the maximum number and size of vehicles likely, in the opinion of the Borough Council to serve the site at any one time, to manoeuvre within the site and to enter and leave the site in a forward gear.*

Residential (Class C3) Development

7.11.8 *Proposals for residential (Class 3) development should allow emergency, refuse, delivery and other service vehicles to gain unimpeded access to the highway frontages of all new dwellings.*

Non-Operational Parking

7.11.9 This is the space required for vehicles which do not have to be parked on the site, including those of employees, customers and visitors. It is accepted that in most cases it is desirable from all points of view that such space be provided within the site of the development, though there may be circumstances where non-operational parking, particularly for employees, might be provided on a separate site nearby. The following requirements will apply:-

Non-Residential (Non Class C3) Development

7.11.10 *Proposals for non-residential (non Class C3) development should provide sufficient space within the site, or on other easily accessible and convenient land nearby, to achieve at least the number of parking spaces required by the standards set out for the classes of development specified below.*

Non-Residential (Non-Class C3) Development - Technical Criteria

7.11.11 Proposals for non-residential (non-Class C3) development should provide car parking layouts in accordance with the following design criteria:-

1. All car parking spaces should be at least 5 metres long and 2.5 metres wide or 6 metres by 2.2 metres where parking is nose to tail. Garages and garage spaces should have a minimum size of 5.1 metres by 2.9 metres and be set back at least 5.5 metres minimum from the public highway and there should be no overhanging of the public highway by parked vehicles. The highway authority may in some cases resist car parking spaces that result in cars reversing directly onto or coming from the public highway;
2. Within parking areas of more than 10 spaces provision should normally be made for disabled parking. Disabled driver spaces should normally have a minimum size of 5 metres by 3.3 metres, however, arrangements of pairs of bays sharing a marked out space between them are acceptable, providing that the size of the parking bays does not fall below 5 metres by 6 metres including the marked shared space (see illustrative layouts) and should be provided as close to the building entrance as possible;
3. All car parking spaces should be sited clear of any public highway and not encroach upon other uses of land (e.g. landscaping or access or circulation areas);
4. All car parking layouts should provide adequate circulation space to allow all vehicles to manoeuvre in and out of each parking space, normally clear of any public highway

and without encroaching upon any other parking bays or areas reserved for other purposes (e.g. landscaped areas). Normally a distance of at least 6 metres will be required for this purpose;

5. All car parking areas with access from classified roads (Classes A, B and C) should preferably have turning space clear of the public highway to allow vehicles to enter and leave the site in a forward gear;

6. All car parking space should be laid out and surfaced in approved surface materials appropriate to the site and its surroundings;

7. Car parking layouts providing more than 10 spaces should incorporate landscaping of their peripheries; blocks of more than 10 contiguous parking spaces will not normally be permitted and blocks should be broken up by planting and landscaping;

8. On large car parks (more than 75 spaces) vehicular traffic shall be segregated from pedestrian movements by providing separate pedestrian walkways within the layout.

7.11.12 In urban areas developers proposing car parks bigger than 10 spaces should consider lighting all associated hard surfaces for safety and security, whilst protecting the amenity of adjacent residents.

7.11.13 The numbers of car parking spaces will be calculated by rounding up the floor space of a building to the nearest 10 or 100 square metres of gross floor space, appropriate to the standard. Where there are a variety of activities on the site which cannot be assessed individually, the required parking provision will be assessed on the primary use of 75% or more of the gross floor space.

Town Centres, Commuted Sums and Developers Contributions

7.11.14 Future development within the town centres of Stafford and Stone should normally be accompanied by the appropriate operational parking provision.

7.11.15 Within these centres, non-operational parking demand for non-residential uses should normally be met through the use of public car parks in these centres. In town centres where public car parking is normally available there will be no requirement for additional provision subject to no loss of existing facilities and consideration by the Council of potential additional vehicle attraction to the shopping centre as a whole as a result of the development.

7.11.16 Where a development individually or cumulatively with other developments in a town centre would overload or exceed the existing available public car parking the Borough Council will normally seek additional provision at the appropriate standard for the use proposed. Where it would be impossible, undesirable or inappropriate to do this within the development site, for example in town centres or Conservation Areas the Borough Council will instead require alternative parking provision to be made.

7.11.17 Where there is an identified need for additional public parking provision the Borough Council will consider acceptance of commuted sum contributions, towards the provision of car-parking, under a Section 106 Agreement.

7.11.18 The level of any commuted sum will be directly related to the number of spaces required by the type of development proposed. The Borough Council will actively pursue the identification of suitable sites for parking provision to serve town centres. Any site to which the commuted sum would relate should be appropriately located relative to the proposed development and capable of implementation within a reasonable timescale.

7.11.19 In smaller neighbourhood and settlement centres where public car parking exists, the availability of public parking space in the vicinity of a proposed development will be taken into account when assessing the non-operational parking requirement for that development.

7.11.20 The Borough Council will also consider as an alternative, contributions to new or enhanced

means of travel other than the private car, which can make a demonstrable contribution to addressing the travel needs generated as a result of the development proposed. For example it may be appropriate to meet access requirements to sites by seeking contributions to the provision of public transport with facilities for walking and cycling instead for the provision of car parking.

Developments with Multiple or Alternative Uses

7.11.21 Where a site has several uses, the number of spaces required for each use will be calculated independently and added together. In the case of alternative or duplicate uses, the standard required will be that for the use requiring most space.

Landscaping, Planting and Design

7.11.22 The Movement and Transportation Chapter contains policies aimed at minimising the environmental impact of new highway construction or improvements. The same principles will apply to parking facilities which should normally incorporate hard and soft landscaping and planting of perimeters and between blocks of spaces, together with appropriate surfacing materials, surface water drainage, signage and provision for safety and adequate pedestrian movement.

7.11.23 Indicative diagrams showing car-parking bay dimensions and suggested arrangements together with layouts for residential areas are included at the end of this appendix.

Parking Standards

7.11.24 The parking requirements for various types of development are set out below. Developments which are not included here will be considered on an individual basis.

7.11.25 The standards should generally be taken as

minimum requirement, however, the Borough Council will judge the individual circumstances of each proposed development. For example, a proposal to change the use of an existing building on a restricted site may not be able to meet the standard for the new use. However, even in these cases it will be a basic requirement that no traffic hazard or nuisance should be caused. Any under or over provision of parking will need to be justified by clear material evidence.

7.11.26 The types of development are laid out by the Use Classes Order and are listed as follows:-

Shops (Class A1)

Financial and Professional Services (Class A2)

Restaurants and Cafes (Class A3)

Public Houses and Licensed Bars (Class A3)

Car/Vehicle Showrooms and related services (not Classified)

Hot food Take-aways

Transport Cafes

Business Uses (Class B1)

Industry (Class B2)

Storage and Distribution (Class B8)

Hotels and Hostels (Class C1)

Residential Institutions (Class C2):

Residential Care Establishments

Hospitals

Nursing Homes

Residential Schools (pupils up to 18 years)

University, Residential Colleges and Training Centres (students 16 years plus)

Residential Dwellings (Class C3):

Private Dwellings (detached/semi-detached)

Terraced Dwellings

Flats

Sheltered Housing

Elderly Persons Dwellings

Residential Conversions

Houses in Multiple Occupation

Single Person Housing Developments

Non-residential Institutions (Class D1):

Health Centres, Surgeries and Consulting Rooms etc.

Crèches, Nurseries and Day Centres

Schools and Colleges

Art Galleries, Museums, Libraries, Public Reading Rooms and Exhibition Halls

Places of Worship

Assembly and Leisure (Class D2):

Cinemas, Theatres, Bingo and Concert Halls;

Community Centres, Clubs, Dance Halls, Discotheques

Sports and Leisure Centres

Bowling, Tennis and Golf

Cricket, Football and Rugby

7.11.27 Class A1 - Shops

(i) *In town centres where public car parking is normally available and is sufficient to meet current and expected demand from the proposed development there will be no requirement for additional provision subject to no loss of existing facilities. On edge of centres or elsewhere 1 space per 20 square metres gross floor area plus 1 space per 100 square metres for staff parking.*

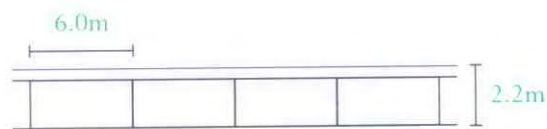
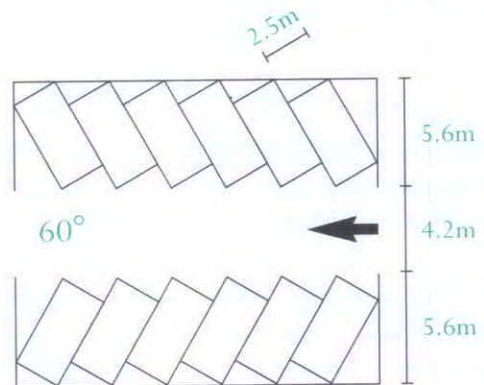
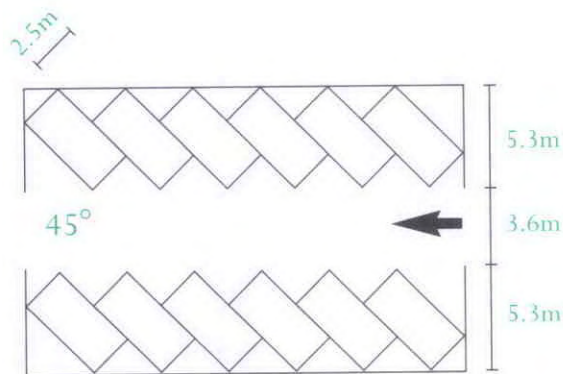
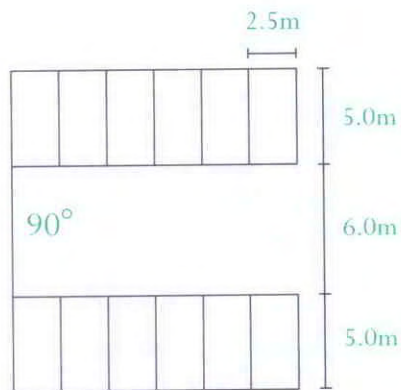
(ii) *Food Retail Units. 1 space per 10 square metres of gross floor area.*

(iii) *Retail Warehousing. 1 space per 20 square metres of gross floor area plus 1 per 100 square metres for staff parking. Where retail warehouses include garden centres/DIY a higher standard of 1 space per 15 square metres of gross floor area will be required for customer parking.*

7.11.28 Class A3 - Restaurants and Cafes

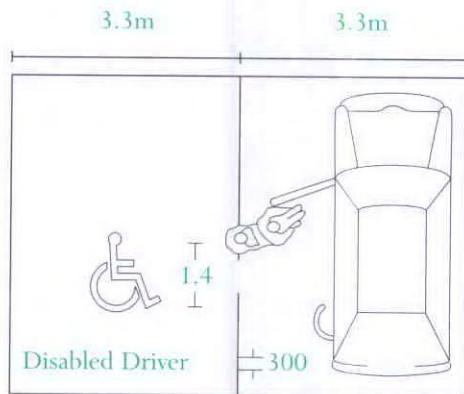
In town centres where public car parking is normally available and is sufficient to meet current and expected demand from the proposed development there will be no requirement for additional provision subject to no loss of existing facilities. 1 garage or parking space will be required for each resident staff in any location. Otherwise the following standards will apply; 1 space for 2 staff employed at peak operating times plus 1 space per 5 square metres or 4 seats in dining/bar areas.

Parking Bay Sizes

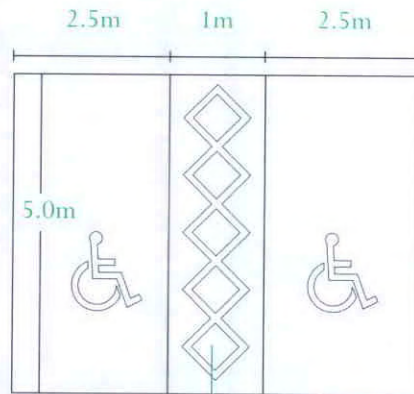


Wall or next bay

Disabled Driver Spaces

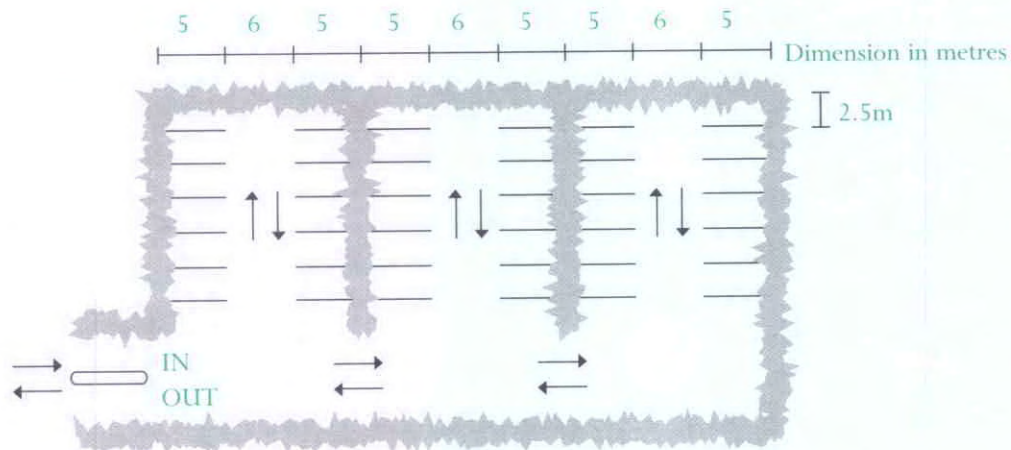


Wheelchair user

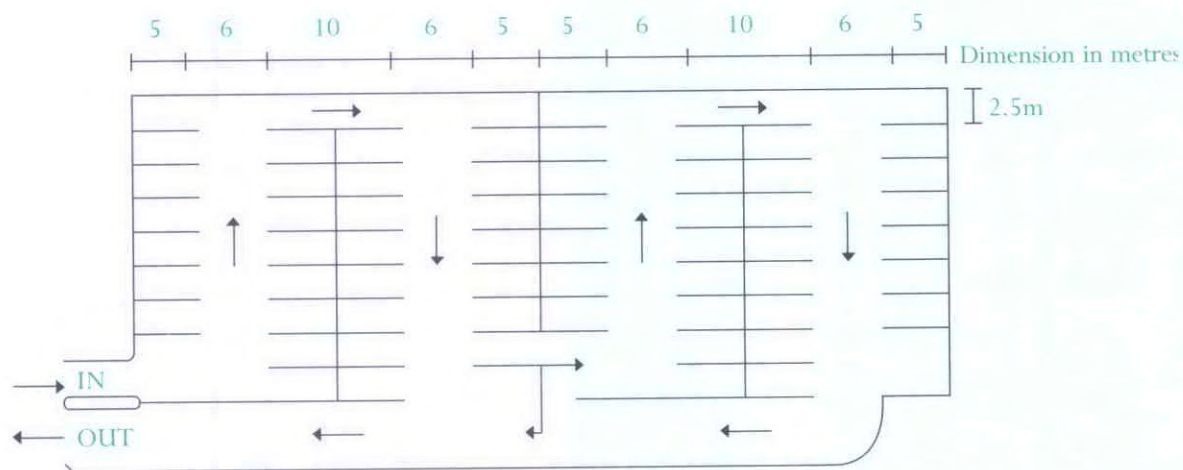


Marked out shared
space between
2 standard bays

Circulation Systems - Non-Residential Parking

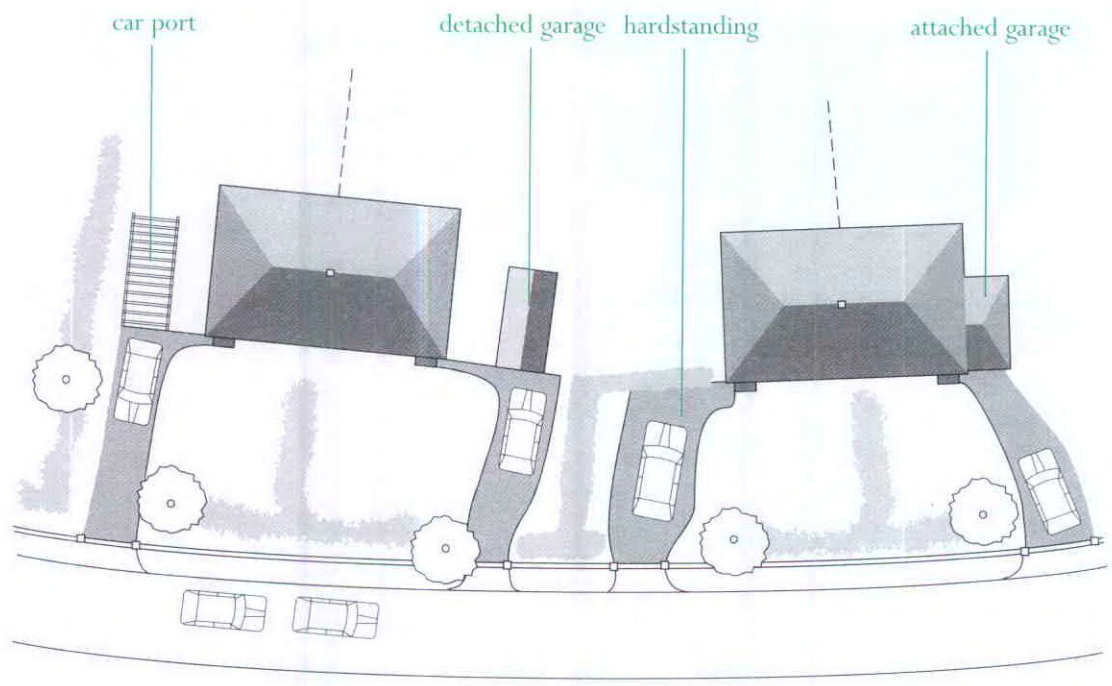


Cul-de-sac aisle system

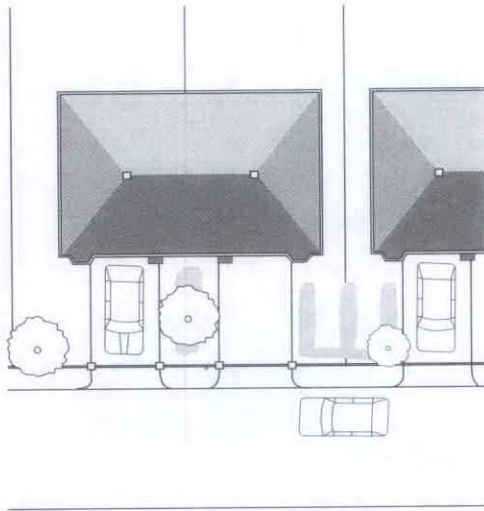


Single aisle one-way system

Parking at the Side of a Dwelling



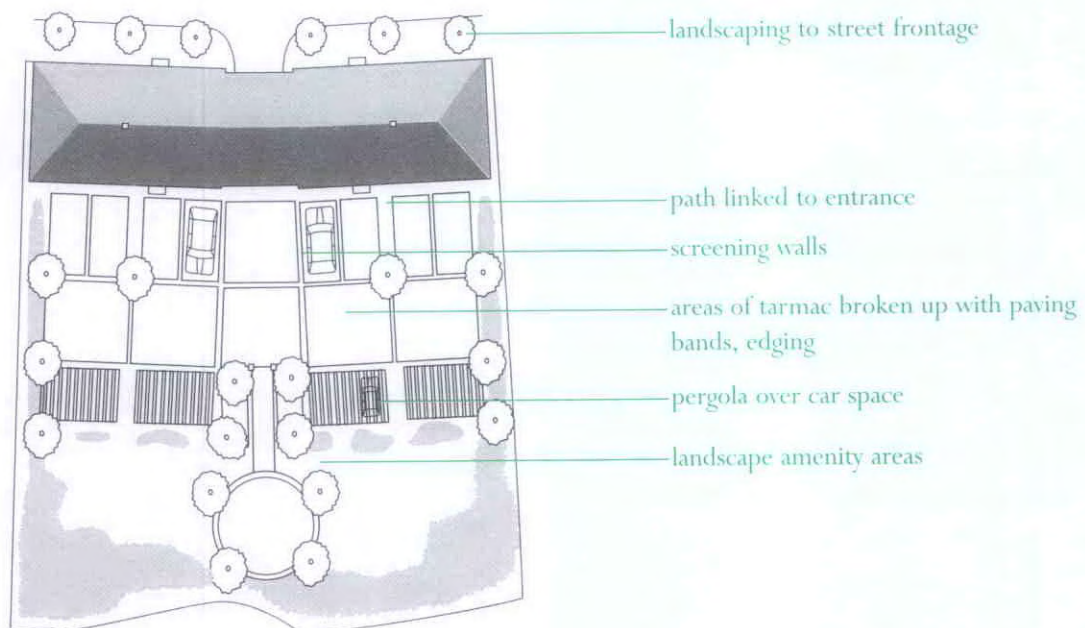
Frontage Parking



Wider Frontages

- Opportunity for enclosure and planting.
- Hardstanding does not abutt the major window to the front ground floor room.

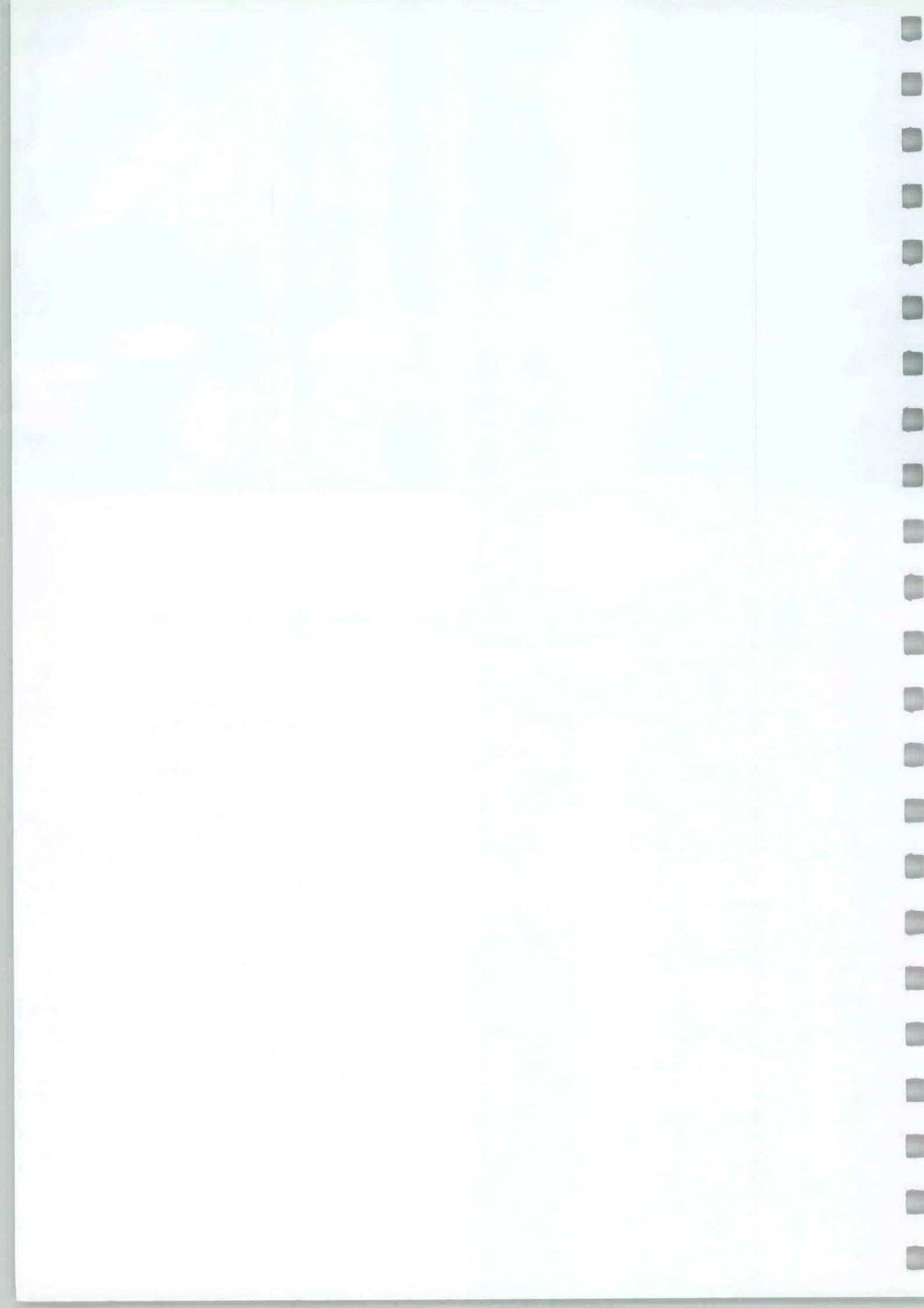
Communal Parking





8 | Monitoring and Review

- 203 Aims and Objectives
- 203 Monitoring and Review



8 | Monitoring and Review

Aims and Objectives

8.1.1 The Aims and Objectives of the Local Plan are defined at the beginning of each chapter and in other key sections within chapters. It is intended that these Aims and Objectives be subject to monitoring and review where necessary in order to measure the Plans achievement of them. Subsequently as the Plan period progresses this monitoring will assist in the process of Plan review when that becomes necessary.

Monitoring and Review

8.1.2 Monitoring is already carried out by the Borough Council. This will continue and be extended in the future by:-

- The continuation of the annual Housing Monitor 'Land for Homes' which includes house building rates, permission granted, and a full listing of outstanding consents. Analysis is also carried out by type of site.
- The annual Employment Land Monitor 'Land for Jobs' which examines permission granted, floor space completed by type and outstanding consents.
- Monitoring of changes in shopping frontages is limited to Stafford at present but will be extended in the future.
- A survey to identify open space throughout the Borough has been recently completed. This concentrated particularly on playing fields but also covers other open space such as allotments and amenity spaces over 0.4ha. This will form the basis for a contingency audit linked to a broader recreation strategy.

- Development Control decisions are monitored and analysed quarterly. This is perhaps one of the most important sources of information on the achievement of policy objectives and policy performance;
- The Borough Council prepares an annually reviewed Housing Strategy and Housing Investment Programme. The linkages of these to the local plan will continue to be strengthened.
- The Borough Council prepares and consults upon an annual Economic Development Statement and longer term strategy issues.
- Unemployment rates and development enquiries are reviewed quarterly. Longer term trends are also examined.
- Information on availability of industrial and commercial property and rental levels is maintained. House prices and income levels are monitored which will assist in the implementation of policies.
- Unemployment trends are monitored as are the number of enquiries from prospective investors. Information on property available is also maintained with periodic assessments of floor space available and relative rental levels.

8.1.3 Monitoring would also include the examination of 'tests' such as applications where recommendations based on approved policy are set aside and contrary decisions made either by the Borough Council or in appeal decisions. Where policies are not achieving the expected results, or if other changes eg. PPG advice necessitate alteration, consideration may be needed of limited review in advance of a full-scale review.

8.1.4 In addition, some elements of the Plan require qualitative assessment; such as how well the objectives of the Plan are being met in terms of landscape or nature conservation, movement, socio-economic aims, residential or shopping environment and other matters which more generally contribute to the 'quality of life'. The Borough Council will consider how best to evaluate such issues and choose specific indicators.

8.1.5 Review will allow an assessment to be made of the success of the Plan's policies and proposals in meeting its aims and objectives. The Borough Council will need to do more than simply collect information and monitor trends but will use performance measures such as permission granted and rates of implementation of Plan proposals. Performance will be related to other areas such as the increase in the open space provision. Much of the baseline information is now available and will be supplemented by further work as required.

8.1.6 The Local Plan cannot be a static document, review will be necessary to take account of:-

(i) the effectiveness of the Plan in meeting its aims and objectives through the implementation of its policies and proposals as measured through the monitoring process.

(ii) changes in trends identified through the monitoring process and unforeseen circumstances.

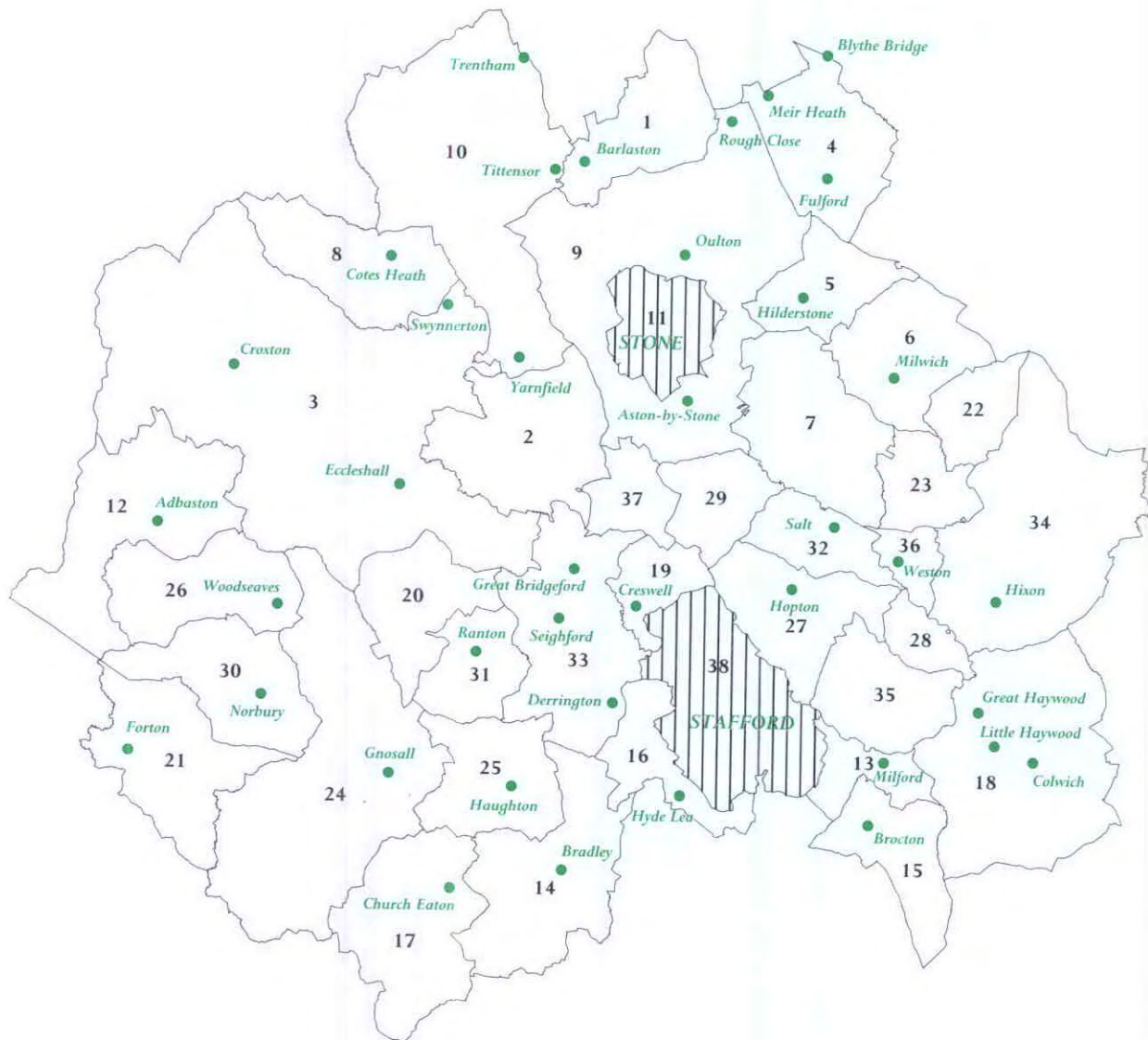
(iii) Regional Planning Guidance for the West Midlands Regions, while looking beyond the plan period will be very important in reviewing the Plan but has also had an impact on policy and proposals of this Plan for the years up to 2001.

Technical Appendix

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Map of Parish Councils in Stafford Borough



- | | | | | | |
|----|-------------|----|--------------------|----|-------------------|
| 1 | Barlaston | 14 | Bradley | 27 | Hopton / Coton |
| 2 | Chebsey | 15 | Brocton | 28 | Ingestre |
| 3 | Eccleshall | 16 | Castle Church | 29 | Marston |
| 4 | Fulford | 17 | Church Eaton | 30 | Norbury |
| 5 | Barlaston | 18 | Colwich | 31 | Ranton |
| 6 | Milwich | 19 | Creswell | 32 | Salt / Enson |
| 7 | Sandon | 20 | Ellenhall | 33 | Seighford |
| 8 | Standon | 21 | Forton | 34 | Stowe |
| 9 | Stone Rural | 22 | Weston / Fradswell | 35 | Ingestre / Tixall |
| 10 | Swynnerton | 23 | Weston / Gayton | 36 | Weston |
| 11 | Stone Urban | 24 | Gnosall | 37 | Whitgreave |
| 12 | Adbaston | 25 | Haughton | 38 | Stafford Town |
| 13 | Berkswich | 26 | High Offley | | |

Parish Population

	1981*	1991**
1. Adbaston	595	551
2. Barlaston	3202	2946
3. Berkswich	1843	1938
4. Bradley	450	396
5. Brocton	1020	1044
6. Castle Church	1394	3200
7. Chebsey	505	510
8. Church Eaton	587	623
9. Colwich	4292	4749
10. Creswell	1373	1239
11. Eccleshall	5306	4606
12. Ellenhall	114	109
13. Forton	255	241
14. Fradswell	176	182
15. Fulford	5666	5670
16. Gayton	150	154
17. Gnosall	4312	5026
18. Haughton	1069	1010
19. High Offley	883	872
20. Hilderstone	326	409
21. Hopton and Coton	1608	1854
22. Ingestre	114	127
23. Marston	155	152
24. Milwich	392	433
25. Norbury	288	310
26. Ranton	341	415
27. Salt and Enson	431	438
28. Sandon	381	382
29. Seighford	2611	2483
30. Stafford	54734	53063
31. Standon	343	776
32. Stone	12119	12645
33. Stone Rural	2357	2295
34. Stowe	1481	1688
35. Swynnerton	3901	4208
36. Tixall	193	196
37. Weston	673	677
38. Whitgreave	156	155
<hr/>		
Stafford Borough Total	115796	117772

Source: *1981 Census **1991 Census

Stafford Borough Wards Population

	1991 Census Resident Population	1996 Mid-Year Estimates
1. Barlaston	2952	2840
2. Baswich	3923	3820
3. Beaconside	2596	3020
4. Castle	3599	4400
5. Chartley	2520	2840
6. Church Eaton	1632	1610
7. Common	3129	3490
8. Coton	4484	4860
9. Eccleshall	5898	6030
10. Forebridge	2577	2820
11. Fulford	6363	6120
12. Gnosall	5549	5800
13. Haywood	4749	4800
14. Highfields	3595	3890
15. Holmcroft	5503	5560
16. Littleworth	4975	5490
17. Manor	6168	6150
18. Milford	3301	3250
19. Milwich	1409	1480
20. Oulton	1597	1600
21. Parkside	4243	4530
22. Rowley	3650	4310
23. St. Michael's	3628	3650
24. Seighford	3727	5300
25. Stonefield and Christchurch	3236	3330
26. Swynnerton	4209	4320
27. Tillington	3885	4380
28. Walton	5784	5920
29. Weeping Cross	6931	6890
30. Woodseaves	1968	2050
	<hr/>	<hr/>
	117780	124550
	<hr/>	<hr/>

Selected Settlement Populations

From the 1991 Census, populations for each of the settlements having Residential Development Boundaries (RDBs) in the Stafford Borough Local Plan 2001 have been calculated. The total population of all the selected settlements is 101589, representing 86% of the Borough's population.

Methodology

The settlement boundaries are compared with Census Enumeration District (ED) boundaries. If a whole ED lies within the RDB then its population is taken directly from the Small Area Statistics (SAS). Where only part of an ED is included, the number of dwellings lying within both ED and RDB are counted from an OS map base. From the SAS, the vacancy rate of dwellings is calculated, and then applied to a total number of dwellings first counted, to obtain an estimate of occupied dwellings in the area. Average household density for the ED is obtained from the SAS, and this figure is multiplied by the "occupied dwellings" figure to derive the population within both ED and RDB. Where the settlement comprises more than one ED the above process is repeated as necessary.

The Settlements

Adbaston	156	Barlaston	1357
Aston by Stone	107	Barlaston Park	766
Blythe Bridge	1605	Bradley	231
Brocton	566	Brocton A34	273
Church Eaton	326	Clayton	517
Cotes Heath	159	Creswell	317
Croxton & Croxton Bank	151	Derrington	666
Eccleshall	2578	Fulford	660
Gnosall	3934	Great Bridgeford	608
Great Haywood	1471	Haughton	718
Hilderstone	243	Hixon	1071
Hopton	208	Hyde Lea	273
Little Haywood & Colwich	2390	Meir Heath & Rough Close	2688
Milford	223	Milwich	152
Norbury	154	Oulton	456
Ranton	246	Salt	179
Seighford	206	Stafford	59680
Stone	12648	Swynnerton	507
Tittensor	635	Trentham	408
Weston	587	Woodseaves	565
Yarnfield	904		
		Total	101589

The population figures above should only be considered to be 'best guesses'. It is to be expected that dwelling characteristics will differ for settlements and the surrounding rural areas, yet where these fall within the same ED, they are treated similarly. Whilst every effort has been made to accurately count dwellings from the OS base maps, it is not always possible to distinguish dwellings from other types of properties comprising more than one dwelling e.g. flats.

Conservation Areas in Stafford Borough

Area	Date of Designation
Eccleshall	22.11.69
Extended and re-designated	17.12.98
Great Haywood and Shugborough	22.11.69
Bradley	22.11.69
Swynnerton	03.03.70
Ingestre	22.11.70
Norbury Canal Junction	22.11.70
Gnosall	24.04.71
Stafford	27.11.71
Church Eaton	24.11.73
Colwich and Little Haywood	23.02.74
Walton-on-the-Hill	03.03.77
Hilderstone	03.10.77
Fulford	31.01.78
Staffordshire and Worcestershire Canal	17.04.78
Forton and Meretown	09.10.78
Moddershall Valley	16.04.79
Chebsey	03.12.79
Hanchurch	11.02.80
Shropshire Union Canal	18.09.84
Tixall	28.11.84
Meaford	06.10.87
Stone (Extended 19.09.96)	06.10.87
Trent and Mersey Canal	06.05.88
Walk Mill	20.08.93
Offley Brook	20.08.93
Trentham	31.10.95
Foregate Street	28.06.96
Stone Extended	19.09.96
St. George's Hospital	21.05.98
Forebridge	20.04.99

Ancient Monuments

The Department of the Environment's Planning Policy Guidance Note 16 Archaeology and Planning advises that detailed development plans should include policies for the protection, enhancement and preservation of sites of archaeological interest and their settings. Under the Ancient Monuments and Archaeological Areas Act 1979, the Secretary of State has a duty to compile and maintain a schedule of monuments; monuments on the schedule have statutory protection. Inclusion of new monuments on the schedule is at the Secretary of State's discretion although monuments added to it must be of national importance. The Secretary of State is required to consult English Heritage before adding to the schedule or removing monuments from it. Archaeological remains identified and scheduled as being of national importance are shown below followed by other unscheduled remains of more local importance.

Parish	Name of Monument	Monument No.	OS Grid Ref.
Barlaston	Moated Site & Pond at Great Hartwell Farm	21507	SJ 17389
Berkswich	Saucer Barrow on Spring Hill	22423	SJ 9765 2078
Bradley	Berry ring Camp adjacent to A518	21588	SJ8873 2115
	Littywood Moats	22435	SJ8892 1901
	Webb Stones	187	SJ880177
Castle Church	Stafford Castle	21559	SJ9032 2222
	Moated Site S.W. of Stafford Castle	13469	SJ8975 2155
Chebsey	Saxon Cross Shaft in Parish Church Yard	21592	SJ8598 2857
Church Eaton	St. Edith's Well	188	SJ835165
	Moated Site NE of Little Onn Hall	21505	SJ8403 1563
	Alley's Lane Moated Site	21527	SJ8446 1771
Colwich	Essex Bridge, Great Haywood	19	SJ995 225
	Canal Bridge No. 109, Great Haywood	162	SJ994 229
	Circular Earthworks at Bishton, Wolseley Bridge	219	SK028206
	Moated Site and fishpond at Moat Farm	21502	SK0088 2103
Creswell	Creswell Chapel	26	SJ89 6260
Eccleshall	Bishop's Wood Glass Furnace	191	SJ759312
	Eccleshall Castle (tower, retaining wall & Bridge)	21525	SJ8282 2956
	Moated Sites & Pond at Charnes Old Hall	21506	SJ7852 3399
	Moated Site in Reynold's Orchard	21514	SJ7681 3339
Ellenhall	Ranton Abbey	14	SJ838243
	Mediaeval Churchyard Cross	21591	SJ8411 2651

Parish	Name of Monument	Monument No.	OS Grid Ref.
Forton	Quarry Canal Bridge	224	SJ764214
	Canal Aqueduct	226	SJ756209
Gayton	Moated Site & Fishpond, Moat Farm	21503	SJ9776 2832
Milwich	Garshall Moated Site	13468	SJ9646 3350
Ranton	Hextall Moated Site & Fishponds, Ranton	21504	SJ8580 2494
	Moated Site at Ranton Hall Farm	21513	SJ8469 2439
Sandon and Burston	Sandon Old Hall Moated Site	21511	SJ9565 2952
Stafford	East Gate	11	SJ927 232
Stone Rural	Bury Bank Camp	21566	SJ8822 3591
	Saxon's Lowe, Tittensor Common	56	SJ875366
	Defensive Earthworks at Camp Bank, Holly Wood	232	SJ934334
Swynnerton	Round Barrow N. of Hargreaves Wood	22426	SJ8595 4170
	Bowl Barrow in Swynnerton Park	22425	SJ8474 3510
Tixall	Tixall Gatehouse, Tixall Park	13	SJ979229
	Obelisk in Village	84	SJ975 226
	St. Thomas' Priory (remains of)	21532	SJ9503 2292

Registered Parks and Gardens of Special Historic Interest

A register of Parks of Gardens of Special Historic Interest is compiled by English Heritage. Three parks within the Borough appear on the Register and are recognised as of national importance and these are listed below. They are listed on the national Register as having special historic interest. The list of those parks and gardens of more local importance is included within the written statement.

Name of Garden/Park	Parish	Grade
Sandon Hall	Sandon	II
Shugborough Park	Colwich	I
Trentham	Swynnerton	II*

Sites of Special Scientific Interest

English Nature has established SSSIs and National Nature Reserves under the Wildlife and Countryside Act 1981 within the Borough. These are areas of special interest by reason of their flora, fauna, geological or physiographical features. Designation is by statutory notification of the local authority, landowners and occupiers, and the Secretary of State. In general the SSSIs are privately owned and not accessible to the general public. A full list of currently designated SSSIs with their additional status, if applicable as National Nature reserves (NNR), Nature Conservation Review Sites (NCR), Candidate Special Area for Conservation (cSAC), and Ramsar sites designated under the Ramsar convention, is provided below. Local Nature Reserves are designated under the same powers by Local Authorities to protect important and interesting habitats, and provide opportunities for the public to learn about and enjoy wildlife.

Location	Parish	OS Grid Ref.	Date Notified	Area (ha)	Additional Status
Allimore Green Common	Haughton	SJ858193	1986	2.7	
Aqualate Mere	Forton	SJ770205		192	Ramsar
Baswich Meadows	Stafford	SJ950227	1991	12.92	
Burntwood	Eccleshall	SJ742336	1986	40.5*	
Cannock Chase	Colwich	SJ990180	1987	1264.3*	NCR
Chartley Moss	Stowe	SK027283	1987	105.8	Ramsar, NCR, NNR, cSAC
Cop Mere	Eccleshall	SJ802297	1986	37.8	Ramsar
Doley Common	Gnosall	SJ816217	1986	15.4	
Doxey and Tillington Marshes	Stafford	SJ906245	1989	123.9	
Kings & Hargreaves Wood	Swynnerton	SJ860402	1987	57	
Loynton Moss	Norbury	SJ788244	1986	13.8	
Milford Quarry	Brocton	SJ977191	1993	6.48	
Mottey Meadows	Church Eaton	SJ840134	1989	44.6	NNR, NCR, cSAC
Newport Canal	Forton	SJ734192	1986	6.47	
Pasturefields Salt Marsh	Stowe	SJ992248	1986	7.7	
Rawbones Meadow	Tixall	SJ985225	1989	20.4	
Stafford Brook	Colwich	SK023194	1987	7.2	
Local Nature Reserves					
Brocton Nature Reserve		SJ967187		105	

* This is the total area of the SSSI and includes an area outside the Borough Council boundary.

Ancient Woodlands in Stafford Borough

The following list was taken from a countywide inventory prepared by the Nature Conservancy Council in January 1989. The list should not be seen as definitive but acts as a guide to the incidence of ancient woodland in the Borough and as a report of their present understanding of its distribution.

O.S. Area: The area of ancient woodland shown on the O.S. First Edition 1:25000.

Ex. Area: The area which still exists, based on the information available.

Cl. Area: The area which has been cleared since the O.S. First Edition 1:25000 maps were made.

All areas are in hectares.

Source: Staffordshire Inventory of Ancient Woodland (provisional), Nature Conservancy Council, January, 1989.

Parish	Name	National Grid Ref	O.S. Area	Ex. Area	Cl. Area
Adbaston	Knighton Wood	73286	16	16	0
Bradley	Shredicote Wood	867168	3	3	0
Brocton	Brocton Coppice	983197	64	60	4
Chebsey	Drumble Wood	864288	2	2	0
	Yelds Rough	872290	5	5	0
Church Eaton	High Onn Wood	816163	31	31	0
	Walton Wood	807167	10	4	6
Eccleshall	Akesworth Coppice	778366	15	15	0
	Big Wood	795305	9	9	0
	Bishops Wood	75333	357	357	0
	Burnt Wood	741345	278	256	22
	Greenlane Coppice	771358	14	14	0
	Jacksons Coppice	787300	3	3	0
	Middle Coppice	776361	13	13	0
	Pilstone Wood	858337	8	3	5
	The Dingle	846286	2	2	0
Ellenhall	Big Wood	835232	16	16	0
	Humphreys Wood	833240	8	8	0
	Waltons Rough	833252	9	9	0
Forton	Park Wood	71186	3	3	0
Fradwell	Oak and Shaws Wood	006317	7	4	3
	Rookery Drumble	991318	6	6	0
	Spon Drumble	996321	11	8	3
Gayton	Foxs Wood	973307	5	5	0
Gnosall	Big Champions	801234	12	6	6
	Hell Hole	809222	4	4	0

Parish	Name	National Grid Ref	O.S. Area	Ex. Area	C1. Area
Gnosall Cont'd	Lindore Wood	798193	4	4	0
	Nut Wood "1"	806231	5	5	0
	Nut Wood "2"	815225	4	4	0
Hilderstone	Polesworth	798190	6	6	0
	Hall Wood	956345	6	6	0
	Holly Wood	933337	9	9	0
Hopton and Coton	Peakshill Wood	936342	4	3	1
	Lamberts Coppice	965255	15	15	0
Milwich	Beacon Bank	970311	5	5	0
	Shaw Wood	960319	10	10	0
Norbury	Little Champions	797235	4	4	0
Norbury Cont'd	Oulton Coppice	791220	5	2	3
	Shelmore Wood	800219	29	29	0
Ranton	Stubbs Wood	849291	4	4	0
Sandon	Launders Wood	966308	6	6	0
	Sandon Wood	965295	21	21	0
	The Orange Hayes	929323	31	31	0
Seighford	Williams Wood	865246	5	4	1
Standon	Clayolders Wood	796370	3	3	0
	Shortwood Drumble	799355	6	6	0
Stone	Cotwalton Drumble	916349	13	12	1
	Trent Wood	881348	8	8	0
Stone Rural	Darlaston Wood	881348	8	8	0
	Idlerocks	932372	4	4	0
	Long Bank	925375	17	17	0
	Moddershall Oaks	928373	24	18	6
	Schoolhouse Wood	933381	6	6	0
Stowe	Hand Leasow Wood	028300	43	42	1
Swynnerton	Beechcliff Wood	853387	9	9	0
	Cliffs Rough	847418	5	5	0
	Hargreaves Wood	858416	8	8	0
	Highlowbank	866342	3	3	0
	Harley Thorns	839390	60	60	0
	Kings Wood	863397	69	69	0
	Swynnerton Old Park	830400	70	70	0

Lowland Heathland Sites

A number of Heathland sites have been identified within the Borough. Although these areas are not afforded statutory protection as heathland areas, they are considered to be habitat of particular significance and importance for nature conservation. In some cases such areas are covered by other designations. The following is a schedule of heathland sites within the Borough.

Source: A survey of Lowland Heathlands of Staffordshire and the West Midlands County N.C.C. West Midland Region/Staffordshire County Council June 1989 and updated 1993 survey.

Location	Parish	National. Grid Ref.	Area (ha.) Status
Offley Marsh	Eccleshall	SJ783292	1.01 Registered Common, Adbaston P.C.
Trentham Park	Swynnerton	SJ856402	9.91 Private Land
Barlaston Common	Stone rural	SJ923396	15.45 Registered Common
Rough Close Common	Stone Rural	SJ926399	5.16 Registered Common
Cannock Chase	Brocton	SJ980190	683.56 SSSI, Staffs CC, County Park, ONB
Downs Bank	Stone Rural	SJ900370	54.03 National Trust Land
Hanchurch Hills Site	Swynnerton	SJ839397	5.53 Staffs CC, POS (picnic area)

The Sites and Monuments Record Stafford

PRN	NGR	Parish	Period	Site Type
02741	SJ90552055		Prehistoric	Artefact
05172	SJ96802132	Acton Trussell/ Bednall		
00818	SJ77552755	Adbaston	Post-Medieval	Canal
00819	SJ76222790	Adbaston	Medieval	Chapel of Ease
00819	SJ76222790	Adbaston	Medieval	Cross
00819	SJ76222790	Adbaston	Medieval	Cemetery
00820	SJ78552955	Adbaston	Medieval	Chapel of Ease
00825	SJ74602528	Adbaston	Post-Medieval	Manor House
00826	SJ72652597	Adbaston	Medieval	Grange
00826	SJ72652597	Adbaston	Post-Medieval	Timber Framed Building
00827	SJ74452434	Adbaston	Medieval	Grange
00827	SJ74452434	Adbaston	Post-Medieval	Agricultural Building
01729	SJ74002430	Adbaston	Roman	Road
01730	SJ73192601	Adbaston	Unknown	Fishpond
02094	SJ76142806	Adbaston	Unknown	Fishpond
02095	SJ76102780	Adbaston	Medieval	Deserted Settlement
02461	SJ74602530	Adbaston	Medieval	Significant Placename
02493	SJ74802710	Adbaston	Medieval	Settlement
02530	SJ78002970	Adbaston	Medieval	Settlement
02586	SJ77102740	Adbaston	Medieval	Significant Placename
02944	SJ74642687	Adbaston	Post-Medieval	Canal Bridge
02945	SJ74542694	Adbaston	Post-Medieval	Canal Bridge
02946	SJ74152712	Adbaston	Post-Medieval	Canal Bridge
03876	SJ74402430	Adbaston	Early Medieval	Significant Placename
04616	SJ74502406	Adbaston	Prehistoric?	Pit Alignment
07928	SJ76212791	Adbaston	Medieval	Church
20022	SJ75602920	Adbaston	Medieval?	Fishpond
20310	SJ77472822	Adbaston	Medieval	Ridge and Furrow
40168	SJ76202800	Adbaston	Post-Medieval	Landscape Park
00605	SJ89553800	Barlaston	Early Medieval	Burial
00606	SJ89153955	Barlaston	Post-Medieval	Road Bridge
00607	SJ89273822	Barlaston	Post-Medieval?	Garden Feature
00608	SJ88553855	Barlaston	Prehistoric	Axe
00609	SJ91753898	Barlaston	Medieval	Moated Site
00609	SJ91753898	Barlaston	Medieval	Church
02372	SJ89603860	Barlaston	Medieval	Settlement
02742	SJ89553855	Barlaston	Prehistoric	Artefact
02836	SJ88453933	Barlaston	Post-Medieval	Canal Bridge
02837	SJ88723832	Barlaston	Post-Medieval	Canal Bridge
03905	SJ90203930	Barlaston	Early Medieval	Significant Placename
03937	SJ91324143	Barlaston	Prehistoric	Artefact
04614	SJ87953836	Barlaston	Unknown	Enclosure
04614	SJ87953836	Barlaston	Unknown	Ring Ditch

04614	SJ87953836	Barlaston	Unknown	Linear Feature
05228	SJ89003700	Barlaston	Post-Medieval	Canal
07219	SJ89473917	Barlaston	Medieval	Church
20415	SJ91363876	Barlaston	Medieval	Ridge and Furrow
40161	SJ89153940	Barlaston	Post-Medieval	Landscape Park
40310	SJ90773858	Barlaston	Post-Medieval	Landscape Park
00840	SJ95712091	Baswich	Post-Medieval	Pump
00863	SJ97662079	Baswich	Prehistoric	Round Barrow
01603	SJ97552155	Baswich	Prehistoric	Artefact
01604	SJ95902110	Baswich	Prehistoric	Artefact
02591	SJ95802090	Baswich	Medieval	Settlement
02798	SJ95102233	Baswich	Post-Medieval	Canal Bridge
02799	SJ95582201	Baswich	Post-Medieval	Canal Bridge
02800	SJ96192165	Baswich	Post-Medieval	Canal Bridge
02801	SJ96762133	Baswich	Post-Medieval	Canal Bridge
02802	SJ97212148	Baswich	Post-Medieval	Canal Feature
02803	SJ97502168	Baswich	Post-Medieval	Canal Bridge
04071	SJ97572010	Baswich	Unknown	Enclosure
04608	SJ95482215	Baswich	Prehistoric	Pit Alignment
04939	SJ96192186	Baswich	Unknown	Site Unclass
20547	SJ99401981	Baswich	Unknown	Hollow Way
20551	SJ98641672	Baswich	Unknown	Hollow Way
20552	SJ98851657	Baswich	Unknown	Hollow Way
20553	SJ98591645	Baswich	Unknown	Hollow Way
20554	SJ98911615	Baswich	Unknown	Hollow Way
20595	SJ97521855	Baswich	Post-Medieval	Defensive Site
20738	SJ96642104	Baswich	Post-Medieval	Landscape Park
40261	SJ95682187	Baswich	Medieval	Boundary Marker
00024	SJ88752120	Bradley	Prehistoric	Hillfort
00056	SJ88921901	Bradley	Medieval	Moated Site
00057	SJ88921901	Bradley	Medieval	Manor House
00057	SJ88921901	Bradley	Post-Medieval	Timber Framed Building
00057	SJ88921901	Bradley	Medieval	Cruck
00183	SJ88001770	Bradley	Unknown	Boundary Marker
00802	SJ88552055	Bradley	Medieval	Church
00802	SJ88552055	Bradley	Medieval	Cross
01022	SJ87971806	Bradley	Medieval	Cross
01022	SJ87971806	Bradley	Medieval	Church
01022	SJ87971806	Bradley	Medieval	Cemetery
01023	SJ87901807	Bradley	Post-Medieval	School
01025	SJ85551555	Bradley	Medieval	Water Mill
01025	SJ85551555	Bradley	Unknown	Millpond
01025	SJ85551555	Bradley	Medieval	Millpond
01026	SJ87441720	Bradley	Unknown	Holy Well
01028	SJ85871626	Bradley	Medieval	Moated Site
01612	SJ88672092	Bradley	Prehistoric	Artefact
01644	SJ87211652	Bradley	Medieval?	Site Unclass

01645	SJ87221618	Bradley	Medieval	Moated Site
01645	SJ87221618	Bradley	Post-Medieval	Timber Framed Building
01646	SJ88251998	Bradley	Medieval	Cross
01787	SJ87702110	Bradley	Prehistoric	Artefact
01996	SJ88551755	Bradley	Medieval	Deerpark
01997	SJ88501779	Bradley	Roman	Artefact
01998	SJ87961797	Bradley	Unknown	Boundary Stone
01999	SJ86551855	Bradley	Unknown	Artefact
02000	SJ86001630	Bradley	Medieval	Settlement
02001	SJ89391628	Bradley	Medieval	Moated Site
02360	SJ86551855	Bradley	Medieval	Settlement
02373	SJ87111804	Bradley	Medieval	Settlement
02383	SJ88702070	Bradley	Medieval	Settlement
02388	SJ87951805	Bradley	Medieval	Shifted Settlement
02464	SJ88251684	Bradley	Medieval	Moated Site
02498	SJ88801888	Bradley	Medieval	Significant Placename
02608	SJ86001620	Bradley	Medieval	Settlement
03861	SJ88701900	Bradley	Early Medieval	Significant Placename
04387	SJ88501760	Bradley	Roman	Artefact
04526	SK06254117	Bradley	Medieval	Settlement
20036	SJ89001920	Bradley	Unknown	Site Unclass
20037	SJ88051832	Bradley	Unknown	Hollow Way
20038	SJ88101742	Bradley	Unknown	House Platform
20039	SJ88201774	Bradley	Unknown	House Platform
20341	SJ87111804	Bradley	Medieval	Ridge and Furrow
20343	SJ87251674	Bradley	Unknown	Ridge and Furrow
20344	SJ87931770	Bradley	Medieval	Ridge and Furrow
20379	SJ88832064	Bradley	Medieval	Ridge and Furrow
20383	SJ88002048	Bradley	Unknown	Ridge and Furrow
20734	SJ89371641	Bradley	Medieval?	Ridge and Furrow
01016	SJ95551555	Brocton	Post-Medieval	Windmill
02105	SJ99101710	Brocton	Prehistoric	Artefact
02109	SJ98082020	Brocton	Prehistoric	Round Barrow
02110	SJ98462027	Brocton	Unknown	Fishpond
03859	SJ97001940	Brocton	Early Medieval	Significant Placename
04072	SJ98081613	Brocton	Unknown	Enclosure
05811	SJ96661862	Brocton	Post-Medieval	Timber Framed Building
20059	SJ98401650	Brocton	Unknown	Trackway
20484	SJ98191970	Brocton	Medieval	Boundary Marker
20484	SJ98191970	Brocton	Medieval	Bank
20709	SJ97991603	Brocton	Unknown	Pillow Mound
20739	SJ98151565	Brocton	Post-Medieval	Cemetery
20739	SJ98151565	Brocton	Post-Medieval	Landscape Park
40137	SJ96601920	Brocton	Post-Medieval	Landscape Park
00058	SJ90212230	Castle Church	Medieval	Motte and Bailey
00058	SJ90212230	Castle Church	Post-Medieval	Castle
00059	SJ90192220	Castle Church	Medieval	Keep

00059	SJ90192220	Castle Church	Post-Medieval	Folly
00060	SJ90202220	Castle Church	Medieval	Bailey
00793	SJ91352048	Castle Church	Roman	Artefact
00796	SJ90552255	Castle Church	Unknown	Deerpark
00798	SJ89752155	Castle Church	Medieval	Moated Site
01306	SJ90852290	Castle Church	Post-Medieval	Lodge
02106	SJ92961945	Castle Church	Post-Medieval	Coin Hoard
02402	SJ91402050	Castle Church	Medieval	Settlement
04156	SJ89782265	Castle Church	Roman	Villa
04176	SJ90402210	Castle Church	Medieval?	Deserted Settlement
04564	SJ92101950	Castle Church	Post-Medieval	Significant Placename
04565	SJ92451950	Castle Church	Medieval	Ridge and Furrow
04566	SJ91552040	Castle Church	Medieval?	Ridge and Furrow
04567	SJ92232043	Castle Church	Unknown	Linear Feature
04568	SJ89952160	Castle Church	Medieval?	Ridge and Furrow
04569	SJ90202245	Castle Church	Medieval?	Ridge and Furrow
04942	SJ90022297	Castle Church	Unknown	Site Unclass
04943	SJ90372314	Castle Church	Unknown	Site Unclass
04944	SJ90122318	Castle Church	Unknown	Site Unclass
04945	SJ90432299	Castle Church	Unknown	Site Unclass
05817	SJ89202111	Castle Church	Post-Medieval	Timber Framed Building
20412	SJ91582012	Castle Church	Unknown	Ridge and Furrow
40320	SJ90902250	Castle Church	Post-Medieval	Landscape Park
00097	SJ85982857	Chebsey	Early Medieval	Cross
00656	SJ87803230	Chebsey	Prehistoric	Artefact
00657	SJ87303140	Chebsey	Prehistoric	Artefact
00806	SJ87522909	Chebsey	Post-Medieval	Road Bridge
00807	SJ87562924	Chebsey	Post-Medieval	Road Bridge
00814	SJ84522942	Chebsey	Post-Medieval	Road Bridge
02008	SJ87133124	Chebsey	Medieval	Moated Site
02100	SJ88003220	Chebsey	Medieval	Deserted Settlement
02101	SJ88003220	Chebsey	Prehistoric	Artefact
02102	SJ87803230	Chebsey	Prehistoric	Artefact
02103	SJ87603230	Chebsey	Prehistoric	Artefact
02104	SJ87603230	Chebsey	Prehistoric	Artefact
02294	SJ87322920	Chebsey	Post-Medieval	Cemetery
02409	SJ86002860	Chebsey	Medieval	Settlement
02479	SJ84702970	Chebsey	Medieval	Significant Placename
03678	SJ86002851	Chebsey	Post-Medieval	Water Mill
03683	SJ86452975	Chebsey	Unknown	Field System
03684	SJ86602969	Chebsey	Unknown	Enclosure
03685	SJ87002965	Chebsey	Medieval	Ridge and Furrow
03884	SJ86102870	Chebsey	Early Medieval	Significant Placename
04587	SJ88952950	Chebsey	Unknown	Ridge and Furrow
04588	SJ88743010	Chebsey	Unknown	Linear Feature
04594	SJ88233249	Chebsey	Unknown	Linear Feature
04595	SJ87653245	Chebsey	Unknown	Significant Placename

07229	SJ85962858	Chebsey	Medieval	Church
20363	SJ88092849	Chebsey	Post-Medieval	Ridge and Furrow
20366	SJ87812957	Chebsey	Medieval	Ridge and Furrow
20367	SJ86252888	Chebsey	Medieval	Ridge and Furrow
00184	SJ83531653	Church Eaton	Unknown	Well
01033	SJ84031563	Church Eaton	Medieval	Moated Site
01033	SJ84031563	Church Eaton	Medieval	Manor House
01033	SJ84031563	Church Eaton	Medieval	Fishpond
01059	SJ84301430	Church Eaton	Post-Medieval	Quarry
01059	SJ84301430	Church Eaton	Medieval	Deserted Settlement
01631	SJ84301903	Church Eaton	Post-Medieval	Millpond
01631	SJ84301903	Church Eaton	Post-Medieval	Water Mill
01632	SJ84141781	Church Eaton	Unknown	Pond
01633	SJ84451773	Church Eaton	Medieval	Moated Site
01634	SJ82611620	Church Eaton	Early Medieval	Settlement
01634	SJ82611620	Church Eaton	Medieval	Deserted Settlement
01641	SJ83631423	Church Eaton	Medieval	Shrunken Settlement
01641	SJ83631423	Church Eaton	Early Medieval	Settlement
01642	SJ83641417	Church Eaton	Post-Medieval	Timber Framed Building
02346	SJ84601750	Church Eaton	Medieval	Borough
02363	SJ85101820	Church Eaton	Medieval	Settlement
02532	SJ84001570	Church Eaton	Medieval	Significant Placename
02694	SJ84901432	Church Eaton	Post-Medieval	Canal Feature
02695	SJ84851448	Church Eaton	Post-Medieval	Canal Aqueduct
02696	SJ84771475	Church Eaton	Post-Medieval	Canal Bridge
02697	SJ84701499	Church Eaton	Post-Medieval	Canal Bridge
02698	SJ84561561	Church Eaton	Post-Medieval	Canal Bridge
02699	SJ84211613	Church Eaton	Post-Medieval	Canal Bridge
02700	SJ83871650	Church Eaton	Post-Medieval	Canal Feature
02701	SJ83541685	Church Eaton	Post-Medieval	Canal Bridge
02702	SJ83221720	Church Eaton	Post-Medieval	Canal Bridge
02703	SJ83161736	Church Eaton	Post-Medieval	Canal Bridge
02704	SJ83141777	Church Eaton	Post-Medieval	Canal Bridge
02705	SJ83121818	Church Eaton	Post-Medieval	Canal Bridge
02925	SJ83061851	Church Eaton	Post-Medieval	Canal Bridge
02926	SJ83001890	Church Eaton	Post-Medieval	Canal Feature
03227	SJ84201780	Church Eaton	Post-Medieval	Farmhouse
03228	SJ84471744	Church Eaton	Post-Medieval	Inn
03229	SJ84401730	Church Eaton	Post-Medieval	Domestic Dwelling
03679	SJ84601860	Church Eaton	Post-Medieval	Windmill
03851	SJ84501730	Church Eaton	Early Medieval	Significant Placename
04622	SJ83981601	Church Eaton	Medieval	Deserted Settlement
07962	SJ84861762	Church Eaton	Medieval	Church
07977	SJ83571414	Church Eaton	Post-Medieval	Timber Framed Building
20052	SJ84251500	Church Eaton	Post-Medieval	Defensive Site
20334	SJ83641642	Church Eaton	Medieval	Ridge and Furrow
20335	SJ83741759	Church Eaton	Post-Medieval	Ridge and Furrow

20336	SJ82811594	Church Eaton	Medieval	Ridge and Furrow
20337	SJ82491689	Church Eaton	Medieval	Ridge and Furrow
20339	SJ85161851	Church Eaton	Medieval	Ridge and Furrow
20347	SJ83021399	Church Eaton	Medieval	Ridge and Furrow
20743	SJ84041561	Church Eaton	Post-Medieval	Formal Garden
40129	SJ83301850	Church Eaton	Post-Medieval	Landscape Park
00038	SJ99512256	Colwich	Post-Medieval	Road Bridge
00038	SJ99512256	Colwich	Prehistoric	Artefact
00164	SJ99482294	Colwich	Post-Medieval	Canal Bridge
00205	SK02762066	Colwich	Prehistoric?	Ring Ditch
00205	SK02762066	Colwich	Unknown	Linear Feature
00859	SJ99402297	Colwich	Medieval	Water Mill
00860	SJ99592275	Colwich	Medieval	Mansion
00861	SJ99682269	Colwich	Post-Medieval	Inn
00862	SJ99192253	Colwich	Medieval	Moated Site
00865	SK02412028	Colwich	Post-Medieval	Mansion
00866	SK02412018	Colwich	Medieval	Manor House
00867	SK02002040	Colwich	Medieval	Chapel of Ease
00868	SK00632178	Colwich	Post-Medieval?	Domestic Dwelling
00869	SK00872045	Colwich	Post-Medieval	Mansion
00870	SK00622036	Colwich	Medieval?	Fishpond
00871	SK00882103	Colwich	Medieval	Moated Site
01006	SK00551555	Colwich	Medieval	Glass Works
01015	SJ99991991	Colwich	Unknown	Enclosure
01426	SK01802330	Colwich	Unknown	Linear Feature
01427	SK02072093	Colwich	Unknown	Linear Feature
01554	SK01701890	Colwich	Unknown	Enclosure
01649	SJ99002170	Colwich	Medieval	Deserted Settlement
01650	SK02402310	Colwich	Medieval	Deserted Settlement
01650	SK02402310	Colwich	Early Medieval	Settlement
01884	SK00742172	Colwich	Post-Medieval	Timber Framed Building
01951	SK01442438	Colwich	Prehistoric	Artefact
02046	SK02002030	Colwich	Unknown	Artefact
02384	SK02202070	Colwich	Medieval	Settlement
02418	SK01202250	Colwich	Medieval	Deserted Settlement
02522	SJ99702260	Colwich	Medieval	Settlement
02605	SK02342023	Colwich	Medieval	Settlement
02806	SJ99342295	Colwich	Post-Medieval	Canal Aqueduct
02871	SJ99772410	Colwich	Post-Medieval	Canal Bridge
02871	SJ99772410	Colwich	Post-Medieval	Canal Lock
02872	SJ99512343	Colwich	Post-Medieval	Canal Bridge
02873	SJ99492303	Colwich	Post-Medieval	Canal Bridge
02874	SJ99602260	Colwich	Post-Medieval	Canal Bridge
02875	SJ99642242	Colwich	Post-Medieval	Canal Bridge
02876	SK00412128	Colwich	Post-Medieval	Canal Bridge
02877	SK00902110	Colwich	Post-Medieval	Canal Bridge
02877	SK00902110	Colwich	Post-Medieval	Canal Lock

02878	SK01692054	Colwich	Post-Medieval	Warehouse
02879	SK02932046	Colwich	Post-Medieval	Canal Bridge
03149	SJ99302330	Colwich	Unknown	Non-Antiquity
03259	SJ99712113	Colwich	Post-Medieval	Railway Bridge
03260	SJ98112160	Colwich	Post-Medieval	Railway Tunnel
03734	SK02281990	Colwich	Post-Medieval	Water Mill
03866	SK01502160	Colwich	Early Medieval	Significant Placename
03867	SK02402300	Colwich	Early Medieval	Significant Placename
03867	SK02402300	Colwich	Early Medieval	Deserted Settlement
04055	SK03031954	Colwich	Prehistoric	Cave
04055	SK03031954	Colwich	Prehistoric	Hearth
04073	SJ99502160	Colwich	Modern	Defensive Site
04074	SJ99802148	Colwich	Unknown	Linear Feature
04074	SJ99802148	Colwich	Unknown	Trackway
04075	SJ99642135	Colwich	Prehistoric?	Ring Ditch
04076	SJ99522123	Colwich	Unknown	Linear Feature
04076	SJ99522123	Colwich	Unknown	Trackway
04199	SK01501950	Colwich	Medieval	Deerpark
04220	SK02001860	Colwich	Unknown	Enclosure
04300	SK00801850	Colwich	Medieval	Glass Works
04301	SK00401844	Colwich	Unknown	Boundary Marker
04604	SK02982110	Colwich	Prehistoric	Ring Ditch
04607	SK03152011	Colwich	Prehistoric	Pit Alignment
04612	SJ98982178	Colwich	Prehistoric?	Pit Alignment
04612	SJ98982178	Colwich	Prehistoric?	Enclosure
04612	SJ98982178	Colwich	Prehistoric?	Ring Ditch
04617	SK00712369	Colwich	Prehistoric?	Enclosure
04617	SK00712369	Colwich	Prehistoric	Enclosure
05122	SJ99952180	Colwich	Post-Medieval	Quarry
05173	SJ99552355	Colwich	Post-Medieval	Canal
07983	SK01082112	Colwich	Medieval	Church
07988	SK02052038	Colwich	Medieval	Road Bridge
08016	SJ99222248	Colwich	Post-Medieval	Mansion
20045	SJ99522158	Colwich	Post-Medieval	Structure
20093	SK00922363	Colwich	Unknown	Ridge and Furrow
20094	SK03132151	Colwich	Unknown	Ridge and Furrow
20095	SK02922100	Colwich	Medieval	Ridge and Furrow
20096	SK00332236	Colwich	Unknown	Ridge and Furrow
20531	SJ99111977	Colwich	Post-Medieval	Cell
20532	SK02341901	Colwich	Post-Medieval	Settlement
20543	SK00981962	Colwich	Unknown	Enclosure
20544	SK00301950	Colwich	Post-Medieval?	Bank
20555	SK01252030	Colwich	Unknown	Hollow Way
20749	SK02051905	Colwich	Unknown	Glass Works
20750	SK02331922	Colwich	Unknown	Metalworking Site
20776	SK02352075	Colwich	Post-Medieval	Landscape Park
20790	SJ98752108	Colwich	Post-Medieval	Millpond

20790	SJ98752108	Colwich	Post-Medieval	Water Mill
20791	SJ98882212	Colwich	Post-Medieval	Water Mill
20792	SJ98452181	Colwich	Unknown	Trackway
20795	SJ99502092	Colwich	Post-Medieval	Deserted Settlement
20796	SJ99852100	Colwich	Post-Medieval	Deserted Settlement
20797	SJ98802060	Colwich	Post-Medieval	Deerpark
20798	SJ98882212	Colwich	Post-Medieval	Water Mill
40130	SJ99432164	Colwich	Post-Medieval	Landscape Park
40287	SK00851908	Colwich	Post-Medieval	Landscape Park
40324	SK02392032	Colwich	Post-Medieval	Landscape Park
00044	SJ89602605	Creswell	Medieval	Chapel of Ease
00044	SJ89602605	Creswell	Post-Medieval	Church
00810	SJ89252599	Creswell	Unknown	Non-Antiquity
01651	SJ89812540	Creswell	Prehistoric	Artefact
01652	SJ89452620	Creswell	Prehistoric	Artefact
02430	SJ89502600	Creswell	Medieval	Settlement
03503	SJ91102630	Creswell	Post-Medieval	Milepost
04578	SJ90452552	Creswell	Medieval?	Ridge and Furrow
04581	SJ89752728	Creswell	Unknown	Linear Feature
04948	SJ90702570	Creswell	Prehistoric	Axe
40122	SJ90082539	Creswell	Post-Medieval	Landscape Park
00186	SJ75963123	Eccleshall	Post-Medieval	Glass Works
00213	SJ82822957	Eccleshall	Medieval	Castle
00213	SJ82822957	Eccleshall	Medieval	Bishops Palace
00476	SJ78293566	Eccleshall	Medieval	Chapel of Ease
00633	SJ74483355	Eccleshall	Prehistoric	Hillfort
00640	SJ77073214	Eccleshall	Unknown	Mound
00641	SJ77993478	Eccleshall	Post-Medieval?	Windmill
00642	SJ78523399	Eccleshall	Medieval	Moated Site
00642	SJ78523399	Eccleshall	Medieval	Pond
00643	SJ77923378	Eccleshall	Post-Medieval	Chapel of Ease
00644	SJ78193186	Eccleshall	Post-Medieval	Windmill
00645	SJ77103406	Eccleshall	Post-Medieval?	Deerpark
00647	SJ75643262	Eccleshall	Post-Medieval	Glass Works
00648	SJ75503380	Eccleshall	Medieval?	Metalworking Site
00649	SJ77283422	Eccleshall	Unknown	Holy Well
00650	SJ79833058	Eccleshall	Unknown	Holy Well
00651	SJ78553255	Eccleshall	Roman	Coin Hoard
00652	SJ80203030	Eccleshall	Medieval?	Mine
00653	SJ82143342	Eccleshall	Post-Medieval	Road Bridge
00653	SJ82143342	Eccleshall	Post-Medieval	Road Bridge
00654	SJ81953495	Eccleshall	Medieval?	Cemetery
00654	SJ81953495	Eccleshall	Medieval?	Cross
00808	SJ86312684	Eccleshall	Medieval	Moated Site
00809	SJ86332682	Eccleshall	Post-Medieval	Timber Framed Building
00811	SJ81862973	Eccleshall	Post-Medieval	Road Bridge
00812	SJ80552555	Eccleshall	Medieval	Water Mill

00821	SJ75552855	Eccleshall	Post-Medieval	Glass Works
01542	SJ74663331	Eccleshall	Unknown	Iron Furnace
01542	SJ74663331	Eccleshall	Unknown	Millpond
01543	SJ74533338	Eccleshall	Unknown	Hollow Way
01656	SJ83553555	Eccleshall	Prehistoric	Artefact
01657	SJ78403040	Eccleshall	Unknown	Artefact
01658	SJ79203030	Eccleshall	Roman	Artefact
01660	SJ82572708	Eccleshall	Roman	Artefact
01661	SJ81802980	Eccleshall	Prehistoric	Artefact
01663	SJ79452974	Eccleshall	Prehistoric	Artefact
01664	SJ82552955	Eccleshall	Prehistoric	Artefact
01665	SJ74803500	Eccleshall	Prehistoric	Artefact
01666	SJ76553255	Eccleshall	Prehistoric	Artefact
01667	SJ80002500	Eccleshall	Unknown	Boat
01709	SJ82932901	Eccleshall	Medieval	Moated Site
01709	SJ82932901	Eccleshall	Medieval	Linear Feature
01784	SJ84503240	Eccleshall	Post-Medieval	Water Mill
02018	SJ77143388	Eccleshall	Unknown	Fishpond
02019	SJ78003016	Eccleshall	Unknown	Millpond
02097	SJ78003412	Eccleshall	Unknown	Fishpond
02099	SJ83603157	Eccleshall	Medieval	Deserted Settlement
02116	SJ75703230	Eccleshall	Prehistoric	Artefact
02290	SJ78163004	Eccleshall	Post-Medieval	Water Mill
02290	SJ78163004	Eccleshall	Post-Medieval	Millpond
02297	SJ83143318	Eccleshall	Post-Medieval	Water Mill
02312	SJ78123490	Eccleshall	Post-Medieval	Water Mill
02312	SJ78123490	Eccleshall	Post-Medieval	Millpond
02348	SJ83202920	Eccleshall	Medieval	Borough
02366	SJ81603320	Eccleshall	Medieval	Settlement
02370	SJ84803130	Eccleshall	Medieval	Significant Placename
02395	SJ81803170	Eccleshall	Medieval	Significant Placename
02396	SJ77703480	Eccleshall	Medieval	Settlement
02399	SJ76703380	Eccleshall	Medieval	Deserted Settlement
02406	SJ77803370	Eccleshall	Medieval	Settlement
02407	SJ79503440	Eccleshall	Medieval	Significant Placename
02417	SJ85403250	Eccleshall	Medieval	Significant Placename
02424	SJ84303470	Eccleshall	Medieval	Significant Placename
02432	SJ78553255	Eccleshall	Medieval	Settlement
02438	SJ80553355	Eccleshall	Medieval	Significant Placename
02509	SJ80553055	Eccleshall	Medieval	Significant Placename
02542	SJ78203560	Eccleshall	Medieval	Settlement
02553	SJ76103490	Eccleshall	Medieval	Significant Placename
02568	SJ82603240	Eccleshall	Medieval	Significant Placename
02574	SJ79803080	Eccleshall	Medieval	Settlement
02589	SJ85902790	Eccleshall	Medieval	Settlement
02609	SJ83302720	Eccleshall	Medieval	Settlement
02620	SJ79552771	Eccleshall	Medieval	Deserted Settlement

02622	SJ81602790	Eccleshall	Medieval	Deserted Settlement
03248	SJ79483434	Eccleshall	Unknown	Fishpond
03249	SJ78003533	Eccleshall	Unknown	Millpond
03262	SJ83013391	Eccleshall	Post-Medieval	Pumping Station
03501	SJ77903515	Eccleshall	Medieval	Ridge and Furrow
03517	SJ85802780	Eccleshall	Post-Medieval	Cruck
03549	SJ83102735	Eccleshall	Medieval	Moated Site
03885	SJ82502700	Eccleshall	Early Medieval	Significant Placename
03886	SJ83302900	Eccleshall	Early Medieval	Significant Placename
03887	SJ79903090	Eccleshall	Early Medieval	Significant Placename
03888	SJ77503310	Eccleshall	Early Medieval	Significant Placename
03889	SJ76503380	Eccleshall	Early Medieval	Significant Placename
03890	SJ77903370	Eccleshall	Early Medieval	Significant Placename
03891	SJ82503230	Eccleshall	Early Medieval	Significant Placename
03892	SJ81703170	Eccleshall	Early Medieval	Significant Placename
03893	SJ84803120	Eccleshall	Early Medieval	Significant Placename
03900	SJ78303560	Eccleshall	Early Medieval	Significant Placename
04093	SJ76083100	Eccleshall	Prehistoric	Artefact
04155	SJ76813339	Eccleshall	Medieval	Moated Site
05134	SJ82952918	Eccleshall	Medieval	Artefact
05818	SJ80152839	Eccleshall	Post-Medieval	Timber Framed Building
07253	SJ82752917	Eccleshall	Early Medieval	Church
07342	SJ79102970	Eccleshall	Post-Medieval	Water Mill
07354	SJ76613371	Eccleshall	Post-Medieval	Church
07354	SJ76613371	Eccleshall	Post-Medieval	Cemetery
20023	SJ78002810	Eccleshall	Medieval?	Fishpond
20031	SJ79603020	Eccleshall	Medieval	Fishpond
20043	SJ82402780	Eccleshall	Unknown	Pond
20311	SJ78882939	Eccleshall	Medieval	Ridge and Furrow
20320	SJ77223523	Eccleshall	Medieval	Ridge and Furrow
20327	SJ78563208	Eccleshall	Unknown	Ridge and Furrow
20359	SJ82012774	Eccleshall	Post-Medieval	Ridge and Furrow
20360	SJ82962780	Eccleshall	Unknown	Ridge and Furrow
20361	SJ83312843	Eccleshall	Post-Medieval	Ridge and Furrow
20362	SJ84222908	Eccleshall	Unknown	Ridge and Furrow
20368	SJ85932777	Eccleshall	Unknown	Ridge and Furrow
20369	SJ86882764	Eccleshall	Unknown	Ridge and Furrow
20740	SJ76883419	Eccleshall	Post-Medieval	Landscape Park
20741	SJ82802956	Eccleshall	Post-Medieval	Landscape Park
20747	SJ75373293	Eccleshall	Unknown	Linear Feature
20748	SJ75123315	Eccleshall	Unknown	Hollow Way
40096	SJ77833410	Eccleshall	Post-Medieval	Landscape Park
40099	SJ84413147	Eccleshall	Post-Medieval	Landscape Park
40107	SJ82722803	Eccleshall	Post-Medieval	Landscape Park
40108	SJ84932826	Eccleshall	Post-Medieval	Landscape Park
40110	SJ81562798	Eccleshall	Post-Medieval	Landscape Park
40159	SJ85303260	Eccleshall	Post-Medieval	Landscape Park

40164	SJ77553480	Eccleshall	Post-Medieval	Landscape Park
40165	SJ79853050	Eccleshall	Post-Medieval	Landscape Park
40166	SJ79803115	Eccleshall	Post-Medieval	Landscape Park
00029	SJ83812427	Ellenhall	Medieval	Priory
00029	SJ83812427	Ellenhall	Post-Medieval	Mansion
00029	SJ83812427	Ellenhall	Post-Medieval	Priory
00029	SJ83812427	Ellenhall	Medieval	Almshouse
00029	SJ83812427	Ellenhall	Medieval	Church
00030	SJ83912429	Ellenhall	Medieval	Moated Site
00232	SJ84122652	Ellenhall	Medieval	Cross
00232	SJ84122652	Ellenhall	Medieval	Cemetery
00815	SJ84022653	Ellenhall	Medieval	Moated Site
00816	SJ82802600	Ellenhall	Medieval	Deerpark
00817	SJ84702544	Ellenhall	Medieval	Deserted Settlement
01672	SJ84552555	Ellenhall	Prehistoric	Artefact
01894	SJ84502520	Ellenhall	Medieval	Water Mill
01894	SJ84502520	Ellenhall	Medieval	Millpond
02004	SJ84142635	Ellenhall	Medieval?	Water Mill
02004	SJ84142635	Ellenhall	Medieval?	Millpond
02449	SJ84202630	Ellenhall	Medieval	Settlement
03523	SJ83222486	Ellenhall	Post-Medieval	Agricultural Building
03877	SJ84202630	Ellenhall	Early Medieval	Significant Placename
04313	SJ82952642	Ellenhall	Medieval?	Moated Site
04313	SJ82952642	Ellenhall	Medieval?	Quarry
04313	SJ82952642	Ellenhall	Medieval?	Fishpond
08038	SJ84112653	Ellenhall	Medieval	Church
20372	SJ84002411	Ellenhall	Unknown	Ridge and Furrow
40120	SJ83922428	Ellenhall	Post-Medieval	Landscape Park
02203	SO82018918	Enville	Unknown	Non-Antiquity
02204	SO81658852	Enville	Medieval	Chapel of Ease
00210	SJ76402144	Forton	Post-Medieval	Canal Bridge
00212	SJ75662096	Forton	Post-Medieval	Canal Aqueduct
00212	SJ75662096	Forton	Post-Medieval	Canal Bridge
00829	SJ75422096	Forton	Prehistoric	Artefact
00830	SJ75592096	Forton	Medieval	Millpond
00841	SJ74982079	Forton	Medieval	Road Bridge
01034	SJ77001952	Forton	Post-Medieval	Deerpark
01681	SJ76602130	Forton	Prehistoric	Artefact
01785	SJ76852305	Forton	Medieval	Field System
01941	SJ77551955	Forton	Roman	Artefact
01995	SJ77372070	Forton	Unknown	Burial
02207	SJ75882150	Forton	Unknown	Pond
02219	SJ76002131	Forton	Post-Medieval	Canal
02508	SJ75642040	Forton	Medieval	Settlement
02957	SJ77852194	Forton	Post-Medieval	Canal Lock
02958	SJ77692188	Forton	Post-Medieval	Canal Bridge
02958	SJ77692188	Forton	Post-Medieval	Canal Lock

02958	SJ77692188	Forton	Post-Medieval	Canal Lock
02959	SJ77562182	Forton	Post-Medieval	Canal Lock
02960	SJ77392176	Forton	Post-Medieval	Canal Bridge
02960	SJ77392176	Forton	Post-Medieval	Canal Lock
02961	SJ77322173	Forton	Post-Medieval	Canal Lock
02962	SJ77212170	Forton	Post-Medieval	Canal Lock
02963	SJ77102166	Forton	Post-Medieval	Canal Bridge
02964	SJ75872125	Forton	Post-Medieval	Canal Bridge
02965	SJ75602089	Forton	Post-Medieval	Canal Bridge
02966	SJ75332048	Forton	Post-Medieval	Canal Bridge
02967	SJ75372027	Forton	Post-Medieval	Canal Lock
02968	SJ75252005	Forton	Post-Medieval	Canal Lock
03264	SJ75832162	Forton	Post-Medieval	Monument
03506	SJ75212002	Forton	Post-Medieval	Canal Aqueduct
03521	SJ76331926	Forton	Post-Medieval	Lodge
03522	SJ75542058	Forton	Post-Medieval	Domestic Dwelling
03654	SJ76702206	Forton	Medieval	Shifted Settlement
03654	SJ76702206	Forton	Medieval	Hollow Way
03655	SJ75742126	Forton	Medieval	Trackway
03656	SJ78482066	Forton	Medieval	Grange
03657	SJ79702130	Forton	Unknown	Moated Site
05139	SJ77102009	Forton	Prehistoric	Artefact
05140	SJ77122004	Forton	Prehistoric	Artefact
05141	SJ77262013	Forton	Early Medieval	Boat
05142	SJ77711995	Forton	Post-Medieval	Fishpond
05143	SJ77672085	Forton	Unknown	Fishpond
08042	SJ75512118	Forton	Medieval	Church
20312	SJ78152094	Forton	Medieval	Ridge and Furrow
20313	SJ76922193	Forton	Medieval	Ridge and Furrow
20735	SJ76951987	Forton	Post-Medieval	Landscape Park
01683	SK00603160	Fradswell	Prehistoric	Artefact
02463	SJ99103110	Fradswell	Medieval	Settlement
03957	SJ99563034	Fradswell	Medieval?	Cruck
08052	SJ99183123	Fradswell	Medieval	Church
20409	SJ99232994	Fradswell	Post-Medieval?	Ridge and Furrow
40100	SJ99123152	Fradswell	Post-Medieval	Landscape Park
00558	SJ94554055	Fulford	Medieval	Grange
02465	SJ95203800	Fulford	Medieval	Significant Placename
20046	SJ94203920	Fulford	Medieval?	Mound
20419	SJ96883882	Fulford	Medieval	Ridge and Furrow
20420	SJ95373926	Fulford	Post-Medieval	Ridge and Furrow
40315	SJ96793879	Fulford	Post-Medieval	Landscape Park
00754	SJ97762832	Gayton	Medieval	Moated Site
00755	SJ97682832	Gayton	Medieval	Fishpond
00756	SJ97842842	Gayton	Medieval	Cross
00756	SJ97842842	Gayton	Medieval	Cemetery
00757	SJ98222861	Gayton	Medieval	Cruck

00757	SJ98222861	Gayton	Post-Medieval	Farmhouse
00758	SJ98132870	Gayton	Unknown	Fishpond
04603	SJ99552893	Gayton	Prehistoric?	Pit Alignment
20406	SJ98112846	Gayton	Medieval	Ridge and Furrow
20408	SJ99002822	Gayton	Unknown	Ridge and Furrow
20410	SJ97892982	Gayton	Medieval	Ridge and Furrow
20424	SJ97963021	Gayton	Unknown	Ridge and Furrow
20425	SJ98563025	Gayton	Unknown	Ridge and Furrow
20426	SJ97403066	Gayton	Unknown	Ridge and Furrow
02293	SJ98502890	Gayton/Weston	Post-Medieval	Water Mill
02521	SJ97802850	Gayton/Weston	Medieval	Settlement
00049	SJ83122078	Gnosall	Post-Medieval	Lock Up
00828	SJ82792058	Gnosall	Post-Medieval	Road Bridge
00842	SJ82742196	Gnosall	Medieval	Water Mill
00843	SJ83502092	Gnosall	Medieval	Moated Site
00844	SJ83002085	Gnosall	Early Medieval	Cemetery
00845	SJ82912100	Gnosall	Roman	Artefact
00847	SJ81602371	Gnosall	Medieval	Moated Site
00848	SJ83752270	Gnosall	Medieval	Moated Site
00849	SJ83002202	Gnosall	Medieval	Moated Site
00850	SJ81852220	Gnosall	Medieval	Moated Site
01030	SJ80461884	Gnosall	Medieval	Moated Site
01031	SJ80301951	Gnosall	Unknown	Windmill
01032	SJ82771990	Gnosall	Post-Medieval?	Windmill
01035	SJ79431862	Gnosall	Post-Medieval	Mansion
02098	SJ82801930	Gnosall	Medieval	Deserted Settlement
02264	SJ78101920	Gnosall	Post-Medieval	Water Mill
02378	SJ80801900	Gnosall	Medieval	Settlement
02398	SJ83702270	Gnosall	Medieval	Settlement
02467	SJ82902080	Gnosall	Medieval	Settlement
02491	SJ81552455	Gnosall	Medieval	Settlement
02514	SJ78801730	Gnosall	Medieval	Settlement
02588	SJ80801760	Gnosall	Medieval	Settlement
02927	SJ82971897	Gnosall	Post-Medieval	Canal Bridge
02928	SJ82801921	Gnosall	Post-Medieval	Canal Bridge
02929	SJ82401977	Gnosall	Post-Medieval	Canal Tunnel
02930	SJ82152011	Gnosall	Post-Medieval	Canal Bridge
02931	SJ81972034	Gnosall	Post-Medieval	Canal Bridge
02932	SJ81552061	Gnosall	Post-Medieval	Canal Bridge
02933	SJ80902115	Gnosall	Post-Medieval	Canal Bridge
03225	SJ82801920	Gnosall	Post-Medieval	Farmhouse
03618	SJ80701760	Gnosall	Post-Medieval	Timber Framed Building
03800	SJ79501700	Gnosall	Early Medieval	Significant Placename
03862	SJ82602090	Gnosall	Early Medieval	Significant Placename
03875	SJ83502270	Gnosall	Early Medieval	Significant Placename
04417	SJ79601720	Gnosall	Post-Medieval	Church
04433	SJ82552350	Gnosall	Medieval?	Enclosure

05208	SJ79131994	Gnosall	Roman	Road
05815	SJ83012063	Gnosall	Post-Medieval	Timber Framed Building
05825	SJ81402539	Gnosall	Post-Medieval	Timber Framed Building
20338	SJ80751663	Gnosall	Unknown	Ridge and Furrow
20370	SJ81352046	Gnosall	Unknown	Ridge and Furrow
20371	SJ81882377	Gnosall	Unknown	Ridge and Furrow
20374	SJ83252147	Gnosall	Unknown	Ridge and Furrow
20375	SJ84202053	Gnosall	Unknown	Ridge and Furrow
40119	SJ80362414	Gnosall	Post-Medieval	Landscape Park
40209	SJ80702530	Gnosall	Roman	Artefact
40210	SJ81102510	Gnosall	Unknown	Artefact
00801	SJ86622048	Haughton	Medieval	Moated Site
00803	SJ86512048	Haughton	Medieval	Moated Site
00804	SJ85852040	Haughton	Medieval	Deerpark
00805	SJ85482129	Haughton	Medieval	Moated Site
00846	SJ84822056	Haughton	Medieval?	Moated Site
01029	SJ86171977	Haughton	Medieval	Moated Site
02475	SJ86502050	Haughton	Medieval	Settlement
03247	SJ86602040	Haughton	Post-Medieval	Priests House
03502	SJ86302060	Haughton	Post-Medieval	Domestic Dwelling
03863	SJ86202040	Haughton	Early Medieval	Significant Placename
20340	SJ86741959	Haughton	Unknown	Ridge and Furrow
20342	SJ87841889	Haughton	Unknown	Ridge and Furrow
20373	SJ84942288	Haughton	Unknown	Ridge and Furrow
20380	SJ87272183	Haughton	Unknown	Ridge and Furrow
20381	SJ87252144	Haughton	Unknown	Ridge and Furrow
20382	SJ86422043	Haughton	Medieval	Ridge and Furrow
00822	SJ79952573	High Offley	Prehistoric	Artefact
00823	SJ79452699	High Offley	Medieval	Water Mill
00824	SJ79462665	High Offley	Medieval	Deerpark
00834	SJ75582488	High Offley	Post-Medieval	Folly
01688	SJ75902710	High Offley	Roman?	Cemetery
01689	SJ78552655	High Offley	Unknown	Artefact
02096	SJ75162674	High Offley	Medieval	Fishpond
02531	SJ78302610	High Offley	Medieval	Settlement
02938	SJ78222530	High Offley	Post-Medieval	Canal Bridge
02939	SJ77522566	High Offley	Post-Medieval	Canal Bridge
02940	SJ77232593	High Offley	Post-Medieval	Canal Bridge
02941	SJ76392608	High Offley	Post-Medieval	Canal Bridge
02942	SJ75792608	High Offley	Post-Medieval	Canal Bridge
02943	SJ75812612	High Offley	Post-Medieval	Canal Bridge
03652	SJ75202640	High Offley	Medieval?	Deerpark
03653	SJ75622626	High Offley	Medieval?	Fishpond
08082	SJ78352616	High Offley	Medieval	Church
20314	SJ76262382	High Offley	Medieval	Ridge and Furrow
40169	SJ75352545	High Offley	Post-Medieval	Landscape Park
40207	SJ79402570	High Offley	Post-Medieval	Artefact

00679	SJ95583470	Hilderstone	Medieval	Moated Site
00680	SJ95673468	Hilderstone	Medieval?	Fishpond
00681	SJ95553055	Hilderstone	Roman	Artefact
00681	SJ95553055	Hilderstone	Unknown	Enclosure
02480	SJ94803450	Hilderstone	Medieval	Settlement
02661	SJ95153430	Hilderstone	Medieval	Field System
40088	SJ95613470	Hilderstone	Post-Medieval	Landscape Park
00753	SJ95322626	Hopton & Coton	Post-Medieval	Battlefield
00763	SJ94302621	Hopton & Coton	Post-Medieval	Cemetery
00763	SJ94302621	Hopton & Coton	Post-Medieval	Chapel of Ease
00854	SJ95672272	Hopton & Coton	Medieval	Fishpond
01700	SJ94382648	Hopton & Coton	Prehistoric	Artefact
01701	SJ95702580	Hopton & Coton	Prehistoric	Artefact
02022	SJ96702620	Hopton & Coton	Medieval?	Deerpark
02523	SJ94452630	Hopton & Coton	Medieval	Settlement
03759	SJ94872290	Hopton & Coton	Post-Medieval?	Enclosure
03759	SJ94872290	Hopton & Coton	Post-Medieval?	Structure
03879	SJ94402610	Hopton & Coton	Early Medieval	Significant Placename
04938	SJ94722300	Hopton & Coton	Unknown	Site Unclass
20061	SJ95302570	Hopton & Coton	Unknown	Pond
20397	SJ94192608	Hopton & Coton	Medieval	Ridge and Furrow
20404	SJ97522620	Hopton & Coton	Medieval	Ridge and Furrow
00858	SJ99472396	Ingestre	Medieval	Water Mill
00858	SJ99472396	Ingestre	Post-Medieval	Water Mill
02524	SJ98002460	Ingestre	Medieval	Settlement
02868	SJ97682605	Ingestre	Post-Medieval	Saltworks
04602	SJ99122422	Ingestre	Prehistoric?	Ring Ditch
04602	SJ99122422	Ingestre	Prehistoric?	Pit Alignment
04611	SJ98962382	Ingestre	Unknown	Enclosure
04611	SJ98962382	Ingestre	Unknown	Linear Feature
04615	SJ98832466	Ingestre	Prehistoric	Pit Alignment
08098	SJ97652465	Ingestre	Medieval	Church
08099	SJ97582465	Ingestre	Post-Medieval	Mansion
20737	SJ97302540	Ingestre	Post-Medieval	Landscape Park
05238	SJ84601600	Lapley	Post-Medieval	Canal
01760	SJ91452915	Marston	Medieval	Deserted Settlement
01760	SJ91452915	Marston	Medieval	Grange
02504	SJ92102750	Marston	Medieval	Deserted Settlement
02504	SJ92102750	Marston	Medieval	Ridge and Furrow
03981	SJ91302940	Marston	Medieval?	Hollow Way
03981	SJ91302940	Marston	Medieval?	Ridge and Furrow
04621	SJ93252963	Marston	Prehistoric?	Pit Alignment
20400	SJ92192779	Marston	Medieval	Ridge and Furrow
20401	SJ92892839	Marston	Medieval	Ridge and Furrow
20799	SJ91902960	Marston	Prehistoric	Artefact
40319	SJ91302925	Marston	Post-Medieval	Landscape Park
00181	SJ96463350	Milwich	Medieval	Moated Site

00675	SJ97173208	Milwich	Unknown	Fishpond
00676	SJ97183215	Milwich	Medieval	Moated Site
00677	SJ97133238	Milwich	Medieval	Moated Site
00678	SJ97553255	Milwich	Prehistoric	Axe
01763	SJ98453267	Milwich	Medieval	Deserted Settlement
02510	SJ97203240	Milwich	Medieval	Settlement
04256	SJ97553156	Milwich	Unknown	Burnt Mound
04257	SJ97953098	Milwich	Post-Medieval	Water Mill
04257	SJ97953098	Milwich	Post-Medieval	Industrial Site
04257	SJ97953098	Milwich	Post-Medieval	Millpond
04258	SJ98083098	Milwich	Post-Medieval	Water Mill
04258	SJ98083098	Milwich	Post-Medieval	Water Mill
04259	SJ98223073	Milwich	Post-Medieval	Water Mill
04259	SJ98223073	Milwich	Post-Medieval	Water Mill
05812	SJ97153217	Milwich	Post-Medieval	Timber Framed Building
05814	SJ97173218	Milwich	Post-Medieval	Timber Framed Building
07703	SJ97103198	Milwich	Medieval	Church
07707	SJ97683149	Milwich	Post-Medieval	Water Mill
20423	SJ90663316	Milwich	Medieval	Ridge and Furrow
05168	SJ95214137	Newcastle	Roman	Road
00135	SJ78852384	Norbury	Prehistoric	Round Barrow
00188	SJ79652327	Norbury	Medieval	Moated Site
00188	SJ79652327	Norbury	Post-Medieval	Timber Framed Building
00188	SJ79652327	Norbury	Medieval	Fishpond
00831	SJ75192405	Norbury	Post-Medieval	Water Mill
00832	SJ75552055	Norbury	Medieval	Church
00833	SJ76752425	Norbury	Unknown	Enclosure
00835	SJ79692331	Norbury	Post-Medieval	Glass Works
00836	SJ78552255	Norbury	Early Medieval	Coin Hoard
00837	SJ79502270	Norbury	Post-Medieval	Windmill
00838	SJ79222417	Norbury	Prehistoric?	Ring Ditch
00839	SJ79222418	Norbury	Prehistoric?	Ring Ditch
01635	SJ79772233	Norbury	Post-Medieval	Brickworks
01786	SJ78352260	Norbury	Prehistoric	Hoard
01994	SJ79652247	Norbury	Prehistoric	Artefact
02500	SJ77952422	Norbury	Medieval	Significant Placename
02518	SJ78502340	Norbury	Medieval	Settlement
02633	SJ79402430	Norbury	Medieval	Deserted Settlement
02934	SJ79342280	Norbury	Post-Medieval	Canal Bridge
02935	SJ79332288	Norbury	Post-Medieval	Canal Bridge
02936	SJ78972421	Norbury	Post-Medieval	Canal Bridge
02937	SJ78992463	Norbury	Post-Medieval	Canal Bridge
02947	SJ79332280	Norbury	Post-Medieval	Canal Bridge
02948	SJ79012263	Norbury	Post-Medieval	Canal Bridge
02948	SJ79012263	Norbury	Post-Medieval	Canal Lock
02949	SJ78912258	Norbury	Post-Medieval	Canal Lock
02950	SJ78792251	Norbury	Post-Medieval	Canal Lock

02951	SJ78642243	Norbury	Post-Medieval	Canal Bridge
02951	SJ78642243	Norbury	Post-Medieval	Canal Lock
02952	SJ78512234	Norbury	Post-Medieval	Canal Lock
02953	SJ78372222	Norbury	Post-Medieval	Canal Bridge
02953	SJ78372222	Norbury	Post-Medieval	Canal Lock
02954	SJ78252214	Norbury	Post-Medieval	Canal Lock
02955	SJ78132208	Norbury	Post-Medieval	Canal Lock
02956	SJ77982200	Norbury	Post-Medieval	Canal Lock
03672	SJ79862270	Norbury	Post-Medieval	Water Mill
03749	SJ79502260	Norbury	Post-Medieval	Water Mill
04501	SJ78662349	Norbury	Medieval?	Fishpond
04618	SJ74902383	Norbury	Prehistoric?	Pit Alignment
04618	SJ74902383	Norbury	Prehistoric?	Pit Alignment
05239	SJ74252707	Norbury	Post-Medieval	Canal
08111	SJ79462244	Norbury	Post-Medieval	Canal Tunnel
08116	SJ80362156	Norbury	Post-Medieval	Canal Tunnel
40116	SJ77812413	Norbury	Post-Medieval	Landscape Park
40117	SJ78812335	Norbury	Post-Medieval	Landscape Park
02466	SJ91601034	Penkridge	Medieval	Settlement
04390	SK04406820	Quarnford	Roman	Road
01799	SJ84692439	Ranton	Medieval	Moated Site
01800	SJ85802494	Ranton	Medieval	Moated Site
01800	SJ85802494	Ranton	Medieval	Fishpond
02543	SJ85502380	Ranton	Medieval	Settlement
20376	SJ86202456	Ranton	Medieval	Ridge and Furrow
20377	SJ85772277	Ranton	Unknown	Ridge and Furrow
00752	SJ95552855	Salt & Enson	Medieval	Water Mill
00760	SJ90552555	Salt & Enson	Medieval	Church
00761	SJ90552555	Salt & Enson	Post-Medieval	Church
01319	SJ93402970	Salt & Enson	Unknown	Water Mill
01643	SJ95862783	Salt & Enson	Unknown	Burial
01745	SJ93702814	Salt & Enson	Post-Medieval	Agricultural Building
02039	SJ95252720	Salt & Enson	Unknown	Artefact
02520	SJ94002880	Salt & Enson	Medieval	Significant Placename
02557	SJ95702780	Salt & Enson	Medieval	Settlement
02860	SJ95882813	Salt & Enson	Post-Medieval	Canal Bridge
04005	SJ95522785	Salt & Enson	Post-Medieval	Artefact
04178	SJ95672716	Salt & Enson	Post-Medieval?	Rock Shelter
04179	SJ95432723	Salt & Enson	Unknown	Cave
04271	SJ94102880	Salt & Enson	Unknown	Lynchet
20398	SJ94112818	Salt & Enson	Medieval	Ridge and Furrow
20405	SJ96322706	Salt & Enson	Unknown	Ridge and Furrow
00665	SJ94823091	Sandon	Unknown	Windmill
00749	SJ95652952	Sandon	Medieval	Moated Site
00749	SJ95652952	Sandon	Post-Medieval	Mansion
00749	SJ95652952	Sandon	Medieval	Fishpond
00750	SJ95402946	Sandon	Medieval	Cross

00750	SJ95402946	Sandon	Medieval	Church
00750	SJ95402946	Sandon	Medieval	Cemetery
00751	SJ95532955	Sandon	Medieval	Deserted Settlement
00751	SJ95532955	Sandon	Medieval	Fishpond
00759	SJ94612890	Sandon	Medieval	Road Bridge
01810	SJ93803020	Sandon	Roman	Coin Hoard
01811	SJ93503007	Sandon	Unknown	Millpond
01811	SJ93503007	Sandon	Unknown	Water Mill
02240	SJ93283015	Sandon	Unknown	Water Mill
02558	SJ94552967	Sandon	Medieval	Settlement
02854	SJ92703094	Sandon	Post-Medieval	Canal Bridge
02855	SJ93093046	Sandon	Post-Medieval	Canal Bridge
02856	SJ93253012	Sandon	Post-Medieval	Canal Bridge
02857	SJ93522977	Sandon	Post-Medieval	Canal Bridge
02858	SJ94292924	Sandon	Post-Medieval	Canal Bridge
02859	SJ94632902	Sandon	Post-Medieval	Canal Bridge
03238	SJ95562917	Sandon	Post-Medieval	Ice House
03882	SJ94402970	Sandon	Early Medieval	Significant Placename
04303	SJ95453147	Sandon	Unknown	Round Barrow
05229	SJ95002800	Sandon	Post-Medieval	Canal
20402	SJ93842957	Sandon	Unknown	Ridge and Furrow
20403	SJ91462953	Sandon	Medieval	Ridge and Furrow
40111	SJ96002901	Sandon & Burston	Post-Medieval	Landscape Park
00799	SJ88512248	Seighford	Medieval	Moated Site
00800	SJ89552255	Seighford	Post-Medieval?	Chapel of Ease
02253	SJ87772777	Seighford	Post-Medieval	Water Mill
02254	SJ87702770	Seighford	Unknown	Water Mill
02295	SJ88352704	Seighford	Post-Medieval	Water Mill
02367	SJ89202340	Seighford	Medieval	Settlement
02392	SJ88402700	Seighford	Medieval	Settlement
02420	SJ89802370	Seighford	Medieval	Settlement
02422	SJ87902573	Seighford	Medieval	Settlement
02426	SJ87102327	Seighford	Medieval	Significant Placename
02435	SJ89202280	Seighford	Medieval	Settlement
02561	SJ88102490	Seighford	Medieval	Settlement
02561	SJ88102490	Seighford	Medieval	Significant Placename
02635	SJ87802780	Seighford	Medieval	Deserted Settlement
03677	SJ86042666	Seighford	Post-Medieval	Fishpond
03878	SJ88102570	Seighford	Early Medieval	Significant Placename
04570	SJ89302240	Seighford	Post-Medieval	Significant Placename
04571	SJ89502245	Seighford	Post-Medieval	Significant Placename
04572	SJ89502267	Seighford	Post-Medieval?	Road Bridge
04573	SJ89552295	Seighford	Medieval?	Ridge and Furrow
04574	SJ89432376	Seighford	Unknown	Pond
04575	SJ89152375	Seighford	Post-Medieval	Significant Placename
04576	SJ89692430	Seighford	Medieval?	Ridge and Furrow
04577	SJ89302440	Seighford	Medieval?	Field System

04579	SJ89402665	Seighford	Medieval?	Significant Placename
04580	SJ89802720	Seighford	Medieval?	Ridge and Furrow
04582	SJ89302765	Seighford	Post-Medieval	Significant Placename
20054	SJ86582530	Seighford	Post-Medieval	Defensive Site
20378	SJ89002217	Seighford	Medieval	Ridge and Furrow
40121	SJ87332556	Seighford	Post-Medieval	Landscape Park
00026	SJ92582320	Stafford	Medieval	Town Defences
00765	SJ92202330	Stafford	Early Medieval	Burh
00765	SJ92202330	Stafford	Medieval	Borough
00765	SJ92202330	Stafford	Post-Medieval	Borough
00765	SJ92202330	Stafford	Medieval	Motte and Bailey
00765	SJ92202330	Stafford	Medieval	Water Mill
00766	SJ91832335	Stafford	Medieval	Motte and Bailey
00767	SJ92202340	Stafford	Medieval	Wall
00767	SJ92202340	Stafford	Post-Medieval	Place of Punishment
00768	SJ92072353	Stafford	Medieval	Gate
00769	SJ92252307	Stafford	Medieval	Gate
00770	SJ92122315	Stafford	Medieval	Religious House
00771	SJ92052316	Stafford	Medieval	Religious House
00772	SJ92152324	Stafford	Medieval	Gate
00773	SJ92112322	Stafford	Unknown	Agricultural Building
00774	SJ92132320	Stafford	Early Medieval	Church
00774	SJ92132320	Stafford	Medieval	Church
00774	SJ92132320	Stafford	Post-Medieval	School
00774	SJ92132320	Stafford	Medieval	Church
00774	SJ92132320	Stafford	Medieval	Religious House
00775	SJ92252317	Stafford	Medieval	Church
00775	SJ92252317	Stafford	Medieval	Cemetery
00775	SJ92252317	Stafford	Medieval	Cross
00776	SJ91912394	Stafford	Medieval	Friary
00777	SJ92372280	Stafford	Medieval	Friary
00778	SJ93062245	Stafford	Medieval	Hospital
00779	SJ93222331	Stafford	Unknown	Cemetery
00780	SJ92052314	Stafford	Unknown	Cross
00781	SJ92202331	Stafford	Unknown	Stocks
00781	SJ92202331	Stafford	Unknown	Pillory
00782	SJ92282302	Stafford	Post-Medieval	Road Bridge
00783	SJ91792329	Stafford	Post-Medieval	Road Bridge
00784	SJ92622318	Stafford	Medieval	Road Bridge
00784	SJ92622318	Stafford	Medieval	Road Bridge
00784	SJ92622318	Stafford	Medieval	Millpond
00785	SJ92602350	Stafford	Medieval	Fishpond
00786	SJ92142297	Stafford	Medieval	Water Mill
00787	SJ92552355	Stafford	Medieval	Water Mill
00788	SJ92502320	Stafford	Early Medieval	Coin Hoard
00789	SJ92552255	Stafford	Medieval	Hospital
00790	SJ92292293	Stafford	Medieval	Church

00790	SJ92292293	Stafford	Unknown	Burial
00792	SJ91052053	Stafford	Medieval	Fishpond
00794	SJ91482063	Stafford	Medieval	Moated Site
00795	SJ90492229	Stafford	Unknown	Mound
01600	SJ92032321	Stafford	Medieval	Structure
01613	SJ92102326	Stafford	Medieval	Agricultural Site
01613	SJ92102326	Stafford	Early Medieval	Oven
01614	SJ92352319	Stafford	Early Medieval	Pottery Kiln
01943	SJ91802160	Stafford	Prehistoric	Artefact
01944	SJ94102330	Stafford	Prehistoric	Artefact
02107	SJ92752419	Stafford	Prehistoric	Flintworks Site
02108	SJ92802310	Stafford	Prehistoric	Artefact
02196	SJ92702240	Stafford	Roman	Artefact
02376	SJ94402220	Stafford	Medieval	Settlement
02425	SJ93182407	Stafford	Medieval	Settlement
02544	SJ93002040	Stafford	Medieval	Settlement
02567	SJ93102140	Stafford	Medieval	Settlement
02580	SJ91302570	Stafford	Medieval	Deserted Settlement
02794	SJ93982164	Stafford	Post-Medieval	Canal Bridge
02795	SJ94052189	Stafford	Post-Medieval	Canal Bridge
02796	SJ94182230	Stafford	Post-Medieval	Canal Bridge
02797	SJ94622274	Stafford	Post-Medieval	Canal Bridge
03147	SJ92022363	Stafford	Post-Medieval	Cemetery
03171	SJ91902350	Stafford	Medieval	Artefact
03172	SJ92522314	Stafford	Medieval	Artefact
03173	SJ91802320	Stafford	Medieval	Structure
03174	SJ92542318	Stafford	Roman	Structure
03174	SJ92542318	Stafford	Early Medieval	Structure
03174	SJ92542318	Stafford	Medieval	Artefact
03174	SJ92542318	Stafford	Post-Medieval	Structure
03175	SJ92602315	Stafford	Unknown	Road
03176	SJ92092305	Stafford	Unknown	Town Defences
03177	SJ92002344	Stafford	Medieval	Well
03178	SJ92072309	Stafford	Medieval	Artefact
03179	SJ92482331	Stafford	Unknown	Non Antiquity
03180	SJ92022319	Stafford	Medieval	Artefact
03181	SJ92312315	Stafford	Medieval	Structure
03182	SJ92442315	Stafford	Early Medieval	Pottery Kiln
03183	SJ91952345	Stafford	Unknown	Non Antiquity
03184	SJ91962335	Stafford	Medieval	Non Antiquity
03185	SJ92042308	Stafford	Early Medieval	Artefact
03186	SJ92142317	Stafford	Early Medieval	Hearth
03187	SJ91962337	Stafford	Post-Medieval	Road
03188	SJ91952315	Stafford	Unknown	Non Antiquity
03189	SJ91772328	Stafford	Post-Medieval	FORD
03190	SJ92122301	Stafford	Post-Medieval	Non Antiquity
03191	SJ92132317	Stafford	Post-Medieval	Cemetery

03192	SJ92342323	Stafford	Medieval	Timber Framed Building
03193	SJ92252285	Stafford	Medieval	Burial
03194	SJ92172321	Stafford	Unknown	Structure
03195	SJ92152360	Stafford	Unknown	Structure
03279	SJ91802320	Stafford	Post-Medieval	Windmill
03637	SJ92012370	Stafford	Post-Medieval	Cemetery
03647	SJ92322333	Stafford	Medieval	Artefact
03747	SJ94802300	Stafford	Post-Medieval	Water Mill
03748	SJ92102290	Stafford	Post-Medieval	Water Mill
03864	SJ91502050	Stafford	Early Medieval	Significant Placename
03865	SJ93002140	Stafford	Early Medieval	Significant Placename
03873	SJ92202350	Stafford	Early Medieval	Significant Placename
03874	SJ90302360	Stafford	Early Medieval	Significant Placename
04919	SJ92082311	Stafford	Post-Medieval	Timber Framed Building
04949	SJ92192343	Stafford	Early Medieval	Structure
05011	SJ92702313	Stafford	Medieval	Water Mill
05011	SJ92702313	Stafford	Medieval	Millpond
05133	SJ92502050	Stafford	Medieval	Artefact
08307	SJ92182327	Stafford	Medieval	Timber Framed Building
08327	SJ90582214	Stafford	Medieval	Church
20411	SJ91232043	Stafford	Unknown	Ridge and Furrow
20413	SJ93982145	Stafford	Post-Medieval	Ridge and Furrow
20414	SJ94082097	Stafford	Unknown	Ridge and Furrow
20725	SJ91392147	Stafford	Roman	Coin
20745	SJ90952232	Stafford	Post-Medieval	Formal Garden
40124	SJ93572370	Stafford	Post-Medieval	Formal Garden
40125	SJ91602200	Stafford	Post-Medieval	Landscape Park
40127	SJ93102172	Stafford	Post-Medieval	Landscape Park
40139	SJ94702150	Stafford	Post-Medieval	Landscape Park
40158	SJ92002290	Stafford	Post-Medieval	Public Park
00475	SJ79533555	Standon	Unknown	Mound
00503	SJ82343506	Standon	Medieval	Water Mill
02569	SJ81403490	Standon	Medieval	Settlement
02595	SJ80453642	Standon	Medieval	Deserted Settlement
03899	SJ81603490	Standon	Early Medieval	Significant Placename
07760	SJ81953497	Standon	Medieval	Church
20319	SJ78583700	Standon	Medieval	Ridge and Furrow
20384	SJ80843508	Standon	Unknown	Ridge and Furrow
40160	SJ80403545	Standon	Post-Medieval	Formal Garden
00604	SJ89823513	Stone	Medieval	Lynchet
00655	SJ89963302	Stone	Medieval	Moated Site
00658	SJ90063495	Stone	Medieval	Fishpond
00659	SJ90203430	Stone	Unknown	Baiting Place
00660	SJ90553455	Stone	Medieval	Deerpark
00661	SJ90553455	Stone	Prehistoric	Artefact
00662	SJ90553455	Stone	Roman	Artefact
00662	SJ90553455	Stone	Roman	Artefact

00662	SJ90553455	Stone	Early Medieval	Artefact
00666	SJ90363374	Stone	Early Medieval	Nunnery
00666	SJ90363374	Stone	Medieval	Priory
00666	SJ90363374	Stone	Post-Medieval	Priory
00666	SJ90363374	Stone	Medieval	Priory
00667	SJ90153358	Stone	Unknown	Baiting Place
00668	SJ90503382	Stone	Post-Medieval	School
00669	SJ91003390	Stone	Prehistoric	Burial
00669	SJ91003390	Stone	Early Medieval	Artefact
00670	SJ90173387	Stone	Unknown	Pillory
00671	SJ90383380	Stone	Prehistoric	Artefact
00672	SJ90333380	Stone	Post-Medieval?	Cross
00673	SJ90663336	Stone	Post-Medieval?	Windmill
01789	SJ91603260	Stone	Early Medieval	Settlement
01829	SJ90203370	Stone	Prehistoric	Artefact
01830	SJ90903330	Stone	Prehistoric	Artefact
02028	SJ90403442	Stone	Prehistoric	Artefact
02285	SJ90503400	Stone	Post-Medieval	Water Mill
02355	SJ90103400	Stone	Medieval	Borough
02355	SJ90103400	Stone	Post-Medieval	Settlement
02590	SJ89803310	Stone	Medieval	Settlement
02844	SJ89323466	Stone	Post-Medieval	Canal Bridge
02845	SJ89823412	Stone	Post-Medieval	Canal Bridge
02845	SJ89823412	Stone	Post-Medieval	Canal Lock
02846	SJ90083378	Stone	Post-Medieval	Canal Bridge
02846	SJ90083378	Stone	Post-Medieval	Canal Lock
02847	SJ90253367	Stone	Post-Medieval	Canal Bridge
02847	SJ90253367	Stone	Post-Medieval	Canal Lock
02848	SJ90243367	Stone	Post-Medieval	Canal Feature
02849	SJ90973296	Stone	Post-Medieval	Canal Bridge
02850	SJ91173265	Stone	Post-Medieval	Canal Bridge
03288	SJ90103390	Stone	Post-Medieval	Brewery
03732	SJ91203260	Stone	Post-Medieval	Copper Works
04977	SJ90323382	Stone	Medieval	Structure
05116	SJ90463373	Stone	Unknown	Cist
07924	SJ90813468	Stone	Post-Medieval	Water Mill
40284	SJ88403490	Stone	Post-Medieval	Landscape Park
00022	SJ88203590	Stone Rural	Prehistoric	Hillfort
00022	SJ88203590	Stone Rural	Unknown	Mound
00070	SJ87503667	Stone Rural	Unknown	Non Antiquity
00215	SJ93383349	Stone Rural	Roman?	Fort
00601	SJ88243586	Stone Rural	Unknown	Mound
00601	SJ88243586	Stone Rural	Unknown	Round Barrow
00602	SJ87753652	Stone Rural	Post-Medieval	Farmhouse
00603	SJ88553555	Stone Rural	Post-Medieval	Road Bridge
00603	SJ88553555	Stone Rural	Medieval	Road Bridge
00663	SJ91453168	Stone Rural	Medieval	Moated Site

00664	SJ91453199	Stone Rural	Medieval	Road Bridge
00674	SJ93373002	Stone Rural	Early Medieval	Chapel of Ease
00764	SJ93372997	Stone Rural	Medieval?	Holy Well
01356	SJ88883561	Stone Rural	Post-Medieval	Domestic Dwelling
01831	SJ88503560	Stone Rural	Prehistoric	Artefact
01832	SJ90563574	Stone Rural	Medieval	Artefact
01832	SJ90563574	Stone Rural	Medieval	Coin Hoard
02040	SJ90803124	Stone Rural	Unknown	Millpond
02197	SJ91433575	Stone Rural	Prehistoric	Artefact
02198	SJ92603684	Stone Rural	Post-Medieval	Millpond
02198	SJ92603684	Stone Rural	Post-Medieval	Water Mill
02199	SJ91643595	Stone Rural	Post-Medieval	Water Mill
02200	SJ92083663	Stone Rural	Unknown	Water Mill
02201	SJ91803650	Stone Rural	Post-Medieval	Water Mill
02368	SJ91303130	Stone Rural	Medieval	Settlement
02427	SJ92303480	Stone Rural	Medieval	Settlement
02433	SJ88273550	Stone Rural	Medieval	Settlement
02433	SJ88273550	Stone Rural	Early Medieval	Significant Placename
02507	SJ88873540	Stone Rural	Medieval	Settlement
02512	SJ92833671	Stone Rural	Medieval	Settlement
02624	SJ91403630	Stone Rural	Medieval	Deserted Settlement
02838	SJ88783753	Stone Rural	Post-Medieval	Canal Bridge
02839	SJ89173637	Stone Rural	Post-Medieval	Canal Bridge
02840	SJ89143592	Stone Rural	Post-Medieval	Canal Bridge
02841	SJ89143564	Stone Rural	Post-Medieval	Canal Bridge
02842	SJ89113552	Stone Rural	Post-Medieval	Canal Lock
02843	SJ89043532	Stone Rural	Post-Medieval	Canal Bridge
02851	SJ91523210	Stone Rural	Post-Medieval	Canal Bridge
02852	SJ91653194	Stone Rural	Post-Medieval	Canal Lock
02853	SJ92163145	Stone Rural	Post-Medieval	Canal Bridge
03529	SJ93003230	Stone Rural	Unknown	Ancient Woodland
03675	SJ88803540	Stone Rural	Post-Medieval	Water Mill
03676	SJ91503212	Stone Rural	Post-Medieval	Water Mill
03894	SJ89403120	Stone Rural	Early Medieval	Significant Placename
03898	SJ88203550	Stone Rural	Early Medieval	Significant Placename
03906	SJ92703670	Stone Rural	Early Medieval	Significant Placename
03956	SJ90843600	Stone Rural	Prehistoric	Artefact
04365	SJ90723617	Stone Rural	Roman	Artefact
04589	SJ89203030	Stone Rural	Unknown	Ridge and Furrow
04589	SJ89203030	Stone Rural	Unknown	Ridge and Furrow
04590	SJ89123061	Stone Rural	Unknown	Ring Ditch
04590	SJ89123061	Stone Rural	Unknown	Linear Feature
04591	SJ89123110	Stone Rural	Unknown	Linear Feature
04592	SJ89203170	Stone Rural	Unknown	Ridge and Furrow
04593	SJ88853235	Stone Rural	Post-Medieval	Significant Placename
04596	SJ88703270	Stone Rural	Unknown	Significant Placename
04599	SJ87473381	Stone Rural	Unknown	Hollow Way

04599	SJ87473381	Stone Rural	Unknown	Quarry
04606	SJ91503099	Stone Rural	Roman?	Marching Camp
04610	SJ92553045	Stone Rural	Prehistoric?	Ring Ditch
04610	SJ92553045	Stone Rural	Prehistoric?	Pit Alignment
04613	SJ91093175	Stone Rural	Prehistoric?	Ring Ditch
04613	SJ91093175	Stone Rural	Prehistoric?	Enclosure
04620	SJ92493060	Stone Rural	Unknown	Linear Feature
04701	SJ87103510	Stone Rural	Medieval?	Ridge and Furrow
04755	SJ91203695	Stone Rural	Roman	Artefact
04987	SJ91233145	Stone Rural	Post-Medieval	Water Mill
05017	SJ94353615	Stone Rural	Stone Rural	Personal Ornament
07778	SJ91203506	Stone Rural	Post-Medieval	Water Mill
07779	SJ91593543	Stone Rural	Post-Medieval	Water Mill
07784	SJ91773623	Stone Rural	Post-Medieval	Water Mill
07785	SJ91993623	Stone Rural	Post-Medieval	Water Mill
07796	SJ89273540	Stone Rural	Post-Medieval	Timber Framed Building
20385	SJ88233553	Stone Rural	Medieval	Ridge and Furrow
20387	SJ83363369	Stone Rural	Unknown	Ridge and Furrow
20416	SJ90713781	Stone Rural	Medieval	Ridge and Furrow
20417	SJ90663547	Stone Rural	Unknown	Ridge and Furrow
20418	SJ91023568	Stone Rural	Medieval	Ridge and Furrow
20721	SJ89953710	Stone Rural	Unknown	DAM
20722	SJ90033674	Stone Rural	Unknown	Mound
40162	SJ88853595	Stone Rural	Post-Medieval	Landscape Park
40163	SJ87503665	Stone Rural	Post-Medieval	Landscape Park
40311	SJ91343620	Stone Rural	Post-Medieval	Landscape Park
40312	SJ90503568	Stone Rural	Post-Medieval	Landscape Park
40313	SJ90833532	Stone Rural	Post-Medieval	Landscape Park
40314	SJ91293576	Stone Rural	Post-Medieval	Landscape Park
40318	SJ90503568	Stone Rural	Post-Medieval	Landscape Park
20501	SK04132934	Stowe	Unknown	Ridge and Furrow
00044	SK01032849	Stowe	Medieval	Chapel of Ease
00044	SK01032849	Stowe	Post-Medieval	Church
00166	SK00812888	Stowe	Medieval	Moated Site
00686	SK00553055	Stowe	Unknown	Artefact
00732	SK01302980	Stowe	Medieval	Deerpark
00733	SK01092863	Stowe	Medieval?	Fishpond
00733	SK01092863	Stowe	Medieval?	Water Mill
00733	SK01092863	Stowe	Medieval?	Millpond
00734	SK00792861	Stowe	Medieval	Moated Site
00734	SK00792861	Stowe	Medieval	Mansion
00734	SK00792861	Stowe	Medieval	Fishpond
00735	SK00342821	Stowe	Unknown	Water Mill
00735	SK00342821	Stowe	Unknown	Millpond
00736	SK00682806	Stowe	Unknown	Non Antiquity
00737	SK04082965	Stowe	Medieval	Moated Site
00739	SK02512707	Stowe	Medieval	Moated Site

00740	SK02302689	Stowe	Medieval	Moated Site
00742	SK00332735	Stowe	Medieval	Cross
00742	SK00332735	Stowe	Medieval	Cemetery
00742	SK00332735	Stowe	Medieval	Church
00743	SK00292731	Stowe	Unknown	Stocks
00744	SK00462604	Stowe	Medieval	Moated Site
00745	SK00552555	Stowe	Post-Medieval?	Windmill
00746	SK04272963	Stowe	Post-Medieval	Forge
00747	SK00802850	Stowe	Medieval	Deserted Settlement
00748	SK00552855	Stowe	Prehistoric	Artefact
01430	SK00632911	Stowe	Prehistoric	Artefact
01431	SK01902630	Stowe	Unknown	Enclosure
01432	SK01302560	Stowe	Unknown	Pit Alignment
01727	SK00692857	Stowe	Post-Medieval	Mansion
01874	SK03802890	Stowe	Medieval	Site Unclass
01945	SK00342848	Stowe	Prehistoric	Artefact
01947	SK02442914	Stowe	Unknown	Fishpond
01948	SK03452896	Stowe	Prehistoric	Artefact
01950	SK00342854	Stowe	Prehistoric	Artefact
02049	SK00952843	Stowe	Medieval?	Hollow Way
02111	SK00502850	Stowe	Prehistoric	Artefact
02362	SJ99502760	Stowe	Medieval	Settlement
02442	SK02502690	Stowe	Medieval	Settlement
02486	SK00302570	Stowe	Medieval	Settlement
02864	SJ98492554	Stowe	Post-Medieval	Canal Bridge
02870	SJ99412479	Stowe	Post-Medieval	Canal Bridge
03880	SK00402570	Stowe	Early Medieval	Significant Placename
04077	SK01242973	Stowe	Prehistoric?	Ring Ditch
04078	SK03752936	Stowe	Prehistoric?	Ring Ditch
04079	SK00943032	Stowe	Prehistoric?	Ring Ditch
04203	SK01102840	Stowe	Medieval	Ridge and Furrow
04285	SK00502820	Stowe	Medieval	Ridge and Furrow
04605	SJ98802710	Stowe	Unknown	Enclosure
04929	SK01242861	Stowe	Medieval?	Water Mill
04929	SK01242861	Stowe	Medieval	Millpond
04988	SK00252731	Stowe	Early Medieval?	Enclosure
05230	SJ99002510	Stowe	Post-Medieval	Canal
08165	SK00082555	Stowe	Medieval	Church
20064	SJ99772662	Stowe	Post-Medieval	Defensive Site
20090	SK01592859	Stowe	Unknown	Ridge and Furrow
20091	SK00732813	Stowe	Medieval	Ridge and Furrow
20407	SJ99792780	Stowe	Medieval	Ridge and Furrow
20742	SK00702858	Stowe	Post-Medieval	Landscape Park
40112	SK02072867	Stowe	Post-Medieval	Landscape Park
40239	SK00723032	Stowe	Unknown	Ditch
40240	SK01503065	Stowe	Unknown	Ditch
40241	SK00963021	Stowe	Unknown	Mound

40258	SK01932894	Stowe	Medieval	Fishpond
00006	SK01032849	Stowe	Medieval	Motte & Bailey Castle
00055	SJ85954171	Swynnerton	Prehistoric	Round Barrow
00501	SJ84743510	Swynnerton	Prehistoric	Round Barrow
00502	SJ82903690	Swynnerton	Prehistoric	Artefact
00555	SJ83304067	Swynnerton	Unknown	Site Unclass
00556	SJ80554055	Swynnerton	Prehistoric	Artefact
00557	SJ84704145	Swynnerton	Medieval?	Cemetery
00557	SJ84704145	Swynnerton	Medieval?	Church
00589	SJ87333581	Swynnerton	Prehistoric?	Funerary Cairn
00590	SJ86733733	Swynnerton	Prehistoric?	Mound
00591	SJ86553755	Swynnerton	Post-Medieval	Deserted Settlement
00592	SJ87123812	Swynnerton	Medieval	Manor House
00592	SJ87123812	Swynnerton	Post-Medieval	Manor House
00592	SJ87123812	Swynnerton	Medieval	Cemetery
00592	SJ87123812	Swynnerton	Medieval	Church
00592	SJ87123812	Swynnerton	Post-Medieval	Church
00593	SJ87553855	Swynnerton	Post-Medieval	Timber Framed Building
00594	SJ87423793	Swynnerton	Post-Medieval	Water Mill
00594	SJ87423793	Swynnerton	Post-Medieval	Millpond
00595	SJ87023865	Swynnerton	Prehistoric	Round Barrow
00596	SJ87263920	Swynnerton	Post-Medieval	Road Bridge
00597	SJ87553955	Swynnerton	Medieval	Water Mill
00598	SJ85553555	Swynnerton	Prehistoric	Axe
00599	SJ85553555	Swynnerton	Post-Medieval	Artefact
00600	SJ85553555	Swynnerton	Medieval?	Ridge and Furrow
00600	SJ85553555	Swynnerton	Medieval?	Ridge and Furrow
01188	SJ85554055	Swynnerton	Prehistoric	Artefact
01228	SJ84954166	Swynnerton	Roman?	Road
01574	SJ87553855	Swynnerton	Medieval	Fishpond
01834	SJ82903690	Swynnerton	Prehistoric	Artefact
01835	SJ86553955	Swynnerton	Prehistoric	Mound
01836	SJ85504050	Swynnerton	Unknown	Deerpark
01837	SJ84983463	Swynnerton	Unknown	Mound
01942	SJ86404090	Swynnerton	Prehistoric	Artefact
02009	SJ85503480	Swynnerton	Unknown	Fishpond
02032	SJ87553855	Swynnerton	Prehistoric	Artefact
02286	SJ86403780	Swynnerton	Post-Medieval	Water Mill
02286	SJ86403780	Swynnerton	Post-Medieval	Millpond
02296	SJ82403690	Swynnerton	Post-Medieval	Water Mill
02471	SJ84804130	Swynnerton	Medieval	Settlement
02482	SJ83103773	Swynnerton	Medieval	Significant Placename
02565	SJ81703950	Swynnerton	Medieval	Significant Placename
02576	SJ85203560	Swynnerton	Medieval	Settlement
02581	SJ87403820	Swynnerton	Medieval	Settlement
03285	SJ85203934	Swynnerton	Post-Medieval	Toll House
03564	SJ85253793	Swynnerton	Roman	Artefact

03708	SJ85104095	Swynnerton	Post-Medieval	Water Mill
03708	SJ85104095	Swynnerton	Post-Medieval	Millpond
03709	SJ85804140	Swynnerton	Post-Medieval	Fishpond
03903	SJ87503830	Swynnerton	Early Medieval	Significant Placename
03936	SJ85413824	Swynnerton	Post-Medieval	Quarry
04102	SJ84703510	Swynnerton	Early Medieval	Artefact
04103	SJ85473817	Swynnerton	Post-Medieval	Quarry
04597	SJ87373355	Swynnerton	Unknown	Significant Placename
04598	SJ87253375	Swynnerton	Unknown	Linear Feature
04601	SJ86353775	Swynnerton	Prehistoric?	Enclosure
04702	SJ86703535	Swynnerton	Unknown	Significant Placename
04703	SJ86003644	Swynnerton	Unknown	Ring Ditch
04703	SJ86003644	Swynnerton	Unknown	Linear Feature
04704	SJ86153693	Swynnerton	Unknown	Linear Feature
04705	SJ85353770	Swynnerton	Medieval?	Ridge and Furrow
04706	SJ85783975	Swynnerton	Unknown	Ring Ditch
04707	SJ85473979	Swynnerton	Unknown	Ring Ditch
04708	SJ85553998	Swynnerton	Unknown	Trackway
04709	SJ85504050	Swynnerton	Unknown	Ridge and Furrow
04710	SJ84704125	Swynnerton	Unknown	Linear Feature
04711	SJ84974133	Swynnerton	Medieval?	Trackway
04712	SJ84814160	Swynnerton	Unknown	Field System
04713	SJ84604220	Swynnerton	Medieval?	Ridge and Furrow
04714	SJ84304264	Swynnerton	Unknown	Linear Feature
04717	SJ83074314	Swynnerton	Unknown	Linear Feature
04718	SJ82304324	Swynnerton	Unknown	Ring Ditch
04718	SJ82304324	Swynnerton	Unknown	Linear Feature
04719	SJ82504330	Swynnerton	Medieval?	Ridge and Furrow
04720	SJ82404355	Swynnerton	Unknown	Trackway
07803	SJ86544091	Swynnerton	Medieval	Priory
07803	SJ86544091	Swynnerton	Medieval	Church
07804	SJ86564094	Swynnerton	Medieval?	Cross
07806	SJ85233550	Swynnerton	Medieval	Church
07815	SJ85213564	Swynnerton	Medieval?	Timber Framed Building
20386	SJ86383509	Swynnerton	Unknown	Ridge and Furrow
20388	SJ86123376	Swynnerton	Unknown	Ridge and Furrow
20389	SJ85943296	Swynnerton	Unknown	Ridge and Furrow
20711	SJ84564158	Swynnerton	Medieval	Field System
20744	SJ85303510	Swynnerton	Post-Medieval	Landscape Park
40086	SJ86224021	Swynnerton	Post-Medieval	Landscape Park
40167	SJ84654130	Swynnerton	Post-Medieval	Landscape Park
00028	SJ97902294	Tixall	Post-Medieval	Gatehouse
00101	SJ97642263	Tixall	Post-Medieval	Milestone
00124	SJ95002290	Tixall	Medieval	Priory
00124	SJ95002290	Tixall	Medieval	Church
00851	SJ95452373	Tixall	Prehistoric	Round Barrow
00851	SJ95452373	Tixall	Unknown	Artefact

00852	SJ97992285	Tixall	Medieval	Cross
00853	SJ95002289	Tixall	Unknown	Cist
00855	SJ96342389	Tixall	Prehistoric	Round Barrow
00856	SJ97922297	Tixall	Post-Medieval	Mansion
00857	SJ97232364	Tixall	Medieval	Fishpond
00864	SJ97552355	Tixall	Medieval	Deerpark
01844	SJ95572357	Tixall	Prehistoric	Artefact
02021	SJ96052587	Tixall	Unknown	Fishpond
02582	SJ97702270	Tixall	Medieval	Settlement
02804	SJ97802194	Tixall	Post-Medieval	Canal Bridge
02804	SJ97802194	Tixall	Post-Medieval	Canal Lock
02805	SJ98872300	Tixall	Post-Medieval	Canal Bridge
03154	SJ98482200	Tixall	Unknown	Road Bridge (remains of)
04080	SJ96632304	Tixall	Unknown	Linear Feature
04080	SJ96632304	Tixall	Unknown	Enclosure
04619	SJ96092507	Tixall	Prehistoric?	Ring Ditch
04928	SJ94372340	Tixall	Post-Medieval	Millpond
05120	SJ97352265	Tixall	Post-Medieval	Quarry
05121	SJ97152297	Tixall	Post-Medieval	Quarry
08177	SJ97892282	Tixall	Medieval	Church
20736	SJ97352322	Tixall	Post-Medieval	Landscape Park
02594	SJ97502700	Weston	Medieval	Settlement
02861	SJ96982738	Weston	Post-Medieval	Canal Bridge
02862	SJ97252705	Weston	Post-Medieval	Canal Bridge
02863	SJ97832613	Weston	Post-Medieval	Canal Bridge
02863	SJ97832613	Weston	Post-Medieval	Canal Lock
02865	SJ98362592	Weston	Post-Medieval	Canal Feature
02866	SJ98382614	Weston	Post-Medieval	Saltworks
02867	SJ98392605	Weston	Post-Medieval	Saltworks
02869	SJ98402580	Weston	Post-Medieval	Saltworks
02869	SJ98402580	Weston	Post-Medieval	Village
04609	SJ98182642	Weston	Prehistoric?	Pit Alignment
04927	SJ97282701	Weston	Post-Medieval	Timber Framed Building
05810	SJ97382704	Weston	Medieval?	Cruck
08178	SJ97432711	Weston	Medieval	Church
00762	SJ90552555	Whitgreave	Prehistoric	Artefact
01728	SJ89772821	Whitgreave	Post-Medieval	Chapel of Ease
03883	SJ89702810	Whitgreave	Early Medieval	Significant Placename
04583	SJ89652780	Whitgreave	Medieval?	Ridge and Furrow
04584	SJ89102820	Whitgreave	Medieval?	Ridge and Furrow
04585	SJ89602835	Whitgreave	Medieval?	Ridge and Furrow
04585	SJ89602835	Whitgreave	Medieval	Shifted Settlement
04586	SJ89102880	Whitgreave	Medieval?	Ridge and Furrow
20364	SJ89412809	Whitgreave	Medieval	Ridge and Furrow
20365	SJ88482759	Whitgreave	Medieval	Ridge and Furrow
20399	SJ90252787	Whitgreave	Unknown	Ridge and Furrow

Sites of Biological Interest

A biological/habitat survey was carried out in 1997 by the Staffordshire Wildlife Trust, in partnership with a number of other organisations including Staffordshire County Council and English Nature. This survey updates the biological/geological survey carried out by the County Council during 1979/84. The following is an extract of the Grade 1 and Grade 2 sites identified by the 1997 survey. (This grading system replaces that previously used of Grade 1a, 1b and Grade 2 sites.)

A number of sites are still under review and details of their classification are not currently available. It is anticipated that there will be a need for constant updating and monitoring.

Grade 1 Sites

File Code	Site	Grid Ref.	Status
71/78/27	Park Wood	SJ772187	1SBI
71/88/70	Outwoods Bank	SJ787180	1SBI
71/99/91	Polesworth and Londore Wood	SJ799191	1SBI
81/06/77	Walton Wood	SJ807167	1SBI
81/09/36	Broadhill Common	SJ803196	1SBI
81/38/04	Chamberlain's Covert	SJ829184	1SBI
81/45/65	Bagnall Ditch	SJ846155	1SBI
81/49/00	Reulemill Covert	SJ840190	1SBI
81/66/68	Shredicote Wood	SJ866168	1SBI
91/69/58	Brocton Hall Golf Course	SJ965198	1SBI
72/38/95	Knighton Reservoir	SJ738285	1SBI
72/61/01	Aqualate Drains	SJ760211	1SBI
72/68/11	Adbaston Pools	SJ761281	1SBI
72/74/60	Deansbridge Covert	SJ776240	1SBI
72/77/25	Tunstall Lanes	SJ772275	1SBI
72/81/51	Hatchwells Covert	SJ785211	1SBI
72/85/42	Canal Spoil Banks	SJ784252	1SBI
72/90/04	Pollymoor Wood	SJ794208	1SBI
72/91/45	Badgers Covert	SJ794215	1SBI
72/92/01	Oulton Coppice	SJ790221	1SBI
72/92/53	Moat Covert	SJ795223	1SBI
72/92/66	Mill Haft	SJ796226	1SBI
72/92/81	Shelmore Wood	SJ798221	1SBI
72/93/75	Little Champions	SJ797235	1SBI
72/94/84	Ball's Rough and Gorsey Covert	SJ798244	1SBI
72/99/07	Walk Mill Pool	SJ790297	1SBI
72/99/37	Walk Mill Meadow	SJ793297	1SBI
82/02/93	Hell Hole	SJ809223	1SBI
82/03/62	Wood Brook Bank	SJ806232	1SBI
82/09/58	Pershall Pool	SJ806299	1SBI
82/09/73	Drumble and Platt Meadows	SJ807291	1SBI

File Code	Site	Grid Ref.	Status
82/10/56	Coton (N of)	SJ815206	1SBI
82/11/27	Rough Pits	SJ812217	1SBI
82/12/91	Hollies Common	SJ819221	1SBI
82/18/55	Dairy House Farm	SJ815285	1SBI
82/35/42	Walton's Rough	SJ834252	1SBI
82/37/28	Wootton (NE of)	SJ832278	1SBI
82/73/60	Butterbank Brook	SJ876230	1SBI
82/79/30	Yelds Rough	SJ873290	1SBI
92/23/54	North Walls Marsh	SJ925234	1SBI
92/25/07	Stafford Common	SJ920257	1SBI
92/25/63	Astonfields	SJ926248	1SBI
92/32/22	Hough Drain	SJ932222	1SBI
92/38/87	Maggies Fields	SJ938287	1SBI
92/39/93	Flute Meadows	SJ939293	1SBI
92/59/25	Church Lane	SJ952295	1SBI
92/82/36	Tixall Broad	SJ985226	1SBI
92/86/00	Shirleywich Fields & Canal	SJ980260	1SBI
02/28/37	Stafford to Uttoxeter Railway	SK023287	1SBI
73/51/46	Bishops Wood	SJ754316	1SBI
73/53/02	Little Bishops Wood	SJ750332	1SBI
73/61/70	Blorepipe Meadows	SJ767310	1SBI
73/65/62	Rudge Cottages	SJ766352	1SBI
73/70/92	Bishops Offley Mill	SJ779302	1SBI
73/71/75	Croxton Lanes	SJ779315	1SBI
73/72/11	Greatwood Lodge	SJ771325	1SBI
73/72/84	Pennyquart	SJ778324	1SBI
73/74/89	Bromley Pool	SJ778349	1SBI
73/75/18	Greenlane Coppice	SJ771358	1SBI
73/75/84	Podmore Pool	SJ778354	1SBI
73/76/72	Middle Coppice	SJ777362	1SBI
73/76/96	Akesworth Coppice	SJ779366	1SBI
73/80/56	Nr Redgreet	SJ785306	1SBI
73/82/35	Blackwaters	SJ783325	1SBI
73/84/01	The Alders	SJ780341	1SBI
73/90/92	Copmere (NW of)	SJ790302	1SBI
83/04/81	Chatcull Wood	SJ808341	1SBI
83/12/80	Brockton Farm (NW of)	SJ818320	1SBI
83/25/44	Osier Beds	SJ824354	1SBI
83/28/82	Hatton Common	SJ828382	1SBI
83/32/54	Hedges and nearby Marl Pits S of	SJ835324	1SBI
83/39/09	Swynnerton Old Park	SJ830399	1SBI
83/42/05	Meece Brook	SJ840325	1SBI
83/53/99	Pistones Wood	SJ859339	1SBI
83/60/55	Meece Brook	SJ865305	1SBI
83/62/22	Yarnfield (SW of)	SJ862322	1SBI

File Code	Site	Grid Ref.	Status
83/63/33	Yarnfield Meadows	SJ863333	1SBI
83/67/04	Winghouse (NW of)	SJ860374	1SBI
83/78/00	Pool House Pool and Green Drive	SJ870380	1SBI
83/85/03	The Drumble	SJ880353	1SBI
83/85/20	Darlaston Wood	SJ882350	1SBI
83/87/32	Lakeside Golf Course	SJ883372	1SBI
83/88/77	Barlaston (North of)	SJ887387	1SBI
83/93/25	Stone (W of)	SJ892335	1SBI
83/96/33	Meaford Sludge Beds	SJ893363	1SBI
93/04/98	Radford Wood & Coppice Wood	SJ909348	1SBI
93/16/85	Mill Cottage (S of)	SJ918365	1SBI
93/17/83	Knenhall Farms (W of)	SJ918373	1SBI
93/33/28	Holly Wood	SJ932338	1SBI
93/37/32	Moddershall Oaks	SJ933372	1SBI
93/47/47	Stallington Heath	SJ944377	1SBI
93/60/50	Kendricks Wood	SJ965300	1SBI
93/63/45	Oulton House (N of)	SJ964335	1SBI
93/63/58	Garshall House (NW of)	SJ965338	1SBI
93/64/76	Road Verges N of Garshal Green	SJ967346	1SBI
93/67/26	Mount Pleasant (W of)	SJ962376	1SBI
93/72/55	Milwich (East of)	SJ975325	1SBI
93/73/11	Milwich to Garshall Green Road	SJ971331	1SBI
93/74/24	Wheatlow Brooks	SJ972344	1SBI
93/84/30	Brick Kiln Pits	SJ983340	1SBI
93/91/19	Rookery Drumble	SJ991319	1SBI
93/91/30	Rough Moor	SJ993310	1SBI
93/92/44	Spon Drumble	SJ994325	1SBI
93/93/62	Hollybank Ditches	SJ996332	1SBI
94/10/56	Cocknage Wood	SJ915406	1SBI
73/52/86	Moss Farm	SJ758326	1SBI
93/15/72	Cotwalton Drumble	SJ917352	1SBI
72/89/77	Jacksons Marsh & Coppice	SJ787297	1SBI
92/43/44	Kingston Pool Covert	SJ944234	1SBI
92/04/55	Stafford Castle	SJ905245	1SBI
83/56/54	Closepit Plantation	SJ855364	1SBI
83/66/50	Lodge Covert	SJ865360	1SBI
83/74/04	Highlow Meadows	SJ870344	1SBI
83/83/23	Poolhouse Wood	SJ882333	1SBI
92/06/36	New Plantation & Little Gorse	SJ903266	1SBI
83/58/44	Beechcliffe Wood	SJ854384	1SBI
02/11/34	Colwich Brickworks	SK013214	1SBI
82/17/48	Lake Covert	SJ814278	1SBI
73/55/97	Jugbank	SJ759357	1SBI
92/55/29	Hopton Pools	SJ952259	1SBI
82/19/05	Hough Meadows	SJ810295	1SBI

File Code	Site	Grid Ref.	Status
82/27/49	Large Covert	SJ824279	1SBI
82/51/33	Brick Hollow	SJ853213	1SBI
82/68/48	Drumble Wood	SJ864288	1SBI
93/01/72	Pirehill (N of)	SJ907312	1SBI
83/86/18	Tittensor Common	SJ881368	1SBI
83/27/32	Hatton Mill	SJ823372	1SBI
83/37/62	Clifford Wood	SJ836372	1SBI
83/94/16	Trent Wood	SJ891346	1SBI
Grade 2 Sites			
71/87/14	Moreton Gorse	SJ781174	2SBI
71/88/65	Timwood Bank, Outswood	SJ786185	2SBI
71/96/64	Chapmans Wood	SJ796164	2SBI
81/16/62	High Onn Wood	SJ816162	2SBI
81/28/80	Russels Rough	SJ828180	2SBI
81/35/43	Gorse Covert	SJ834153	2SBI
81/44/55	The Rookery	SJ845145	2SBI
81/59/02	Wheatcroft Covert	SJ850192	2SBI
81/65/44	Upper Woollaston Covert	SJ864154	2SBI
81/66/18	Barton Osier Bed	SJ861168	2SBI
81/76/69	Field Ponds South of Shredicote	SJ876169	2SBI
81/86/67	Down House Pools	SJ886167	2SBI
72/37/85	Knighton Wood	SJ738275	2SBI
72/44/26	Flashbrook Wood	SJ742246	2SBI
72/74/76	The Street	SJ777246	2SBI
72/84/61	A519 Road Verges	SJ786241	2SBI
72/90/33	Weavers Hill	SJ793203	2SBI
82/00/63	Swanpit Farm (E of)	SJ806203	2SBI
82/03/78	Yeld Bank	SJ807238	2SBI
82/11/01	Shropshire Union Canal: N W of G	SJ810211	2SBI
82/15/72	Gorse Covert	SJ817252	2SBI
82/17/22	Wincote Plantation	SJ812272	2SBI
82/19/64	South Petershall Meadows	SJ816294	2SBI
82/20/05	Shropshire Union Canal at Gnosall	SJ820205	2SBI
82/20/65	Gnosall Heath (N of)	SJ826205	2SBI
82/22/44	Nr Hollies Common	SJ823225	2SBI
82/25/55	Bonds Covert	SJ825255	2SBI
82/26/80	Taylors Covert	SJ828260	2SBI
82/28/21	The Dingle	SJ822281	2SBI
82/28/47	Bank House (NE of)	SJ824287	2SBI
82/28/61	Johnson Hall	SJ826281	2SBI
82/42/95	Reule Covert	AJ849205	2SBI
82/55/55	Five Lanes End	SJ855255	2SBI
82/68/22	Chebsy Hollow	SJ862282	2SBI

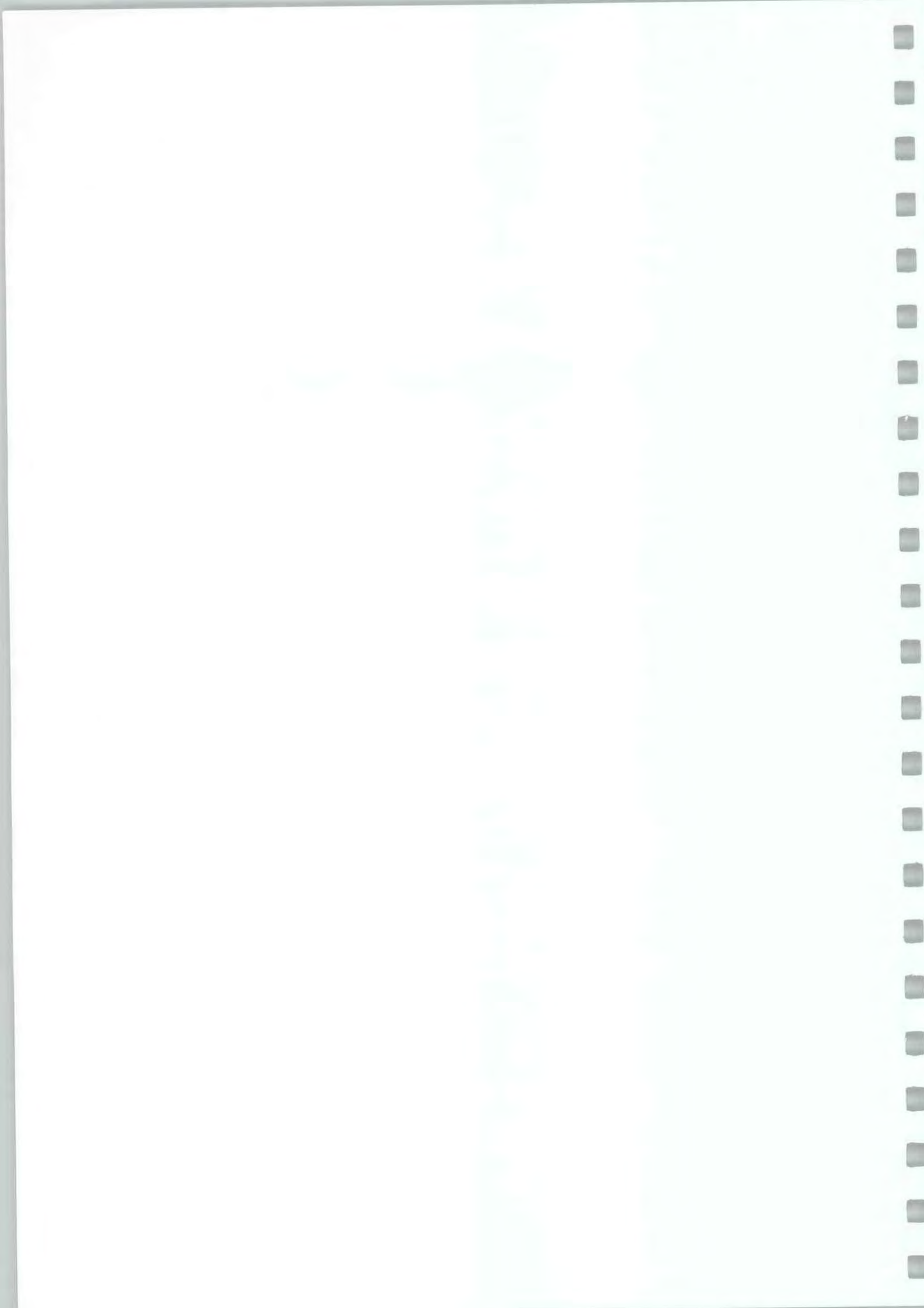
File Code	Site	Grid Ref.	Status
82/74/00	Clanford Brook	SJ874240	2SBI
82/74/63	Oldford Covert	SJ876243	2SBI
82/76/26	Gamesley Brook	SJ873264	2SBI
82/83/19	Wassage Covert	SJ881239	2SBI
82/83/52	Presford Bridge (N of)	SJ885232	2SBI
82/89/48	Shallowford Gorse	SJ884299	2SBI
82/99/41	Whitgreave Wood	SJ894291	2SBI
92/03/83	Burleyfields	SJ908233	2SBI
92/09/64	New Plantation	SJ906294	2SBI
92/21/75	Rowley Grove	SJ927215	2SBI
92/42/01	Wildwood Rough	SJ940221	2SBI
92/43/29	Kingston Pool Covert-North	SJ942239	2SBI
92/58/08	Maggies Ditch	SJ950288	2SBI
92/62/30	Milford (NW of)	SJ963220	2SBI
92/73/27	Tixall Park Pool	SJ972237	2SBI
02/10/84	Wolseley Bridge	SK018204	2SBI
02/17/38	Higher Coley Farm	SK011225	2SBI
02/17/64	Norman's Wood	SK016274	2SBI
02/21/14	Bishton (N of)	SK021214	2SBI
02/24/74	Moreton Brook	SK027244	2SBI
73/63/84	Reynold's Orchard	SJ768334	2SBI
73/80/05	Nr Offleybrook	SJ780305	2SBI
73/83/90	Nut and Croft Pits	SJ789330	2SBI
73/84/39	Podmore Green	SJ783349	2SBI
73/84/87	East of Bromley Road	SJ788347	2SBI
73/92/88	Newhouse Farm	SJ798328	2SBI
73/97/60	Clayalders Wood	SJ796370	2SBI
83/02/64	Highlanes Farm (West of)	SJ806324	2SBI
83/03/83	Midley Pits	SJ808333	2SBI
83/36/27	Lower Hatton	SJ832367	2SBI
83/63/98	Beaty Hall	SJ869338	2SBI
83/64/33	Highlow Bank	SJ863343	2SBI
83/87/82	Trent and Mersey Canal (Meaford)	SJ888372	2SBI
83/89/92	Cresswell Wood and Pools	SJ889392	2SBI
83/95/90	Common Plot	SJ899353	2SBI
93/12/60	Trent and Mersey Canal	SJ916318	2SBI
93/17/08	Middle Cullamoor (S of)	SJ910378	2SBI
93/38/69	Blacklake Plantation	SJ936389	2SBI
93/51/37	Smallrice (NE of)	SJ953317	2SBI
93/68/83	Nr New Inn	SJ968383	2SBI
72/66/47	Offley Marsh	SJ764267	2SBI
92/51/49	Baswich Fields	SJ954219	2SBI
82/42/47	Butt Lane	SJ844227	2SBI
83/26/91	Gorse Covert	SJ829361	2SBI
82/86/43	Drakelow Covert	SJ884263	2SBI

Sites Under Review (u/r)

File Code	Site	Grid Ref.	Status
92/88/50	Waddon Lane	SJ985280	u/r
92/10/53	Burton Bank Lane	SJ915203	u/r
92/11/04	Highfields Farm	SJ910214	u/r
93/41/73	Jodpool Marshes	SJ947313	u/r

The above information has been subject to extensive review and modification.

Proposals Map Insets





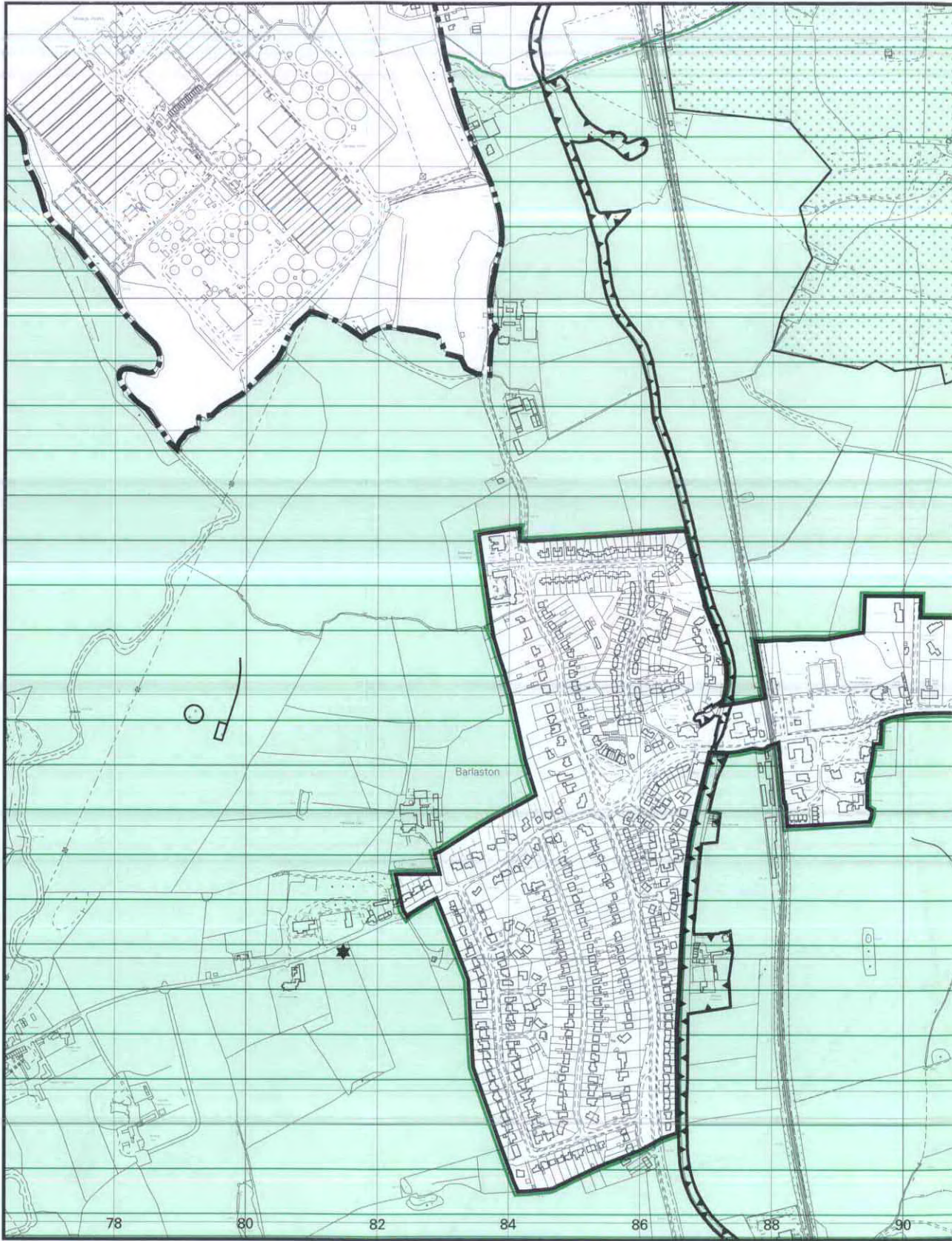
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 Barlaston Park
 1:2,500

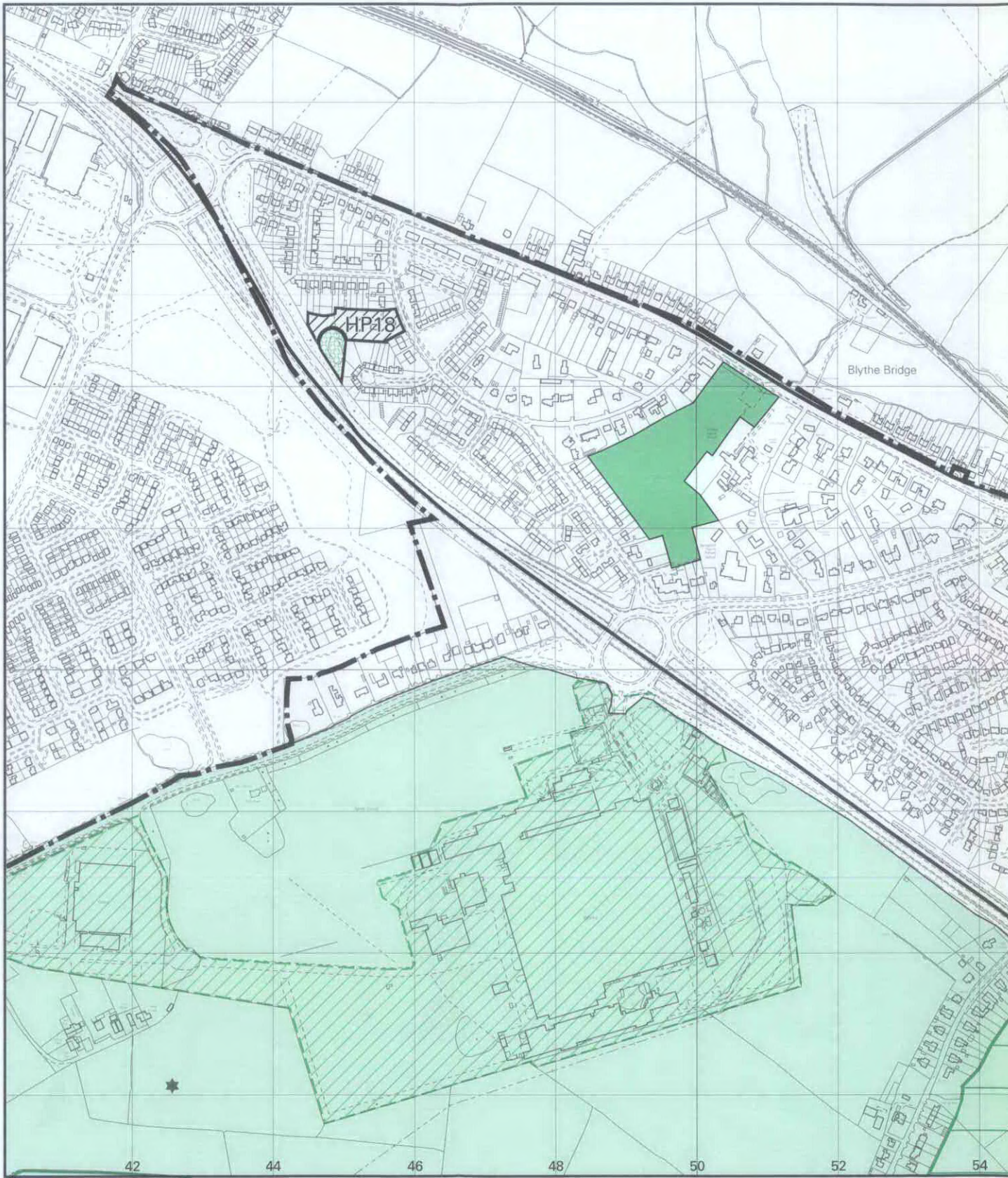
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Inset Map 4

Barlaston

1:8,500



Inset Map 5

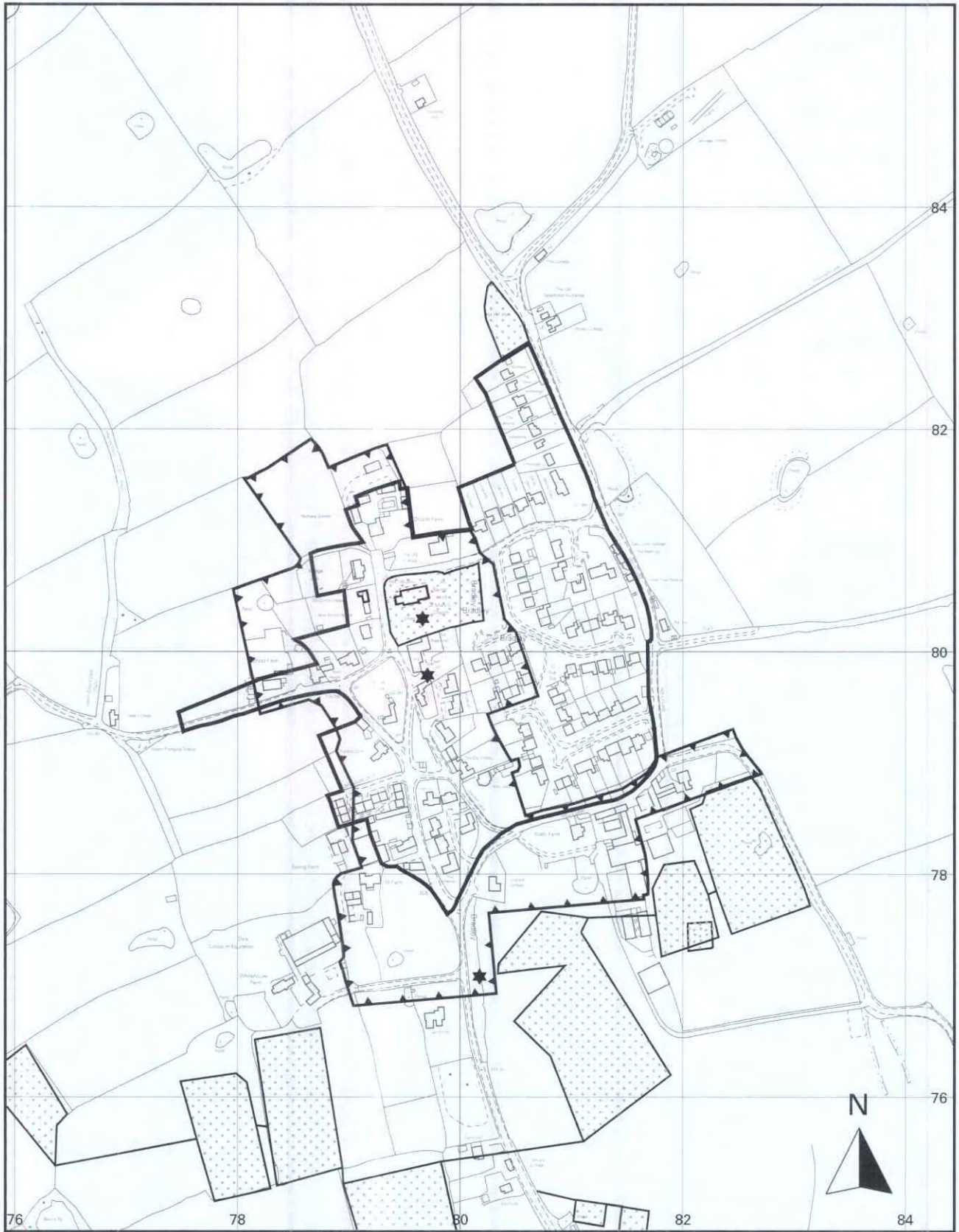
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258

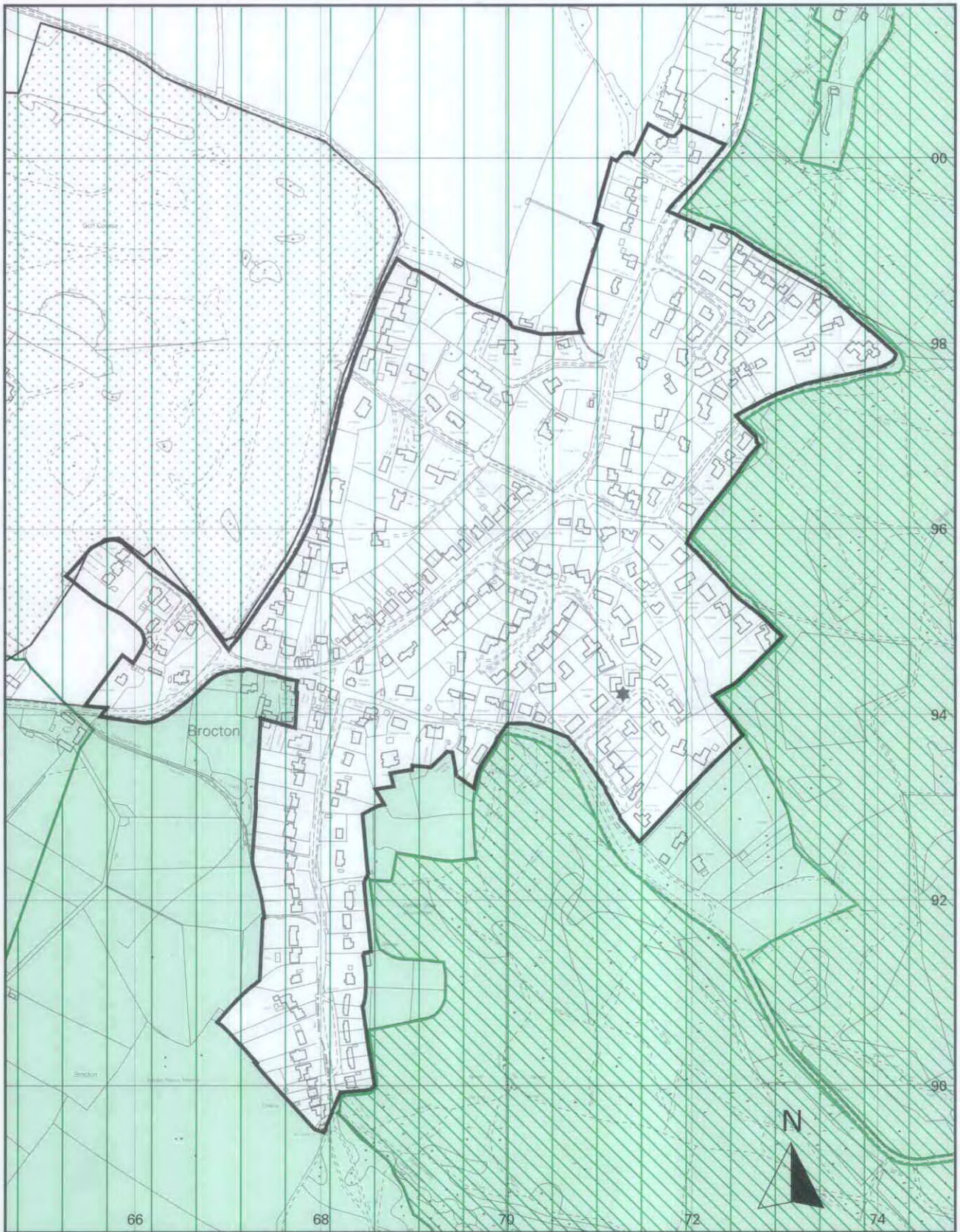
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 Bradley
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Inset Map 7

Brocton

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260

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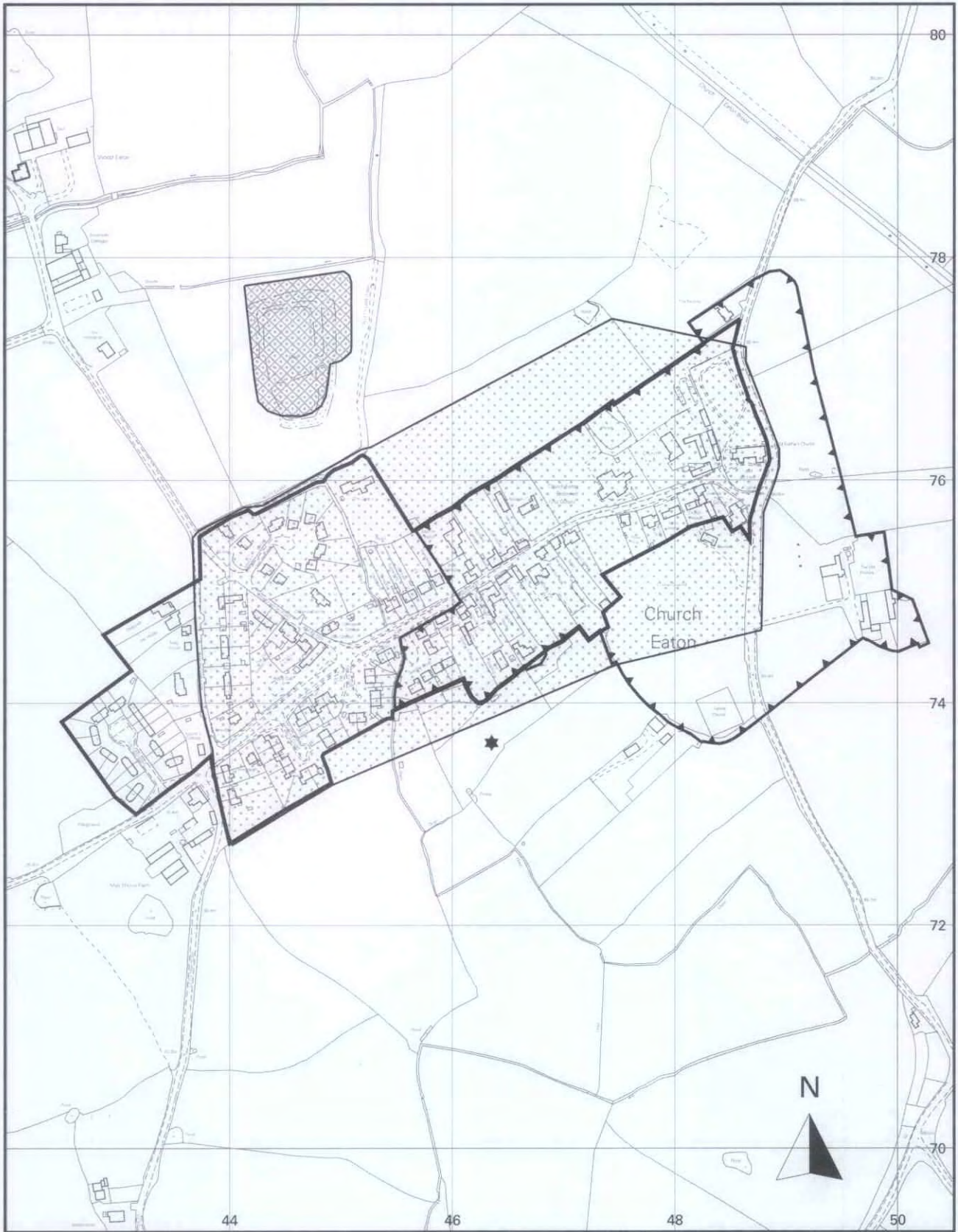
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 Brocton A34
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Inset Map 9

Church Eaton

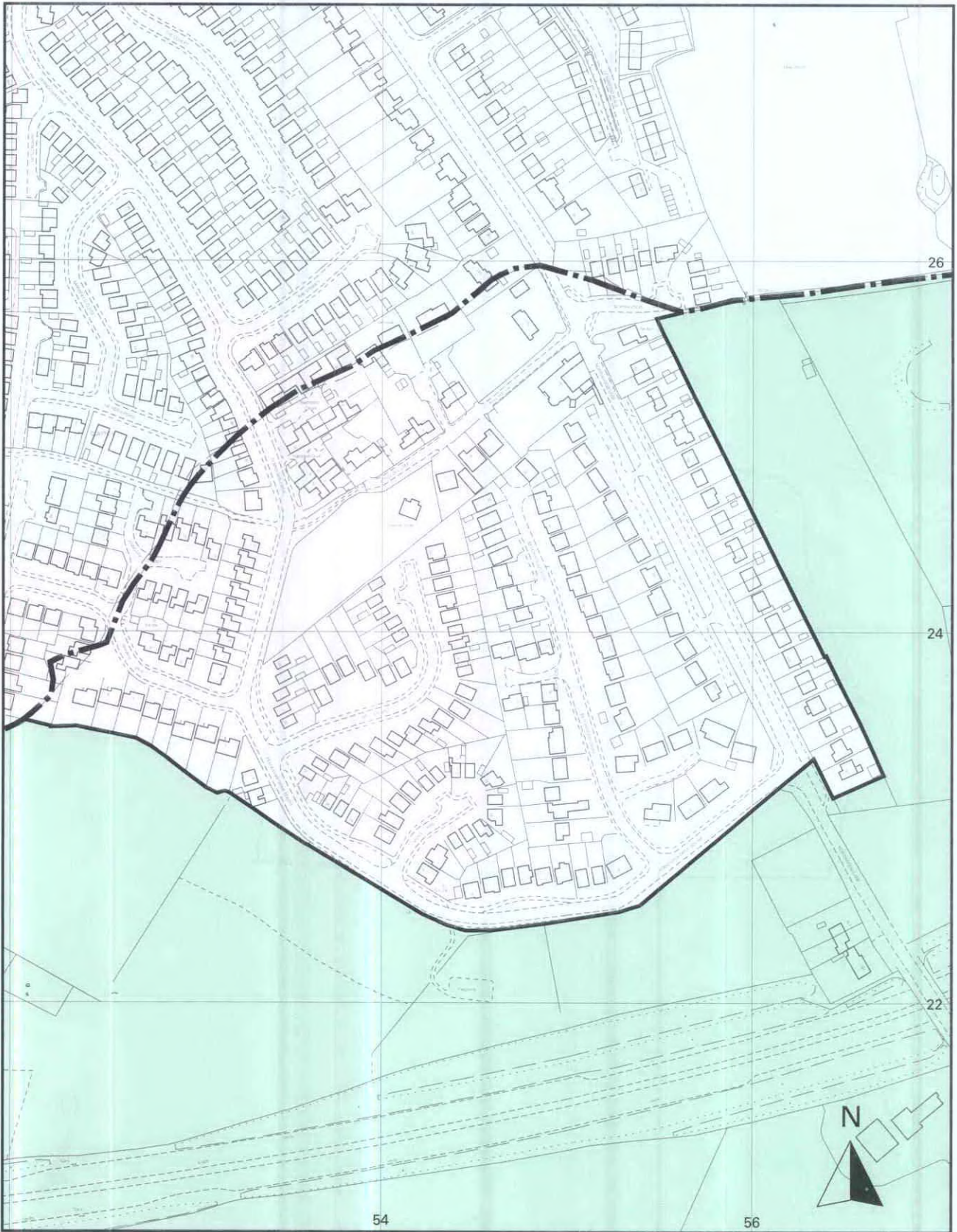
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Clayton

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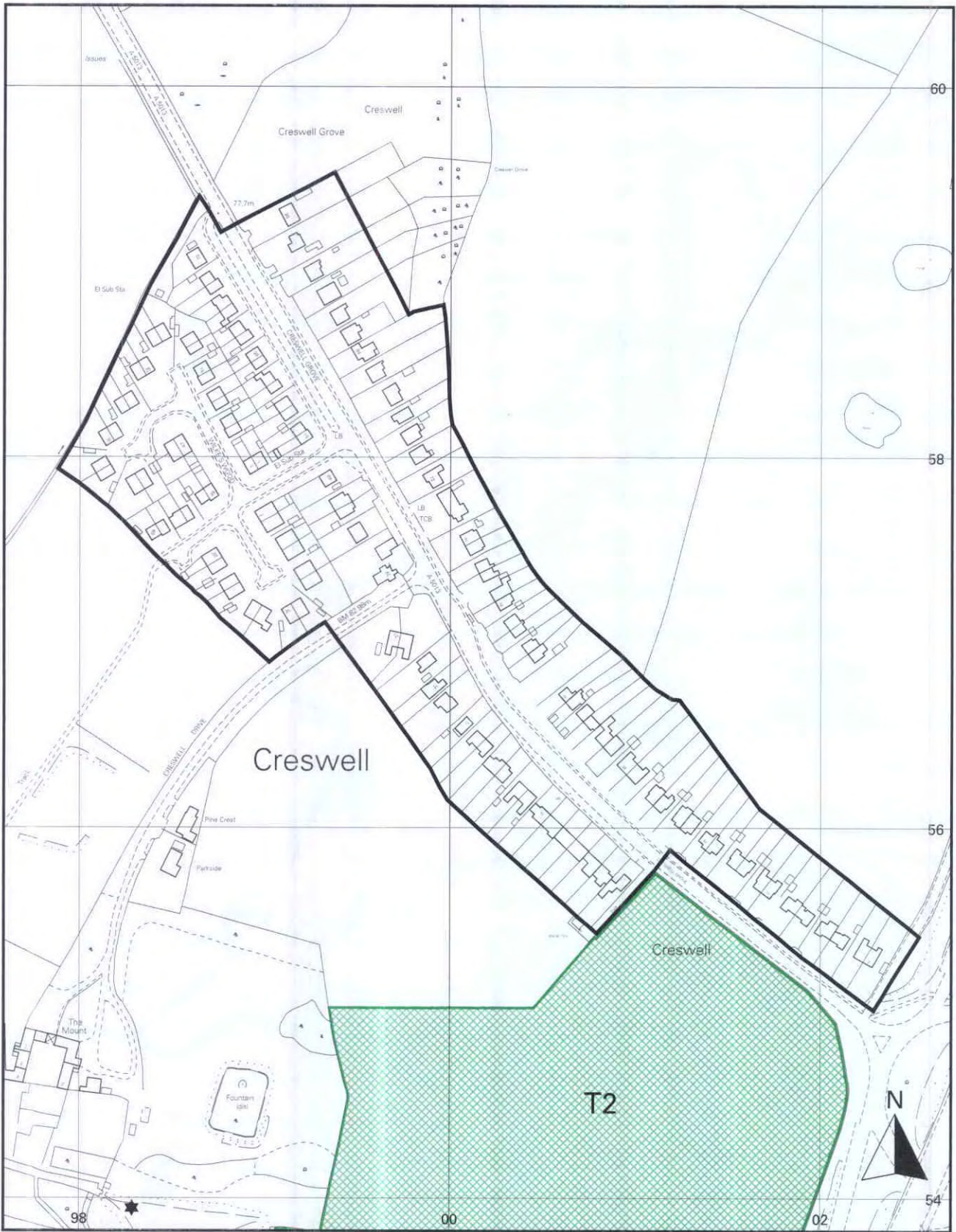
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Inset Map 11
Cotes Heath

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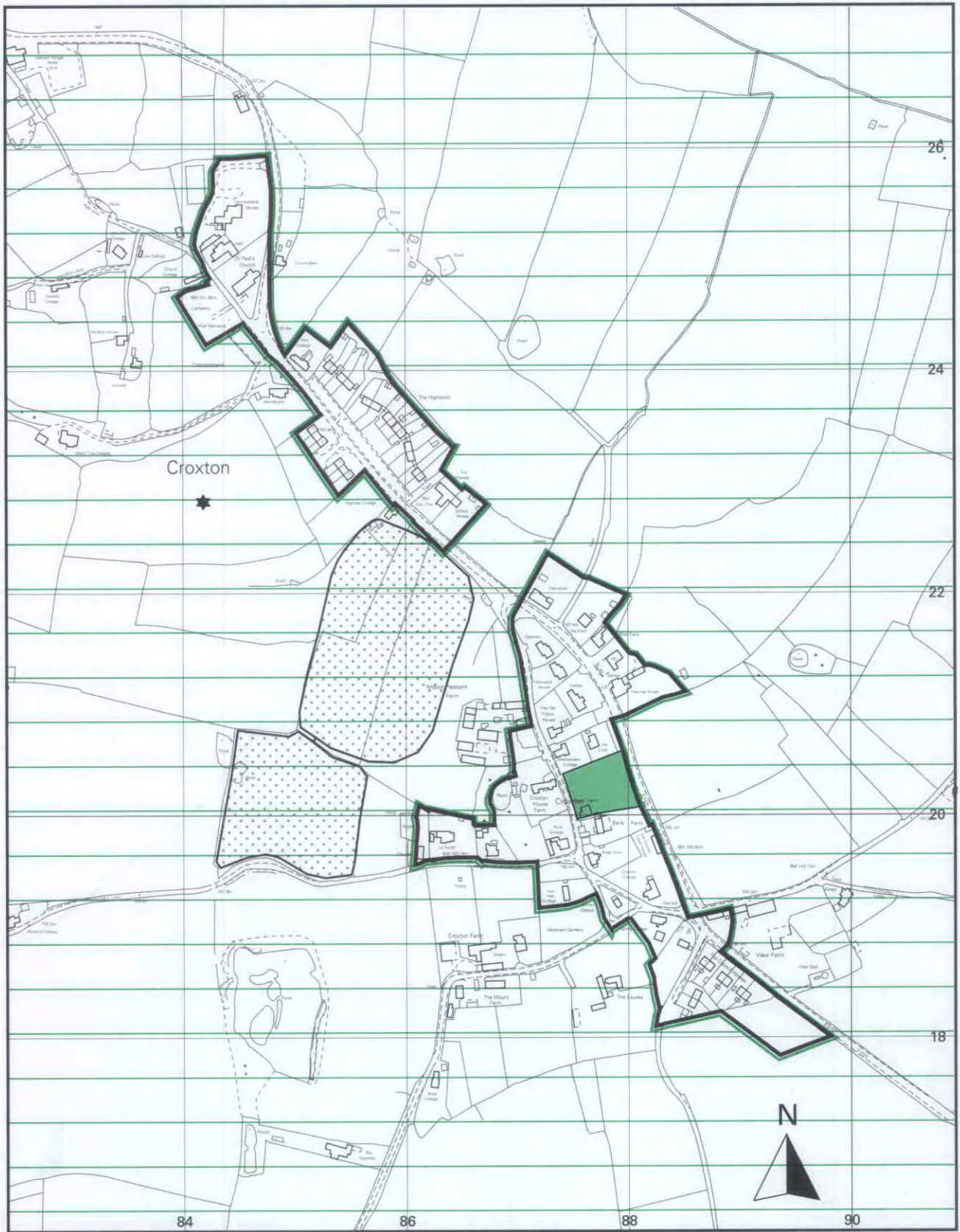


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Creswell

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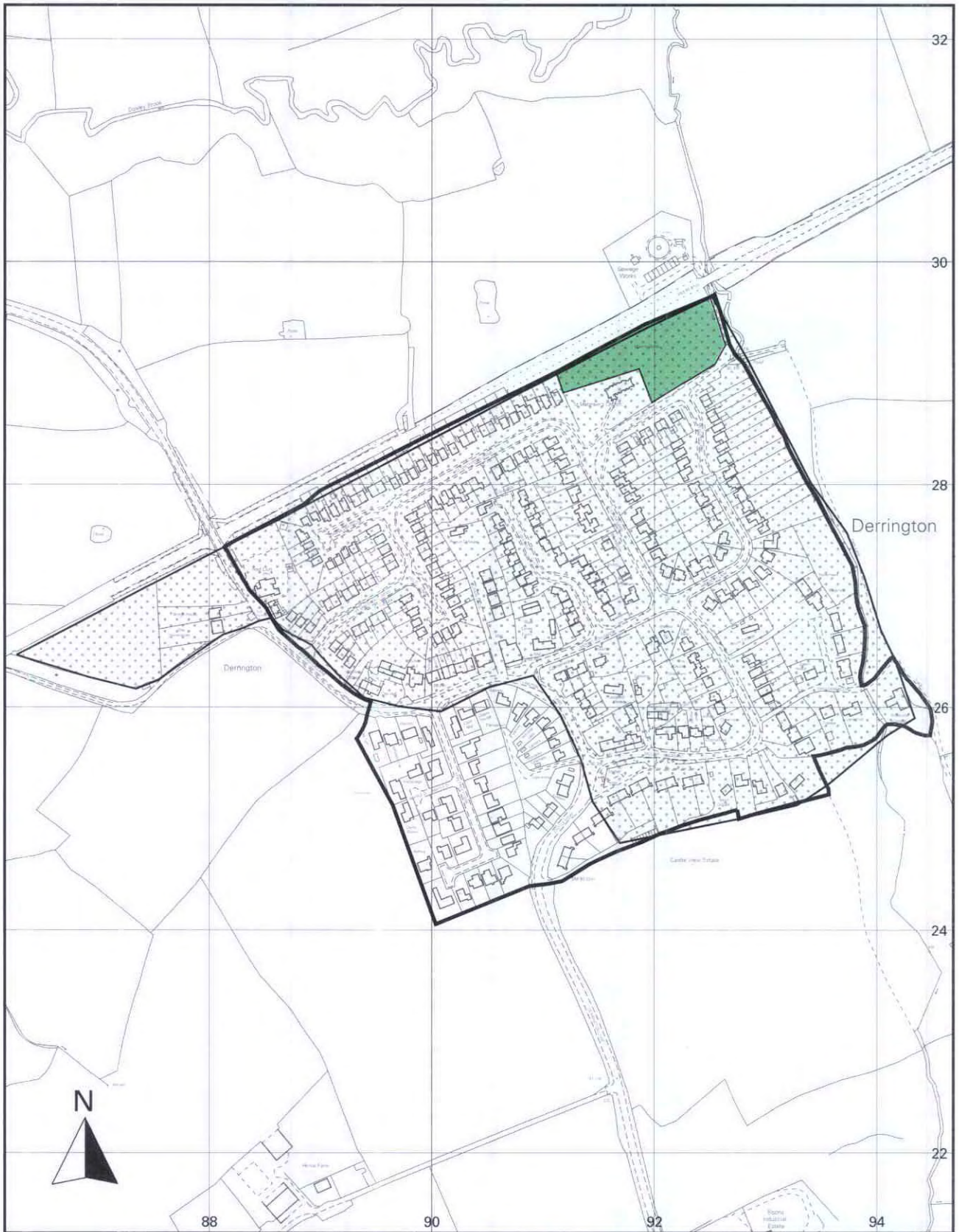


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Croxton/Croxton Bank

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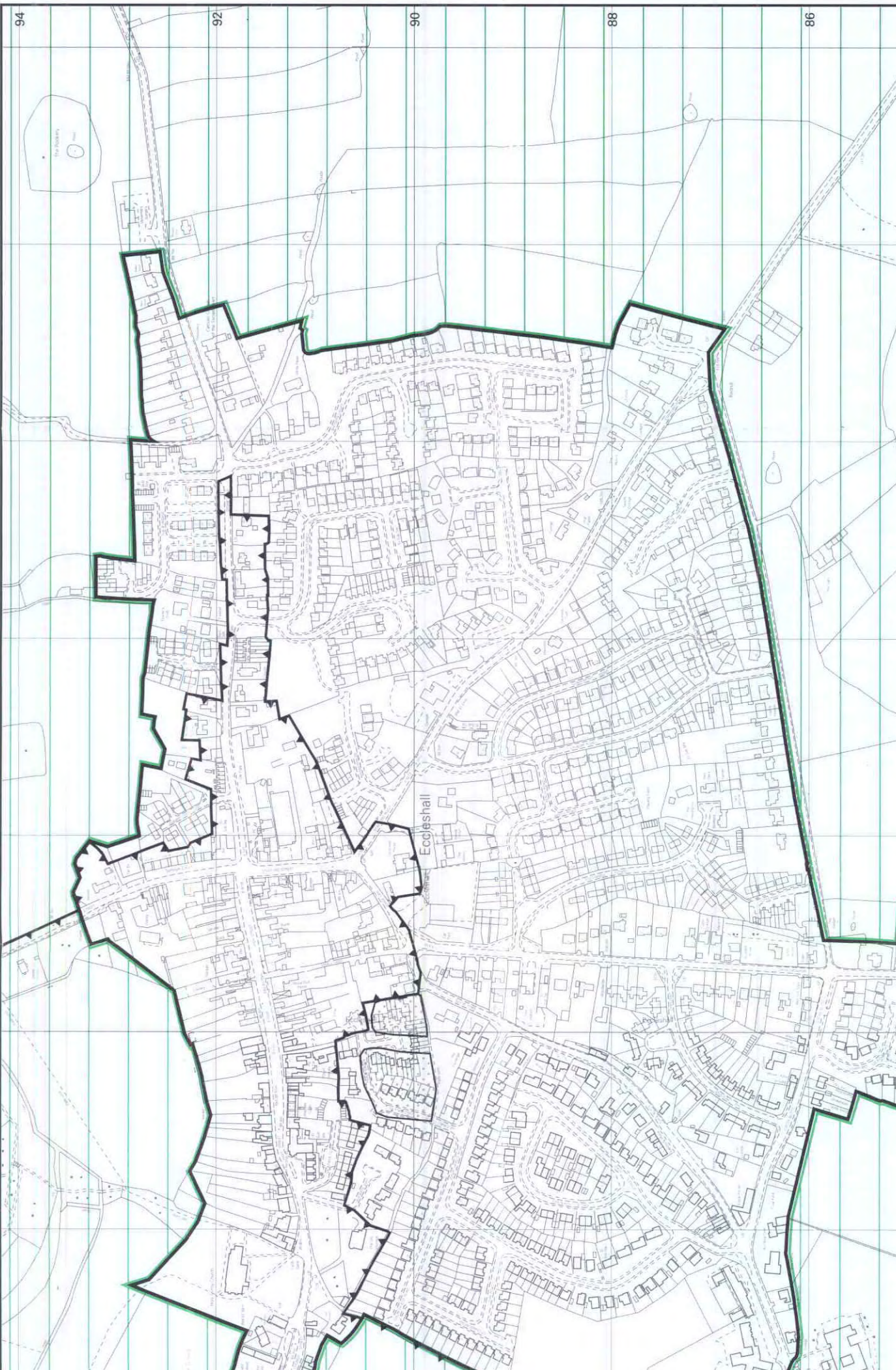
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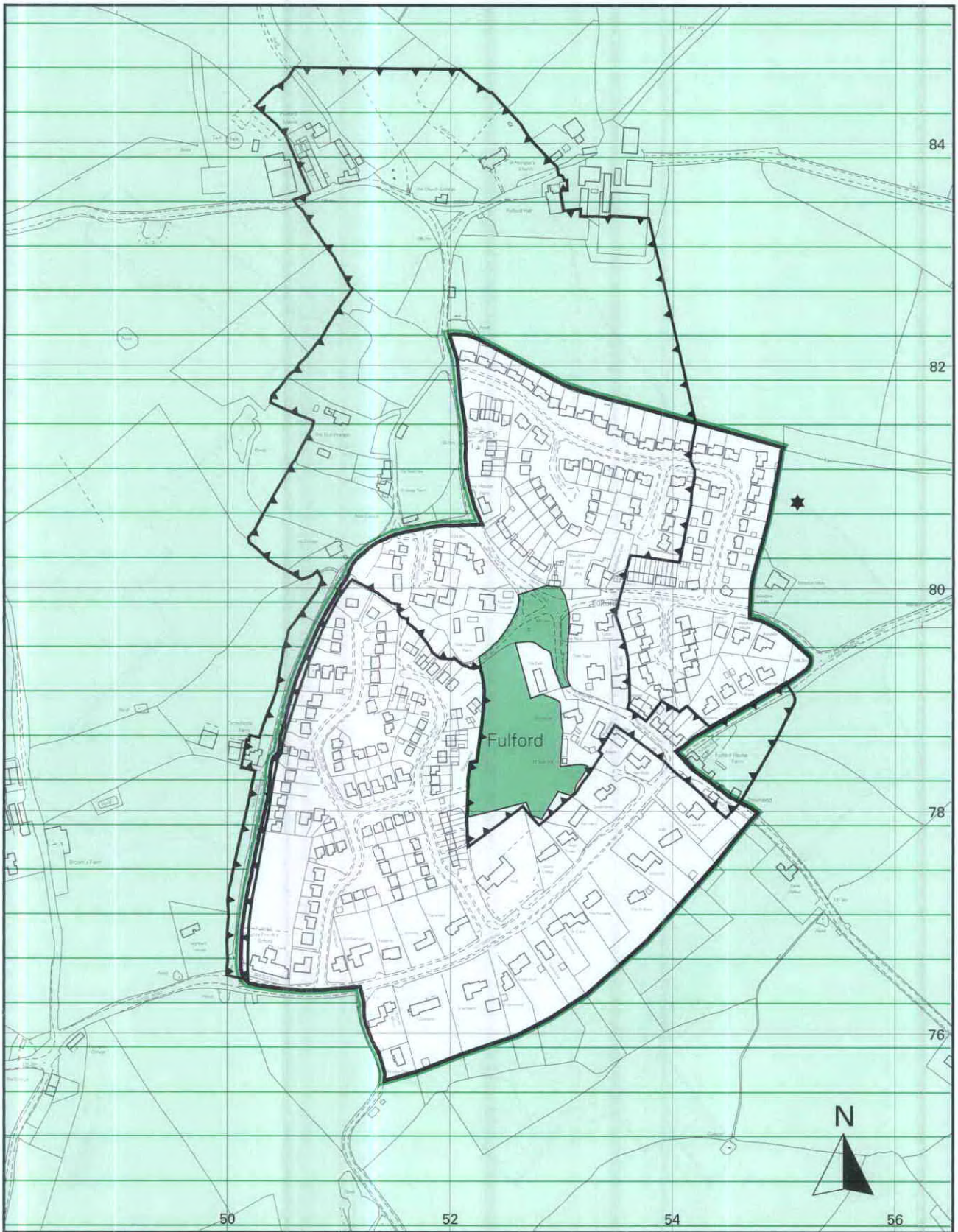
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Eccleshall

The Hub

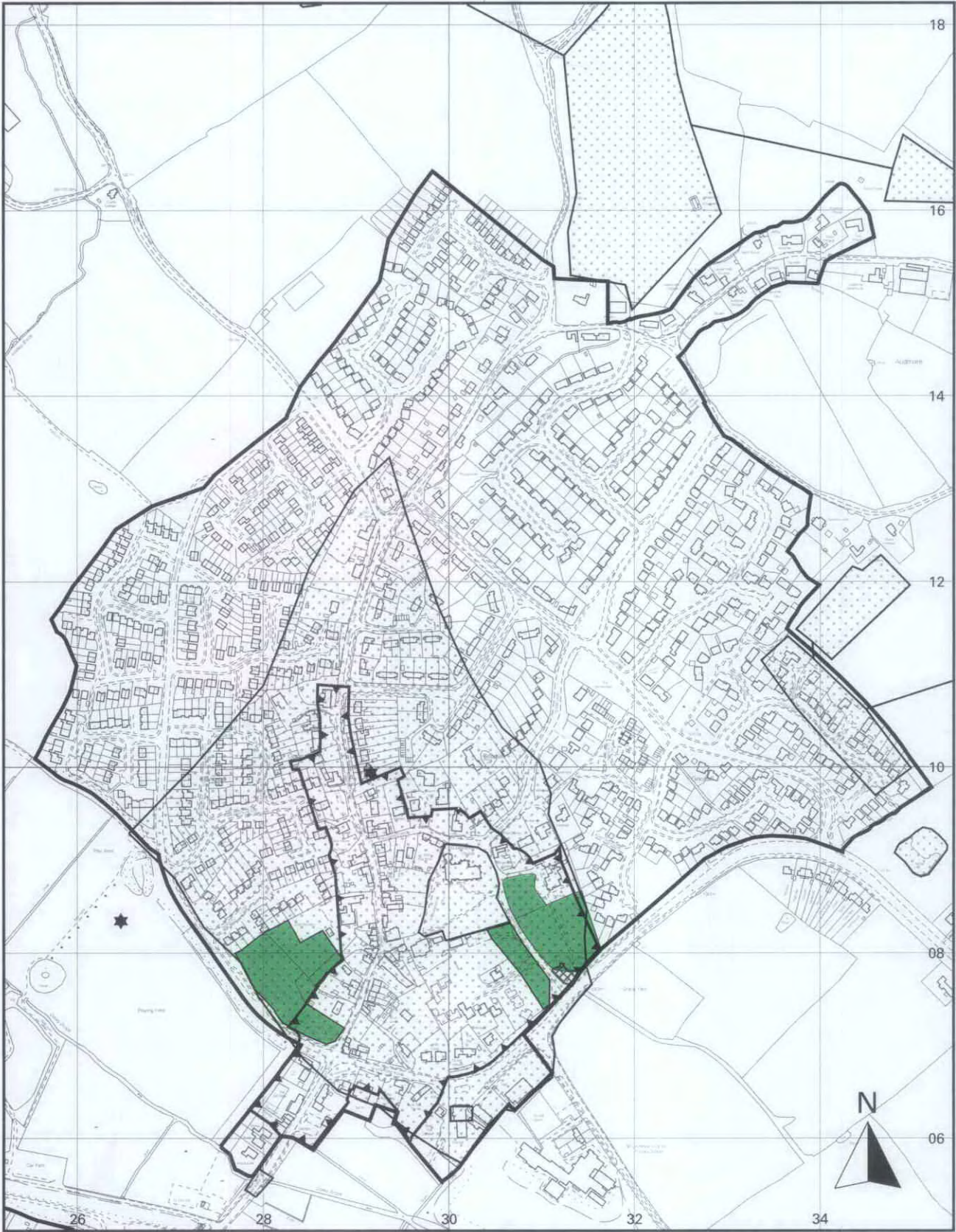


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Fulford

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Gnosall (North)

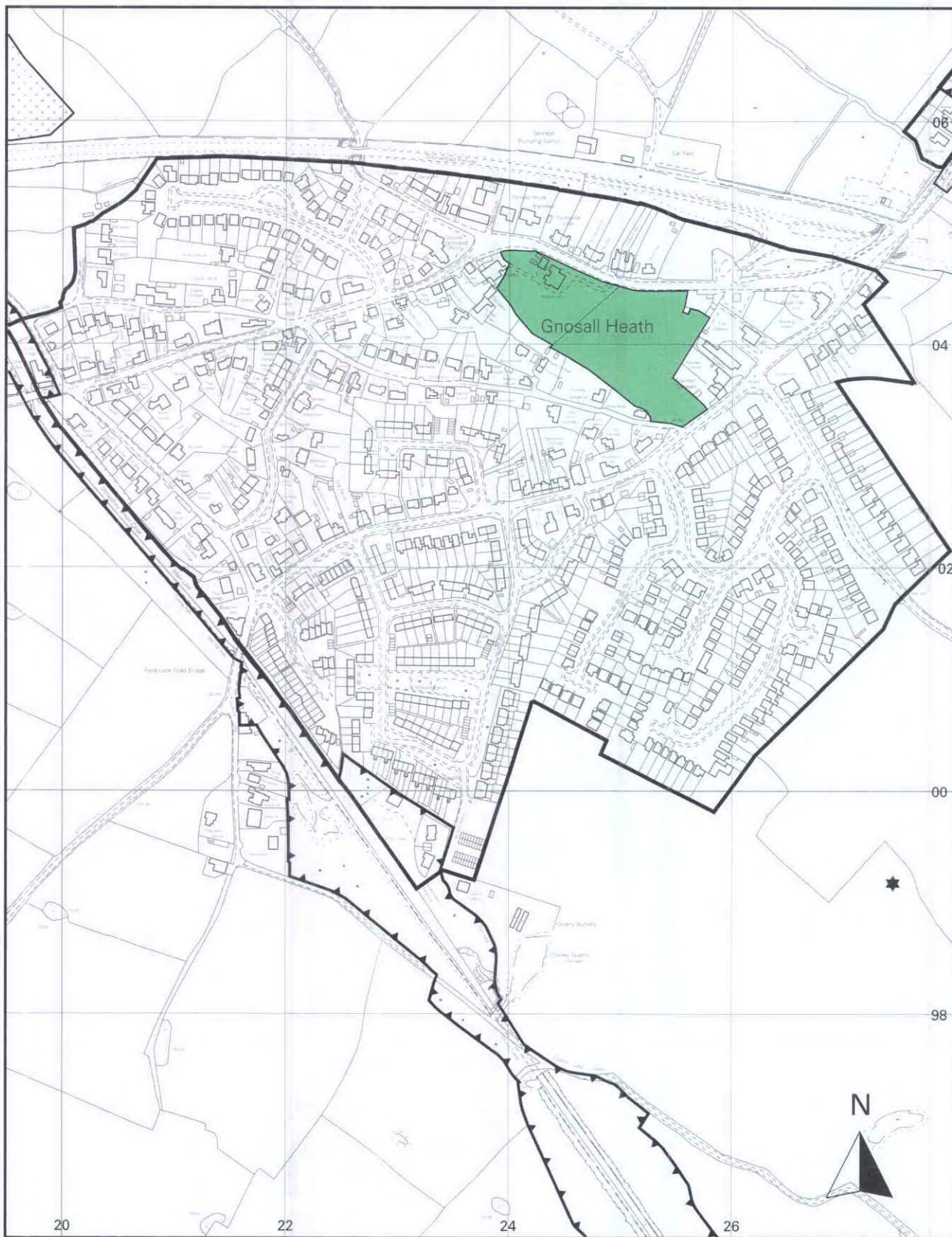
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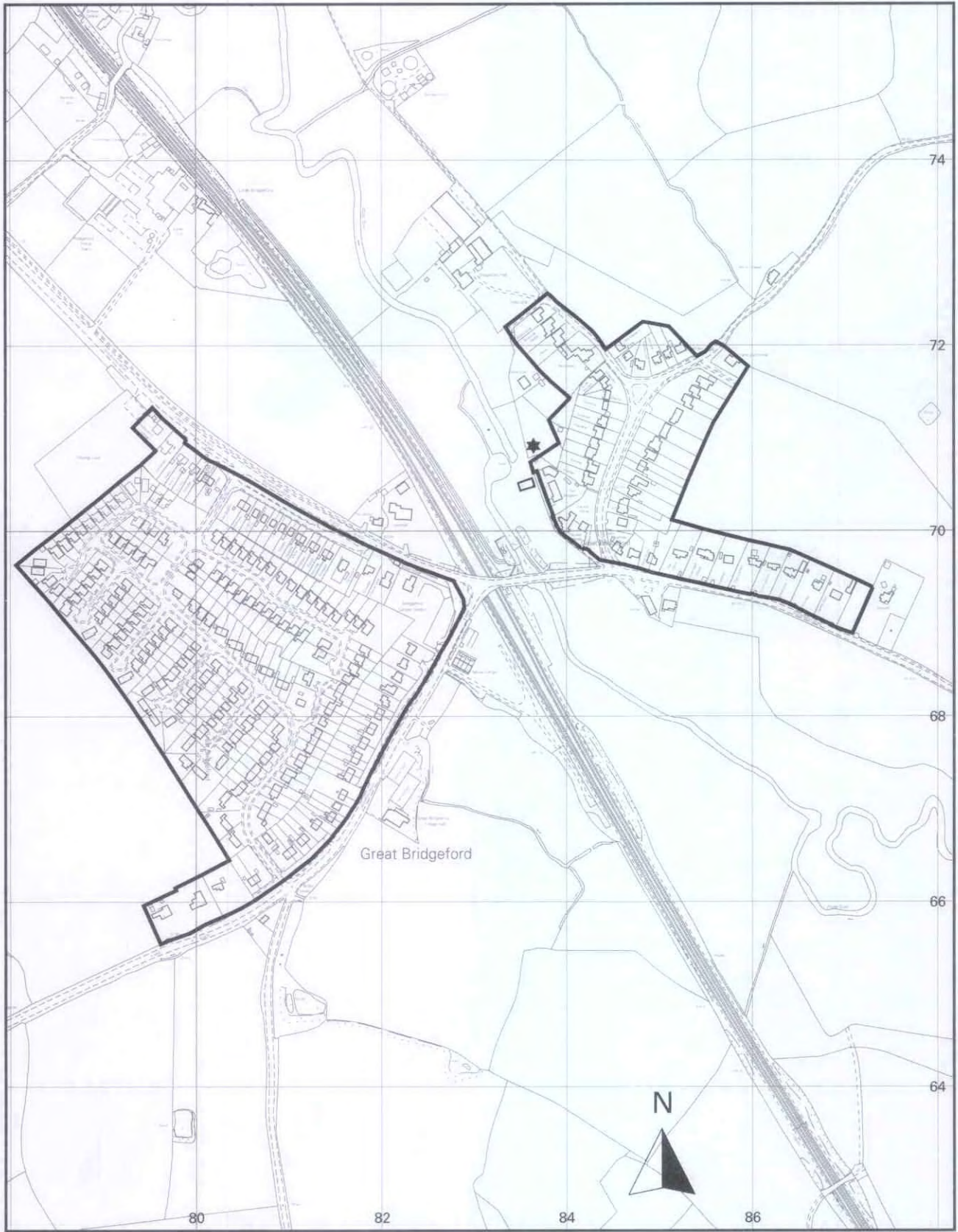


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Gnosall (South)

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Inset Map 19

Great Bridgeford

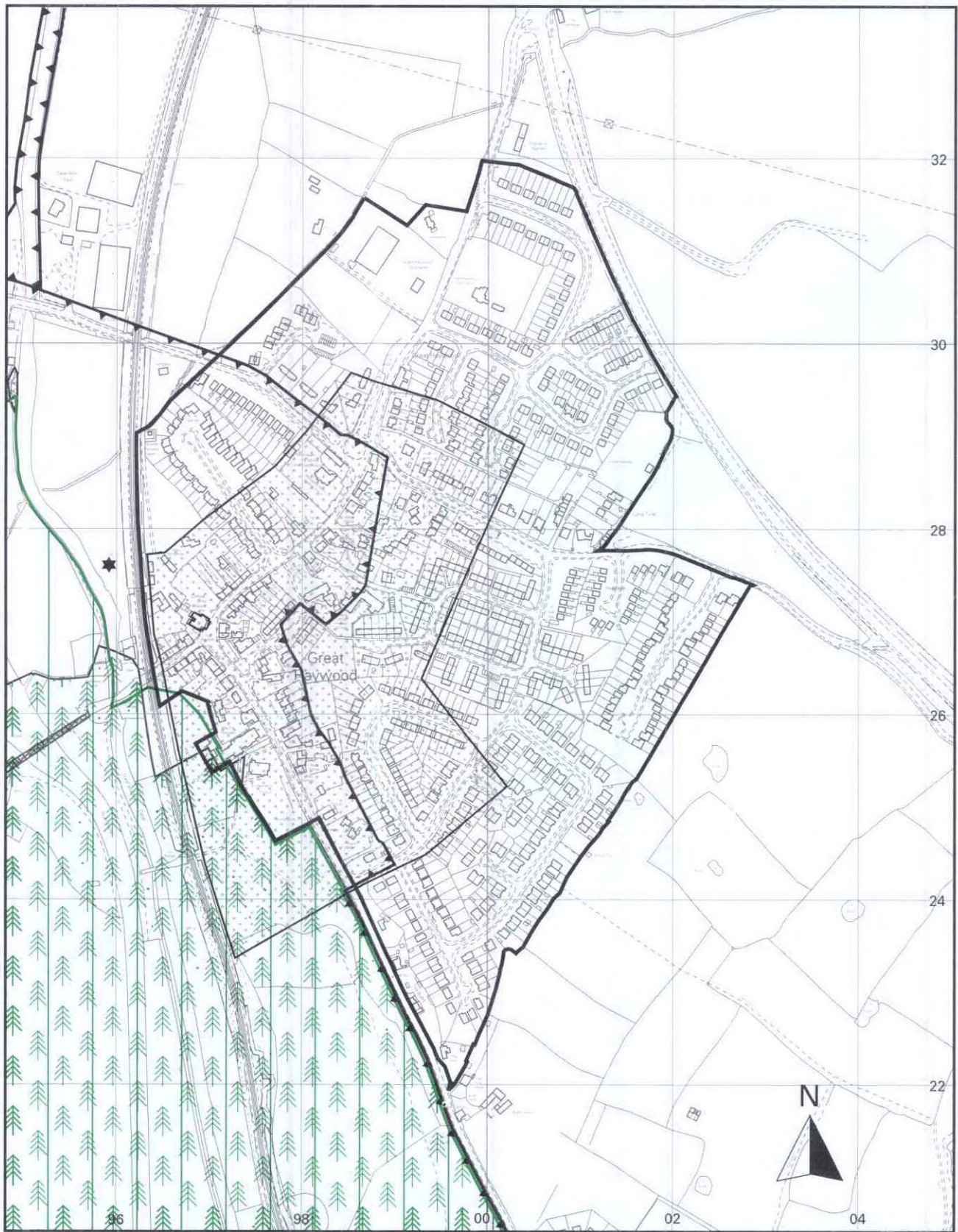
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Great Haywood

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Haughton

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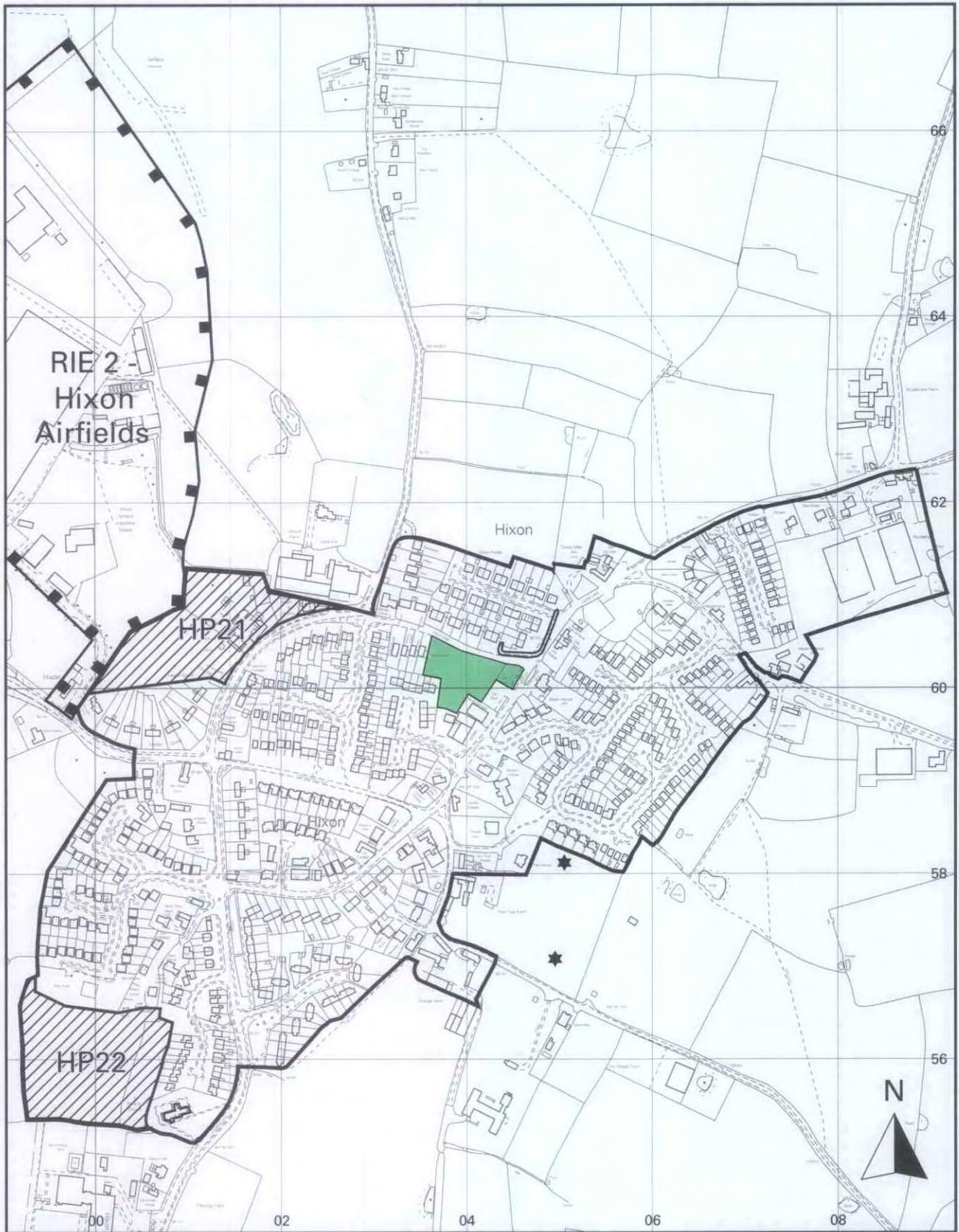
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 Hilderstone
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Hixon

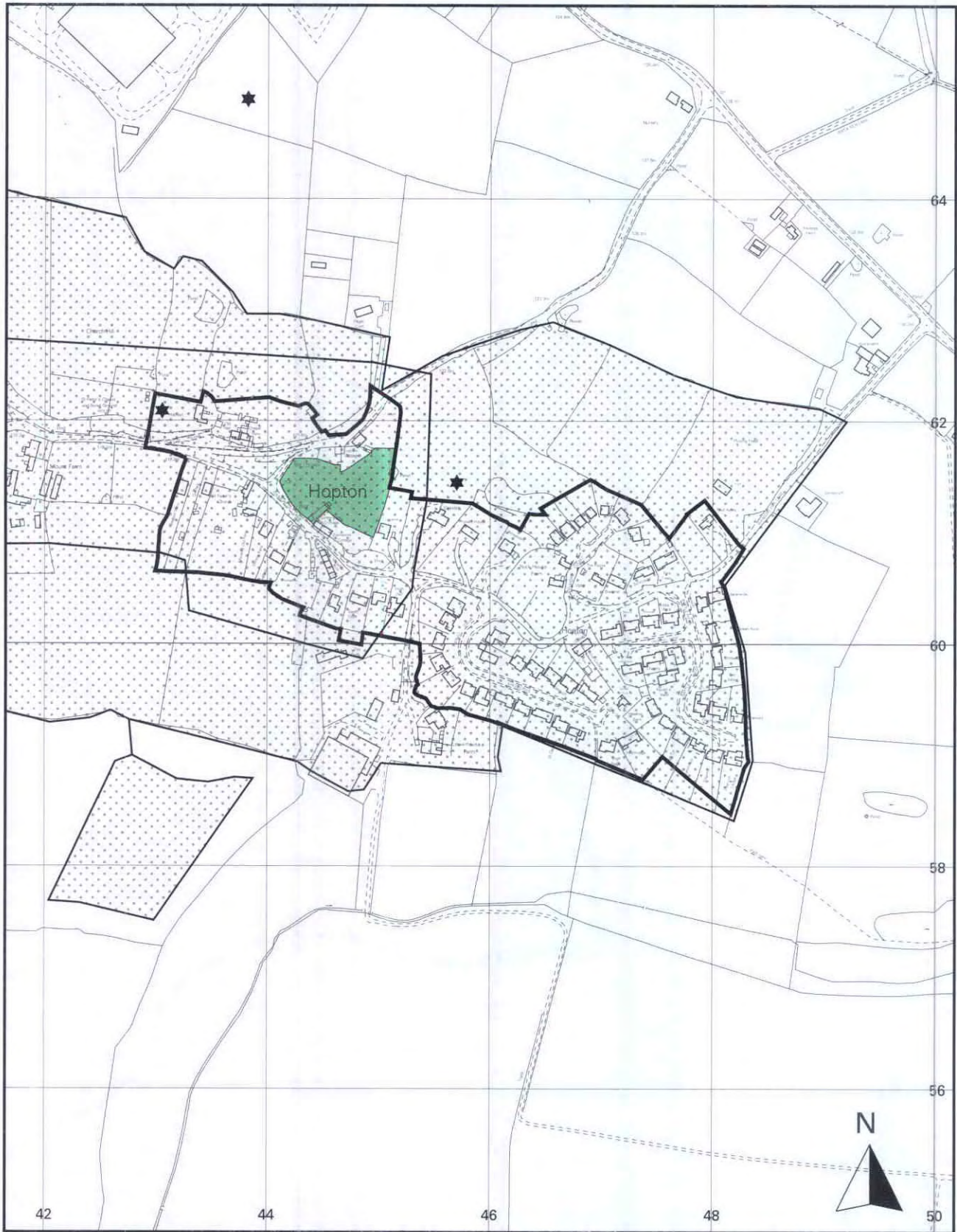
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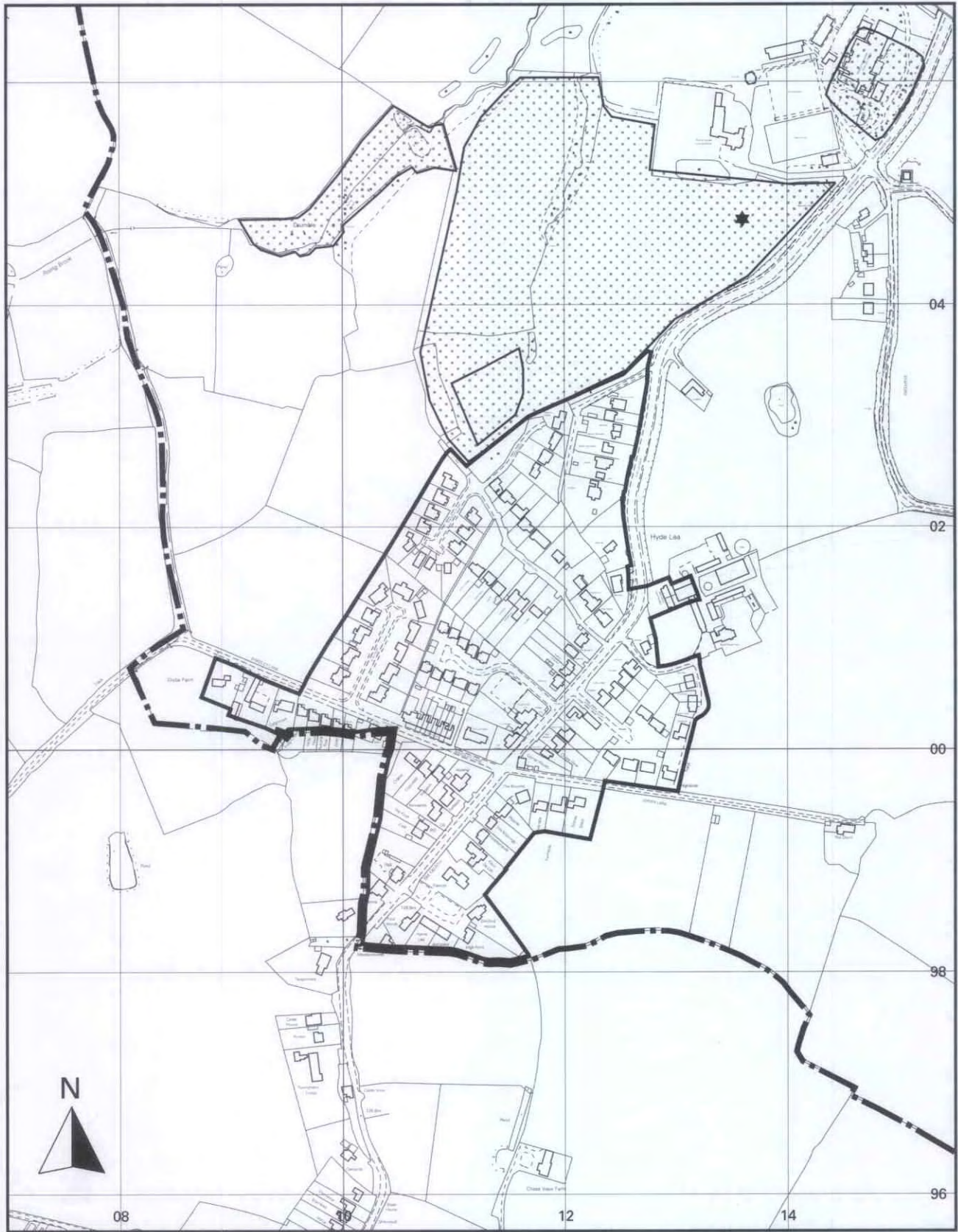


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Hyde Lea

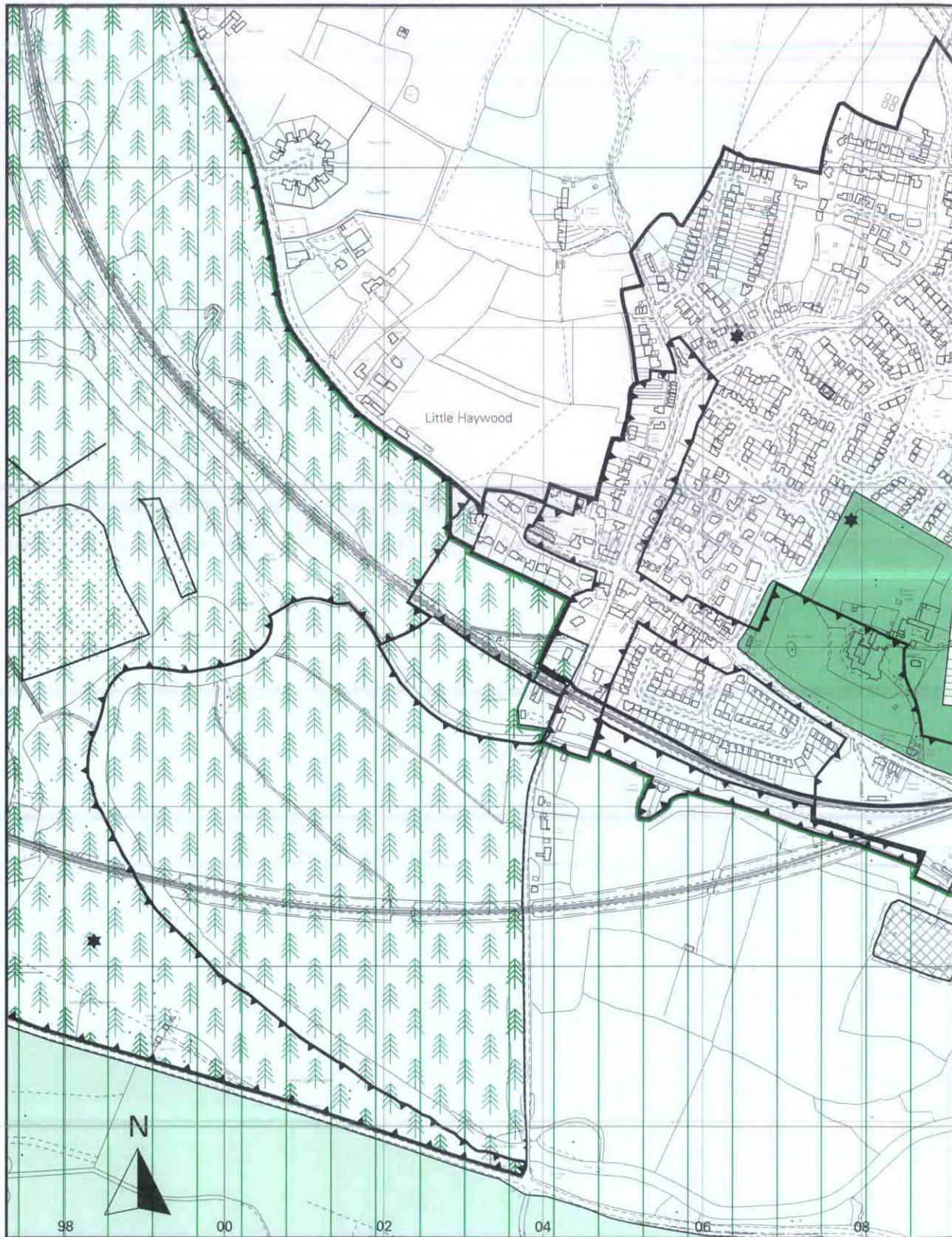
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Inset Map 26
Little Haywood & Colwich
1:7,000



Inset Map 27
Meir Heath & Rough Close

1:7,000

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Inset Map 28

Milford

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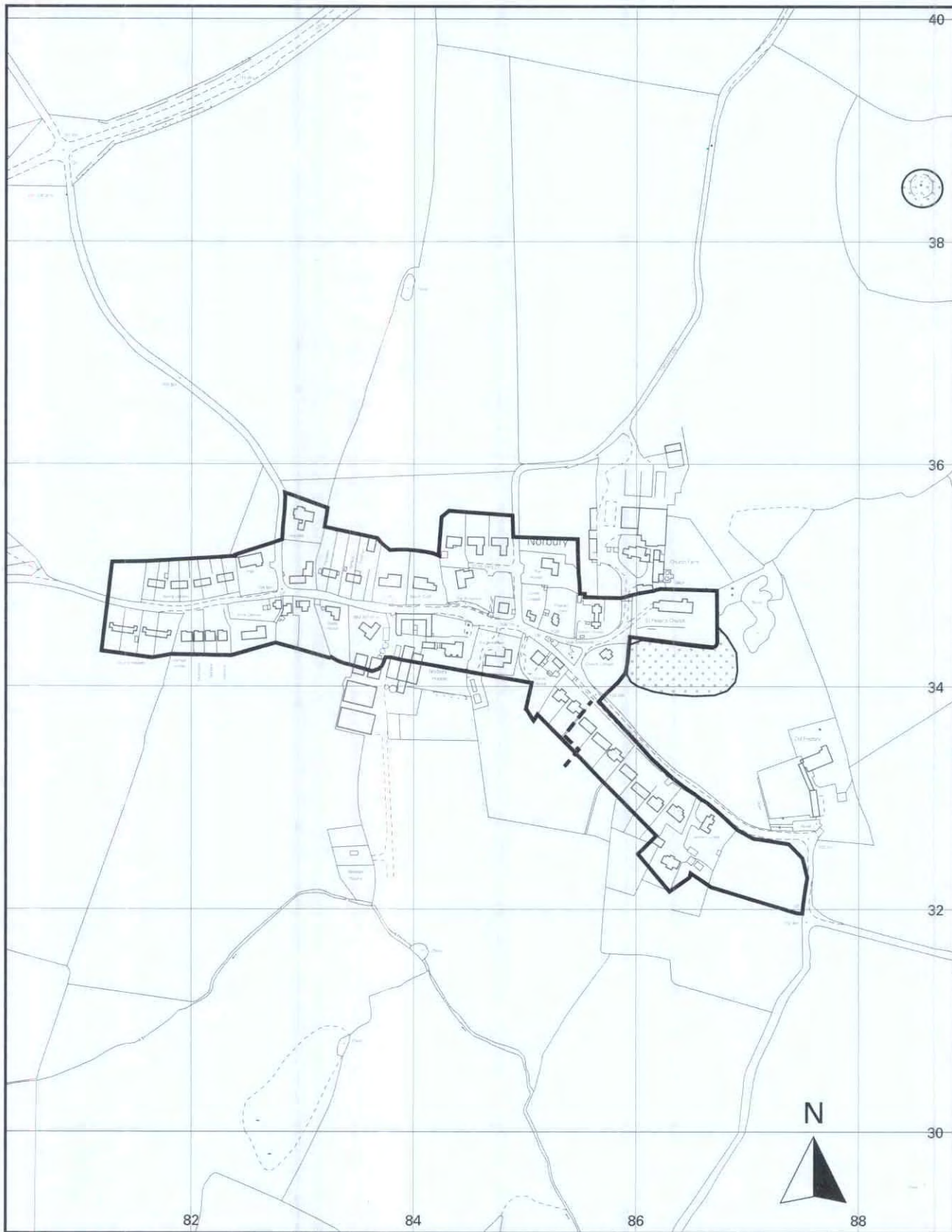
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Milwich

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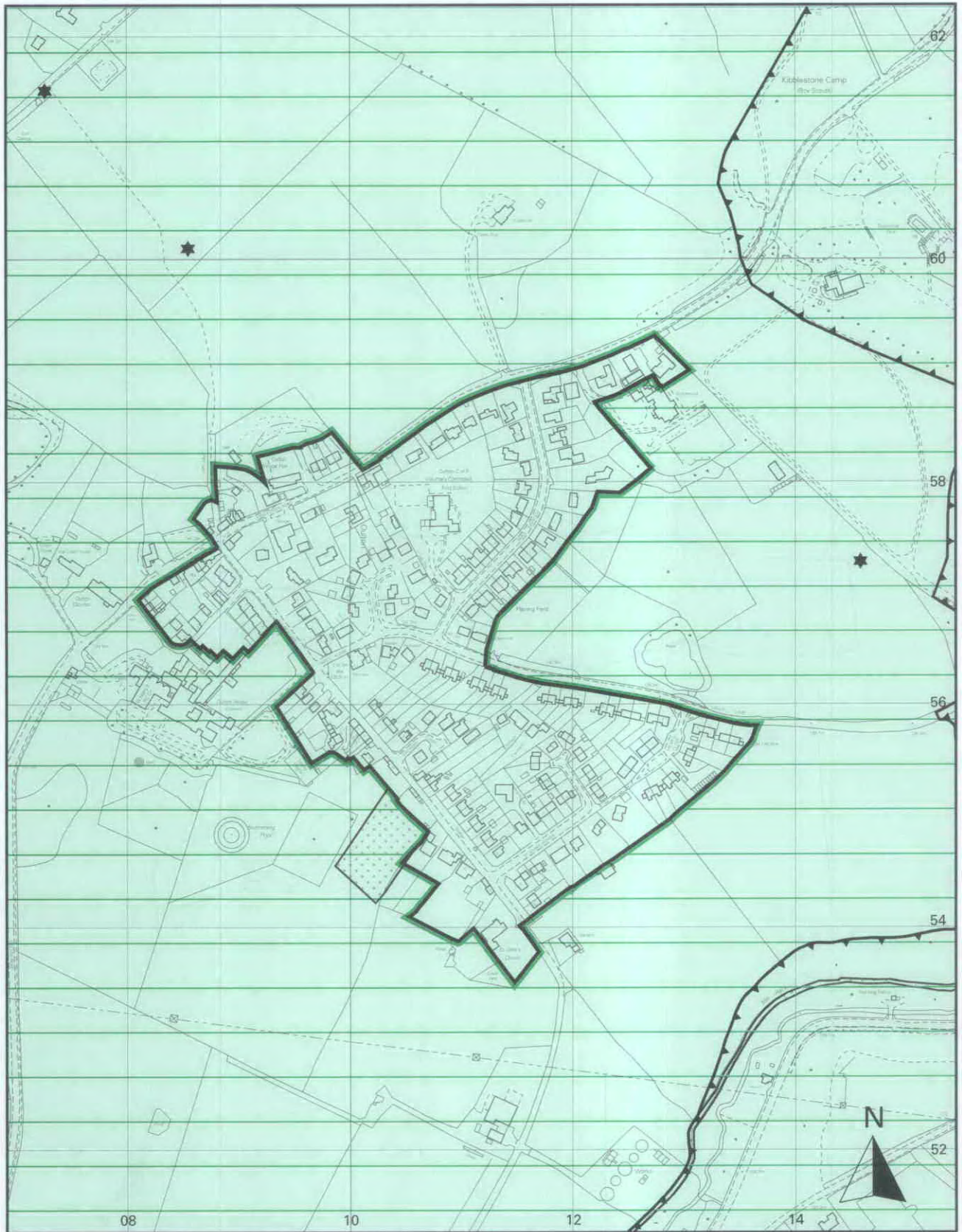


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Norbury

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Oulton

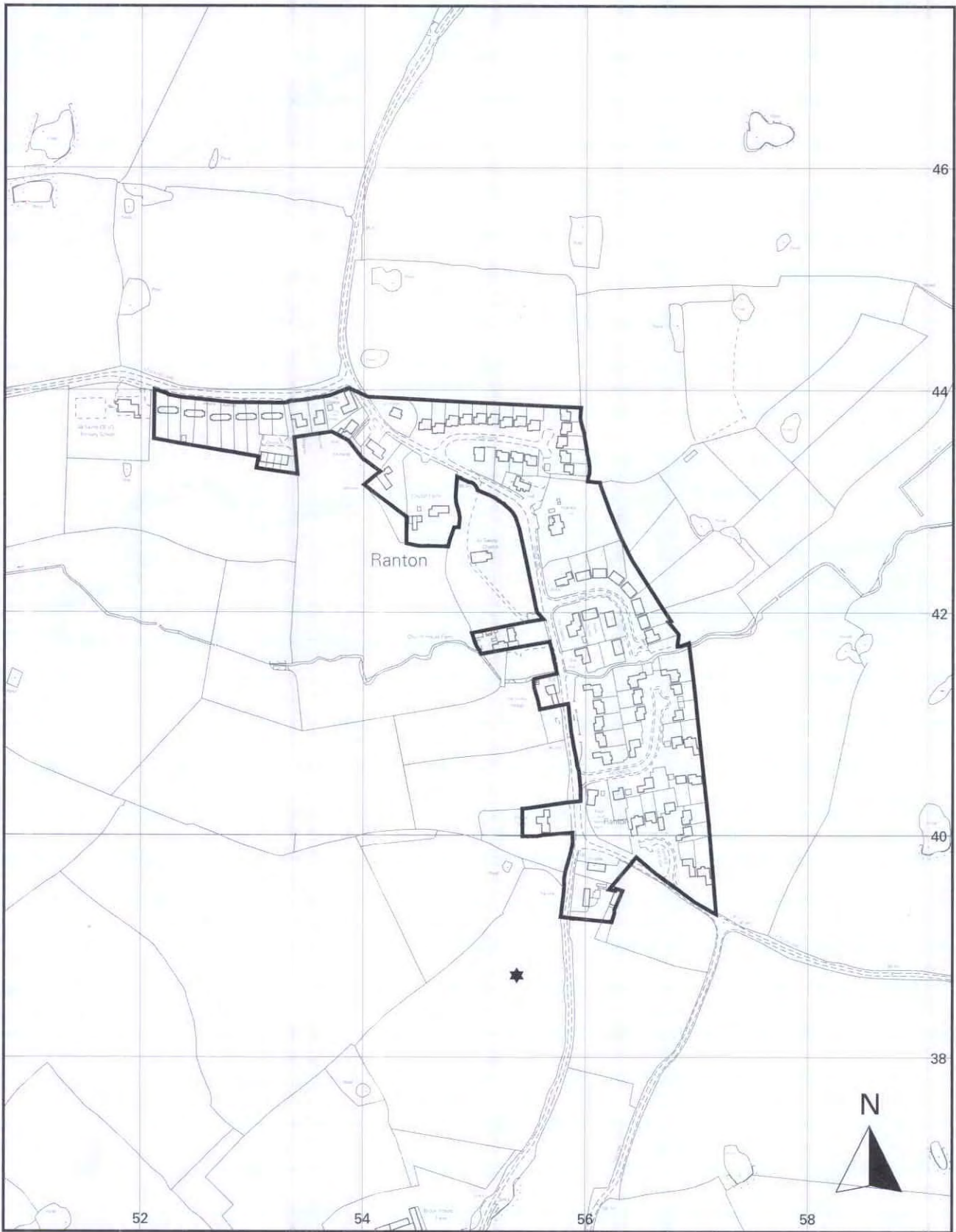
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Ranton

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Salt

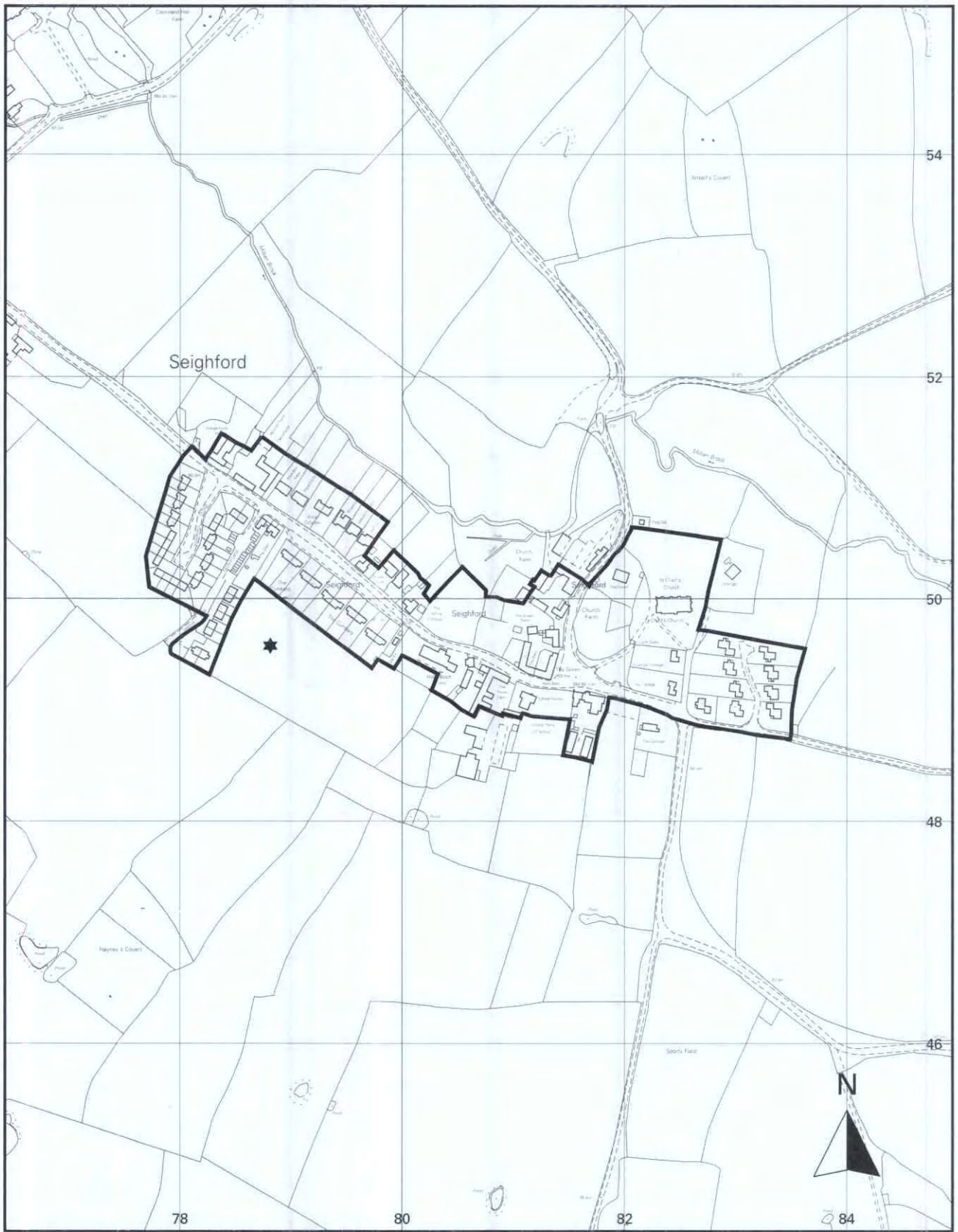
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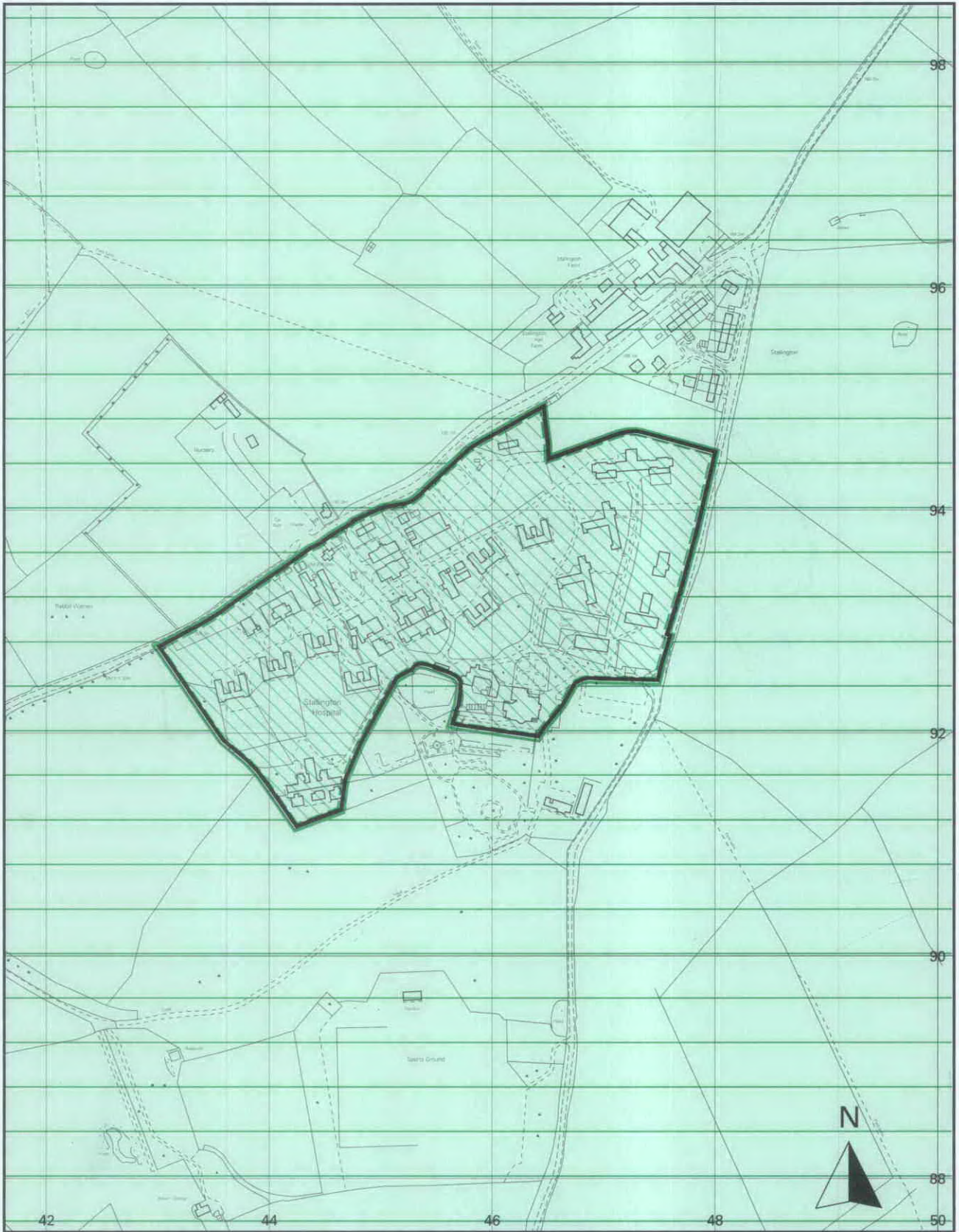


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Seighford

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Inset Map 35

Stallington

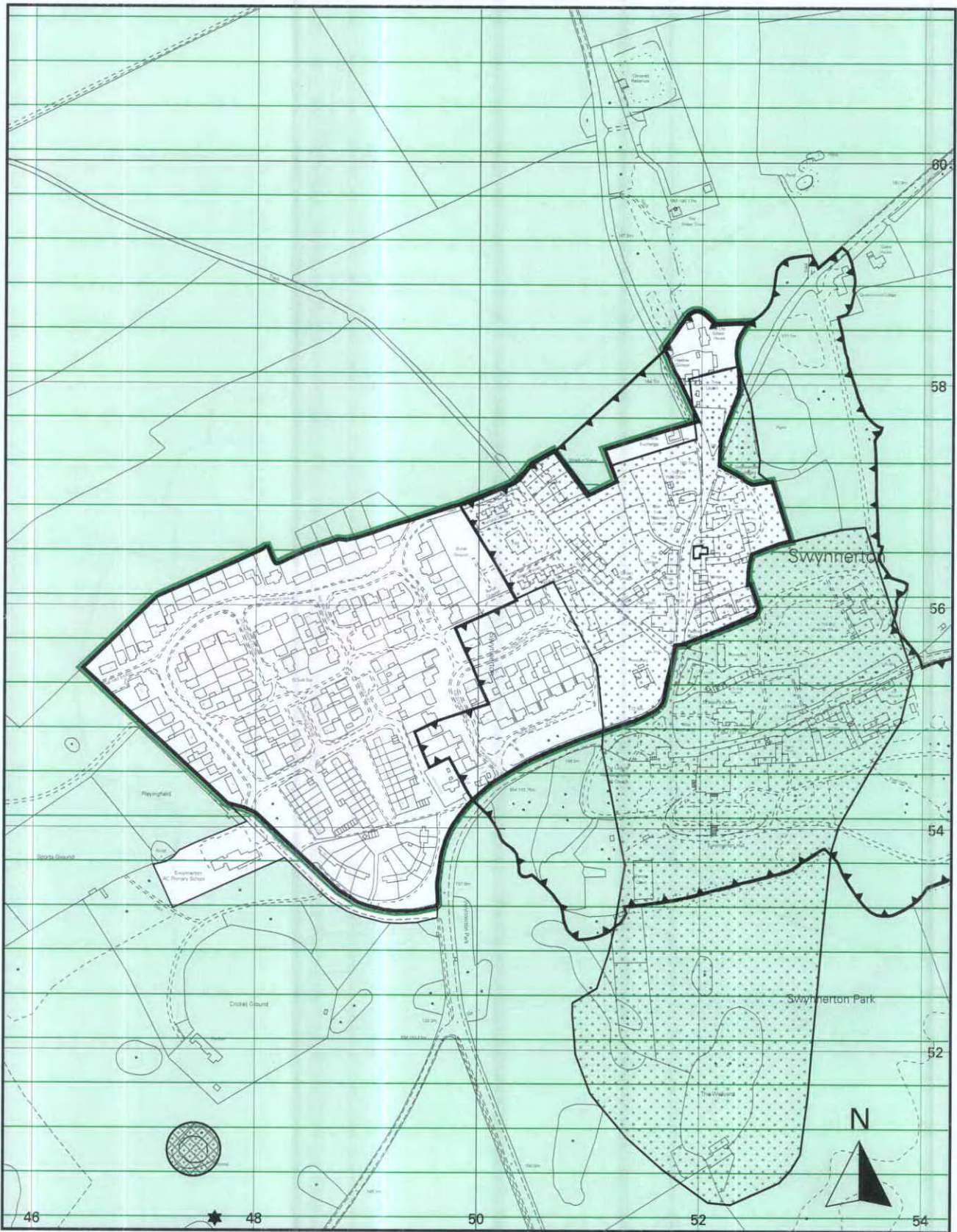
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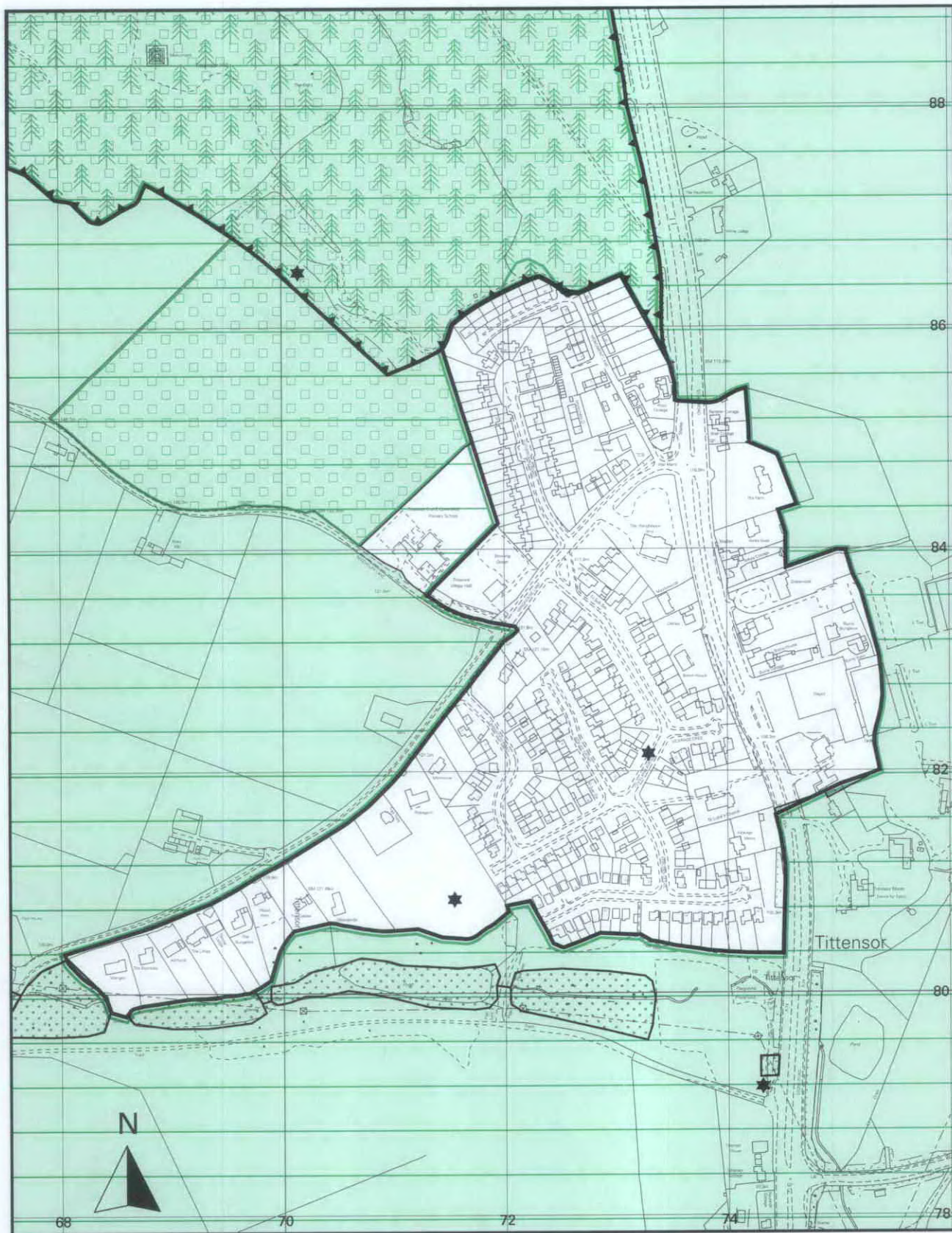


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Swynnerton

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Tittensor

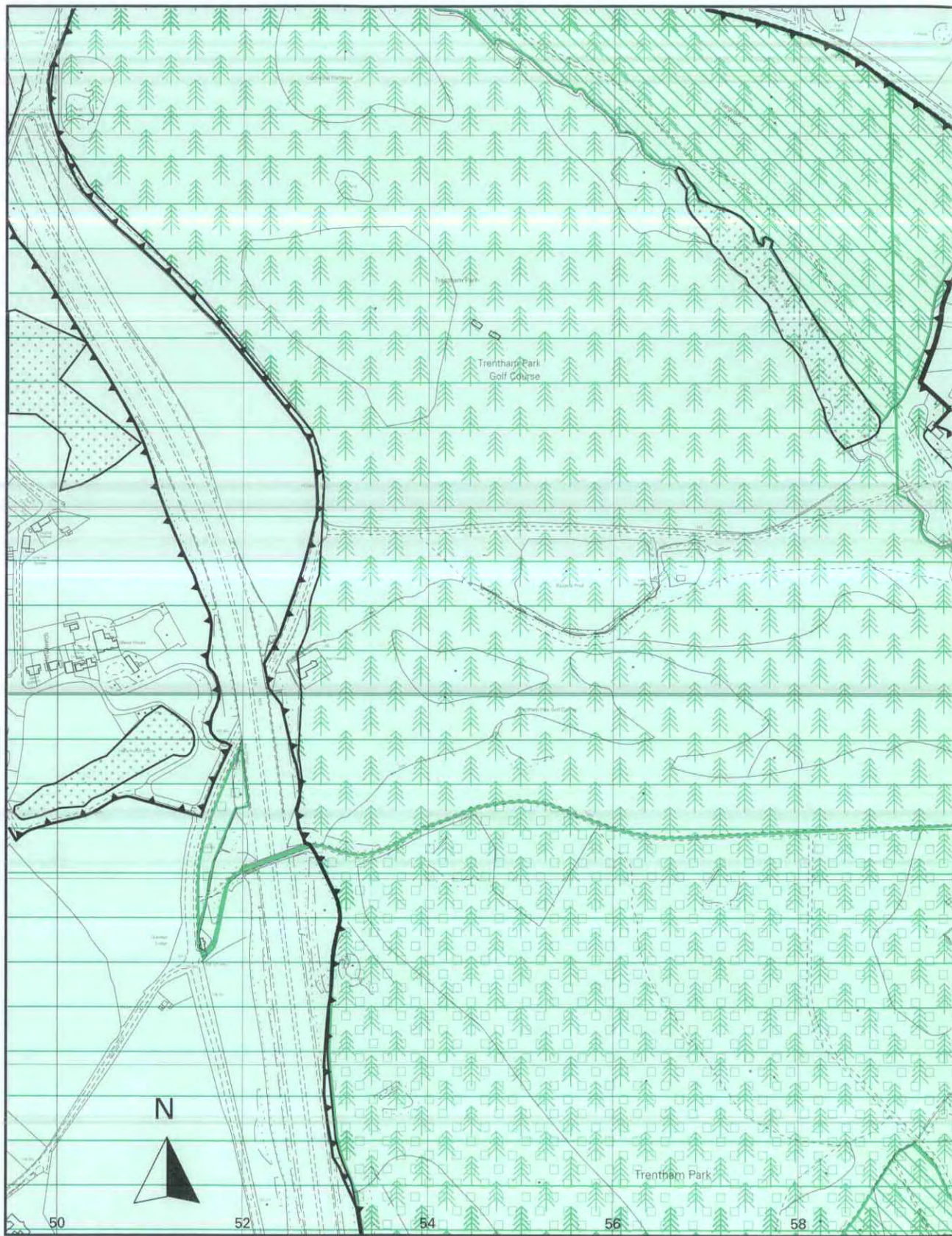
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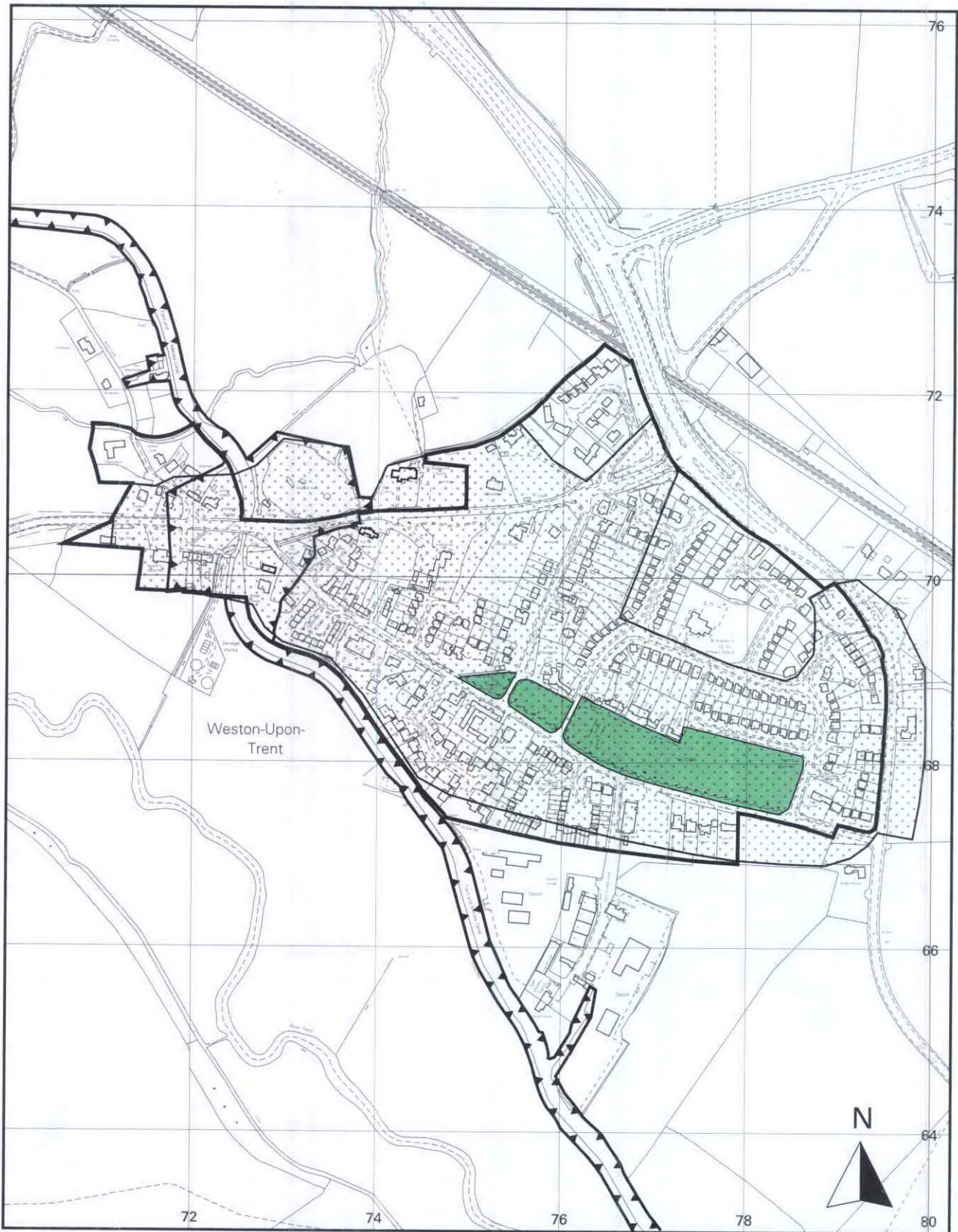
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Inset Map 38

Trentham

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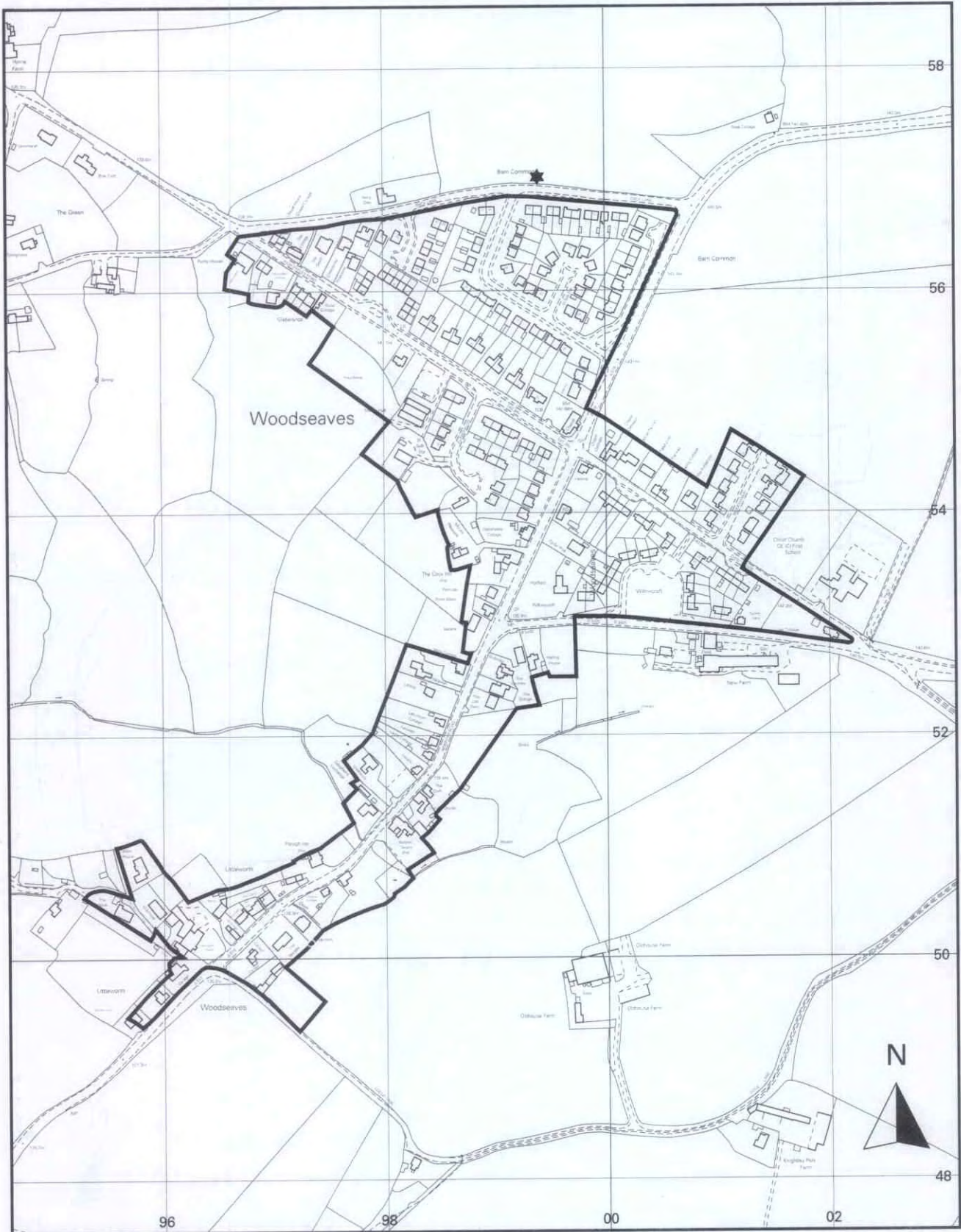


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Weston

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Woodseaves

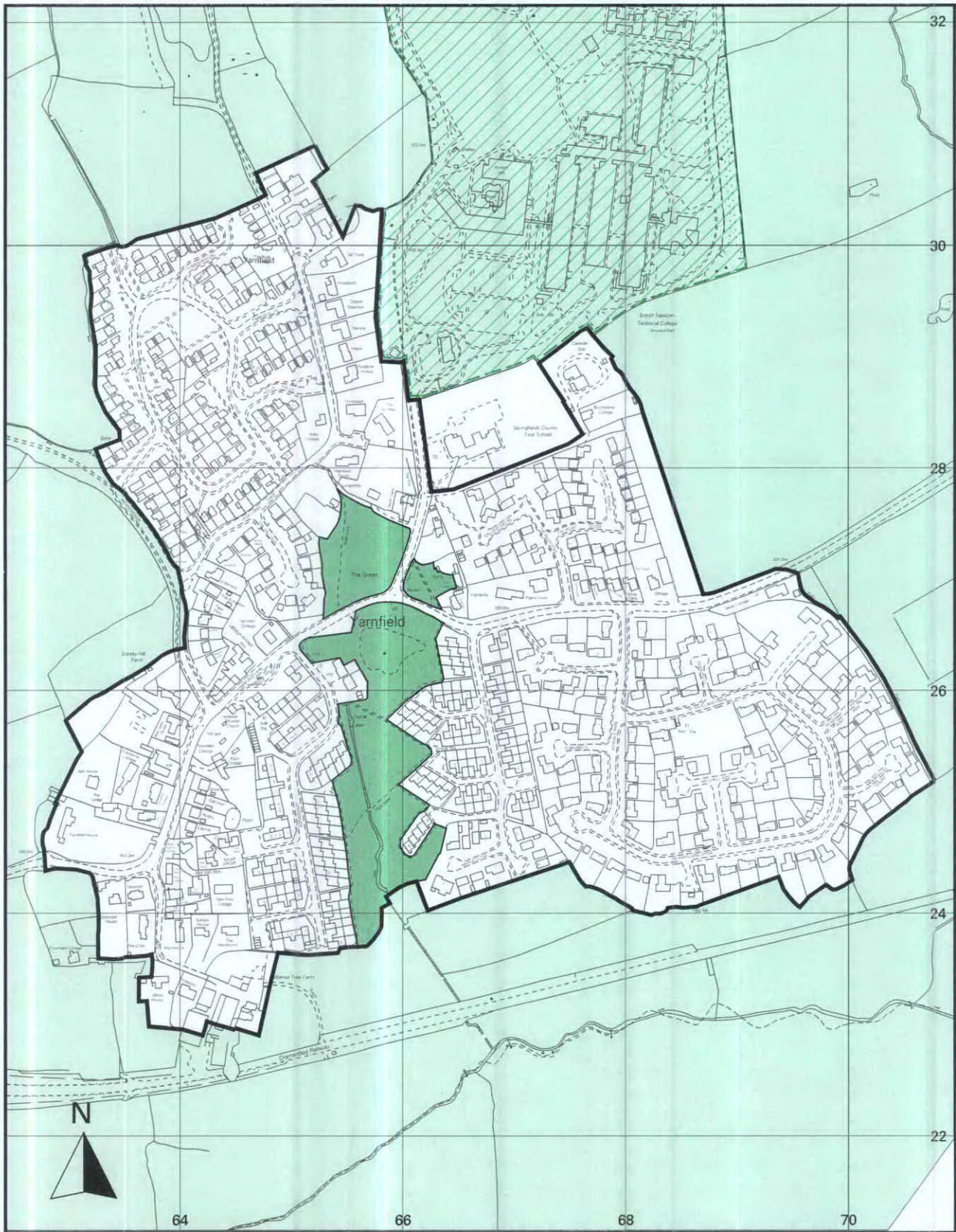
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Inset Map 41
 Yarnfield
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Meaford

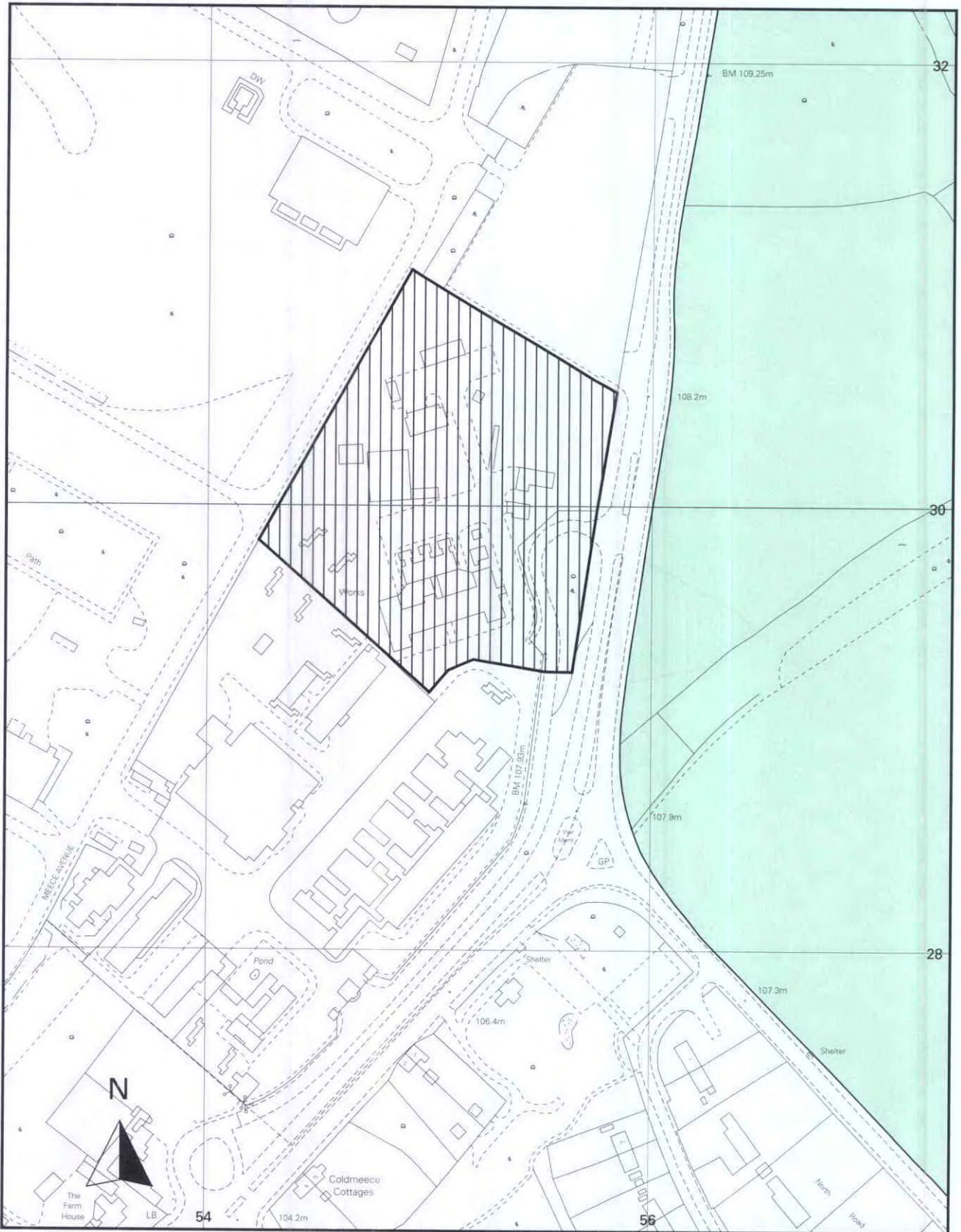
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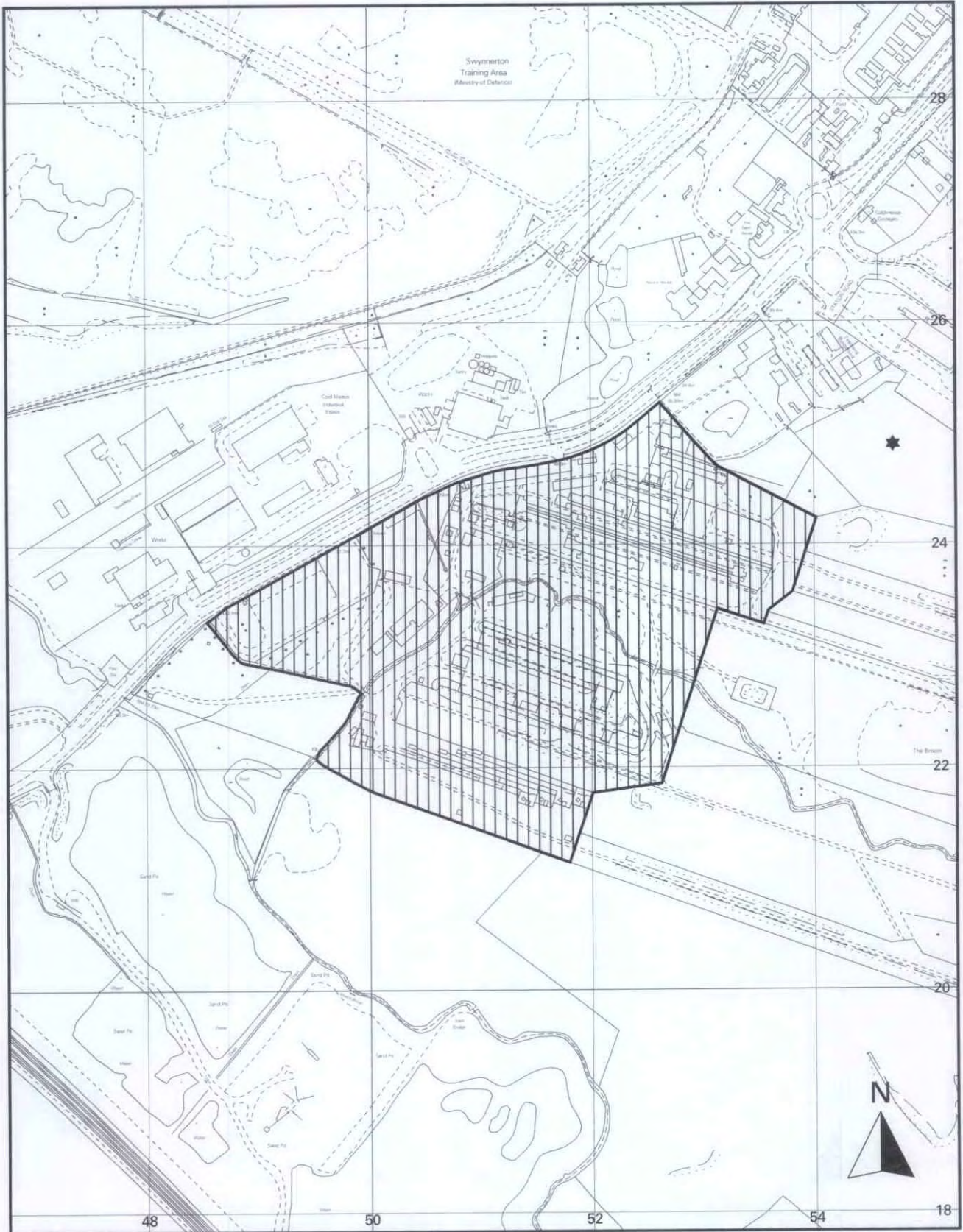
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ERS 1 - Cold Meece
 1:2,500

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Inset Map 44

ERS2 - Cold Meece

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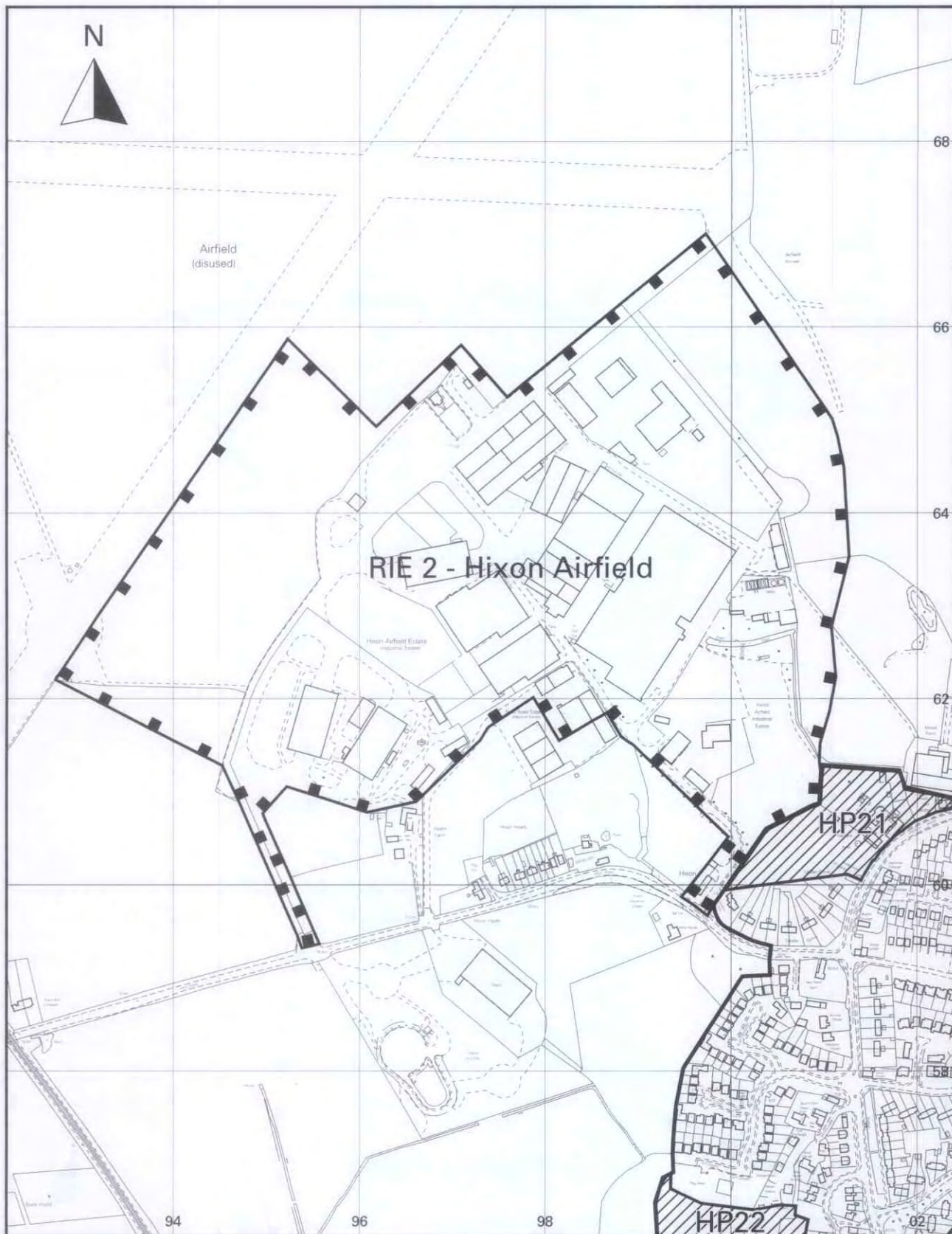
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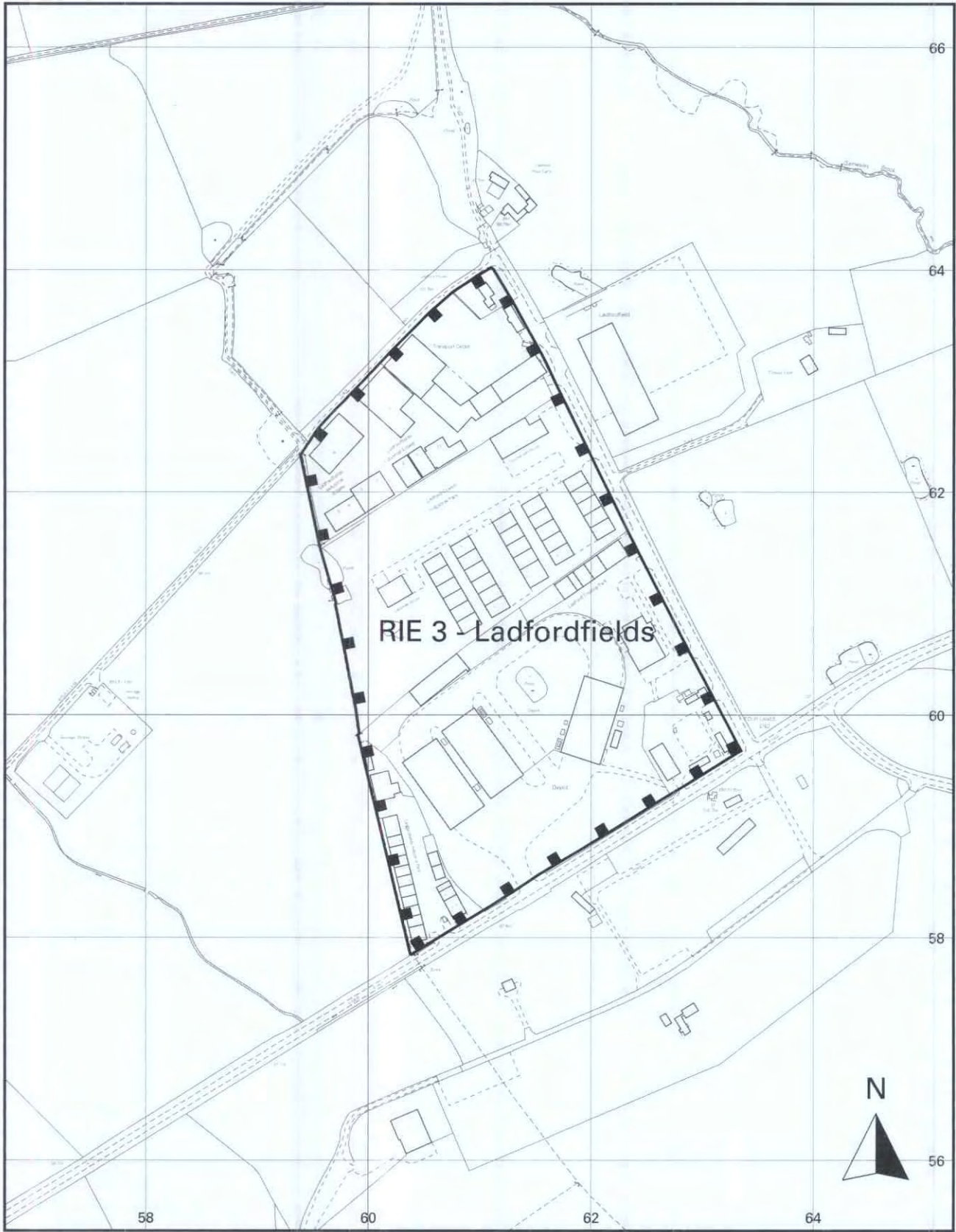
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RIE 1 - Hixon
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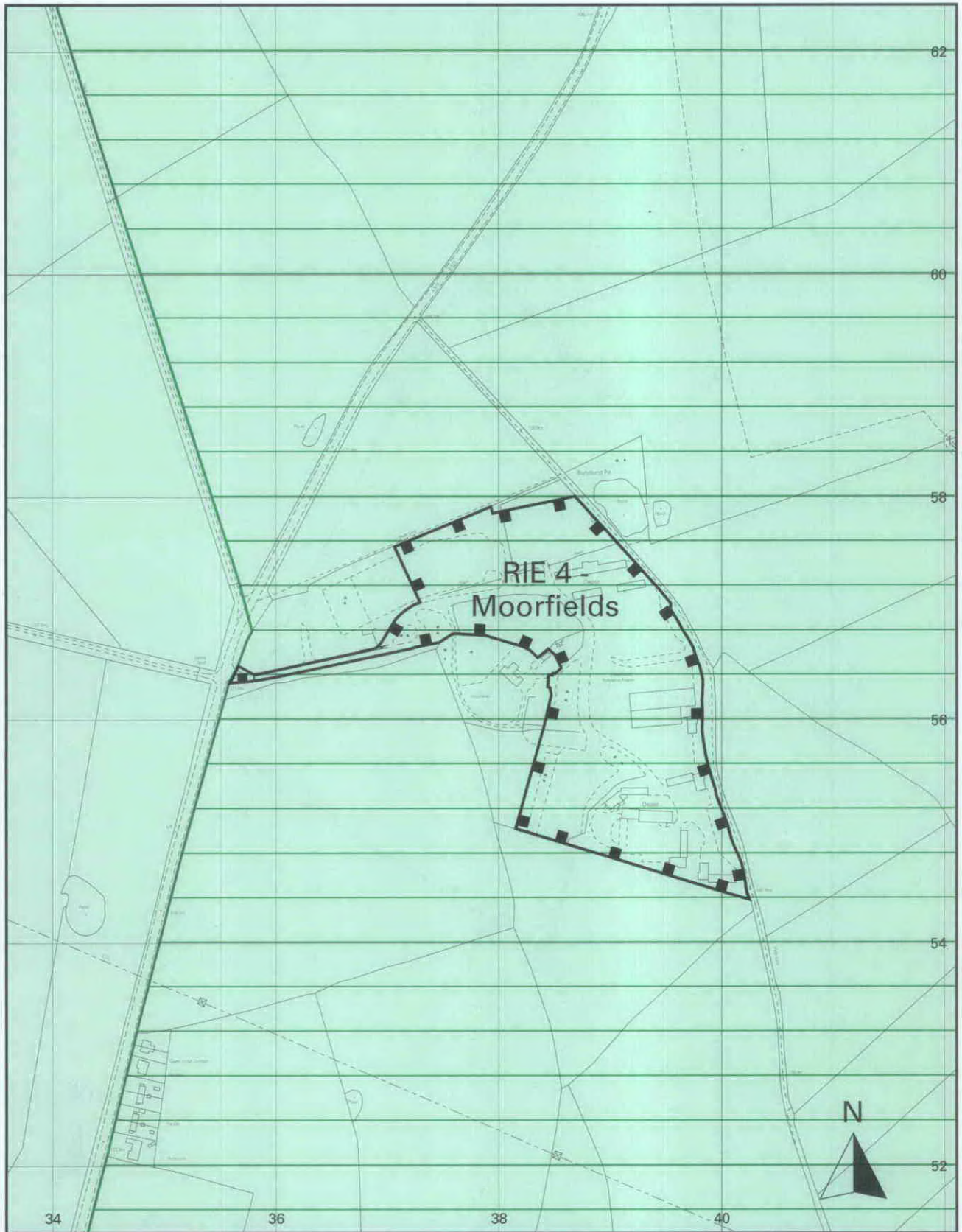
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RIE 2 - Hixon Airfield
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Inset Map 47
 IRIE 3 Ladfordfields
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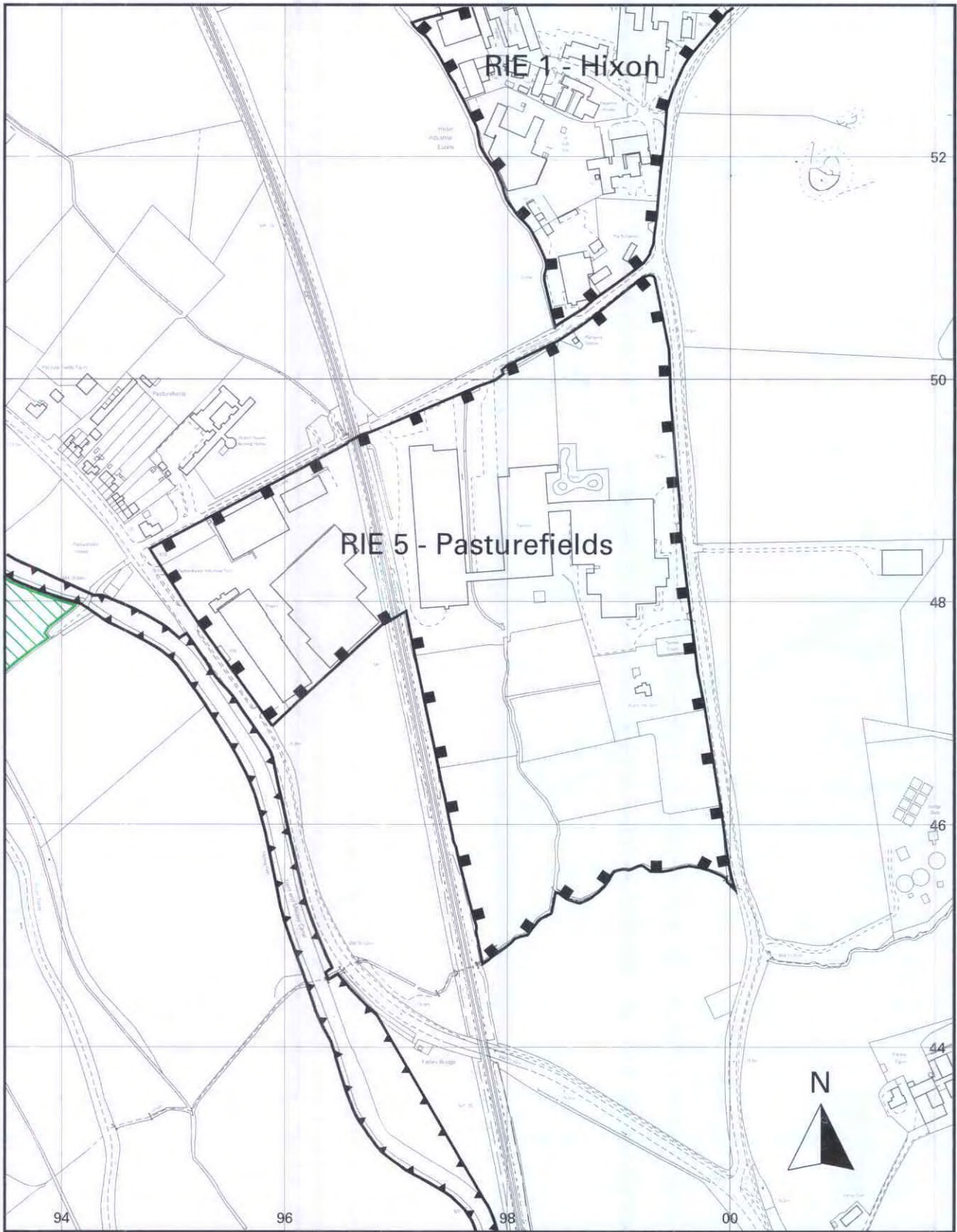
Inset Map 48

RIE 4 - Moorfields (Area subject to Policy E & D 12) 1:5,000

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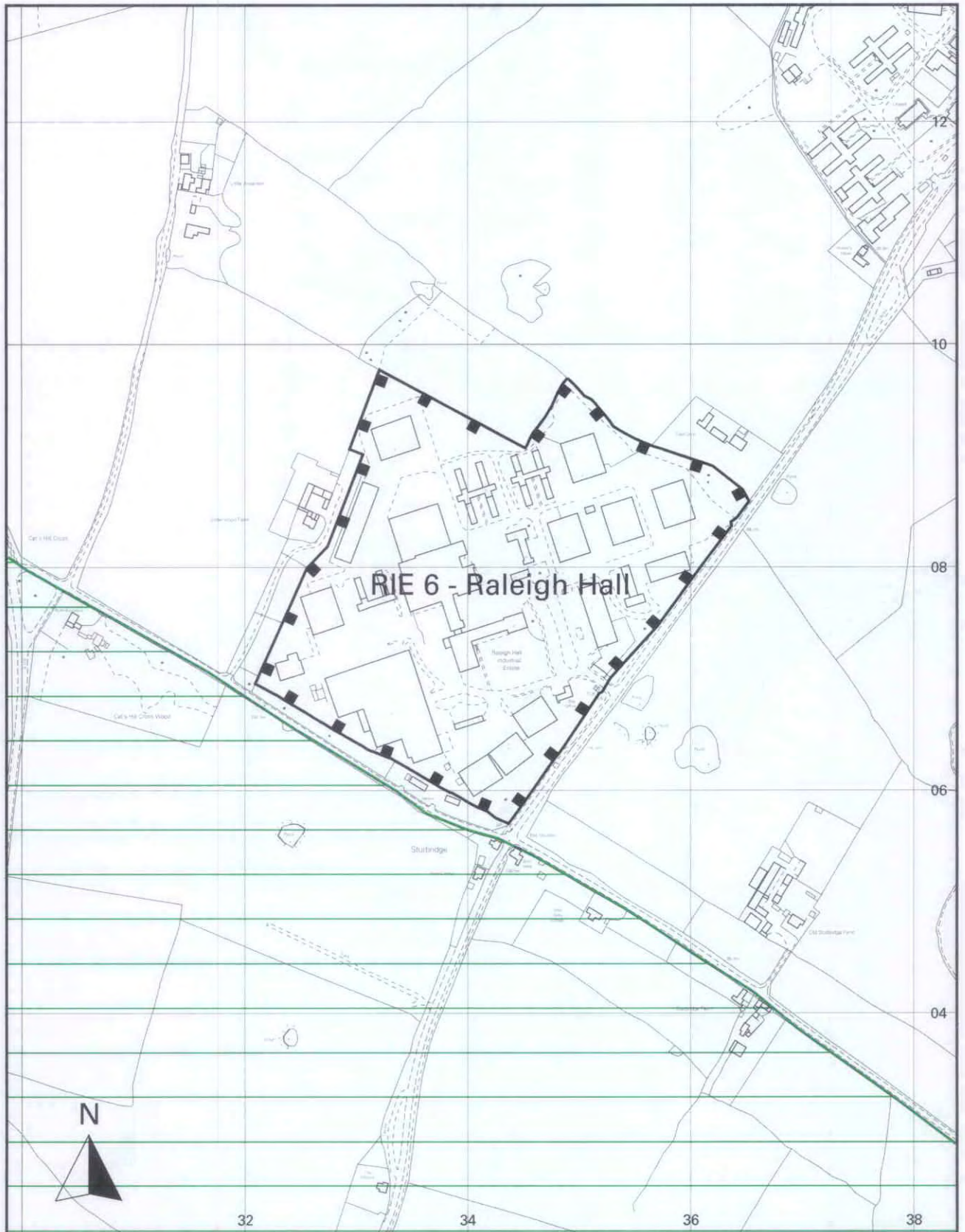
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Inset Map 49
 RIE 5 - Pasturefields
 1:5,000

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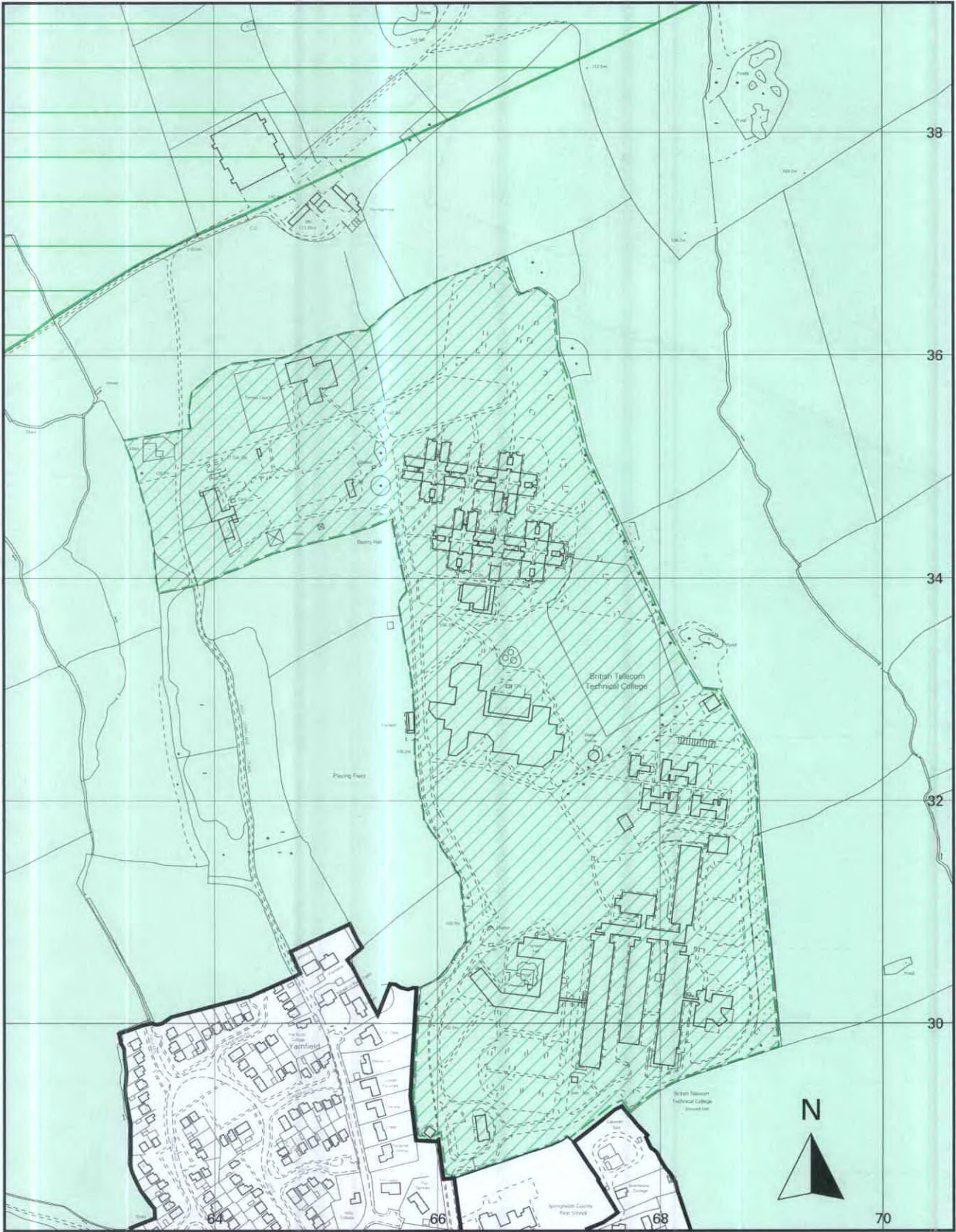
Inset Map 50
 RIE 6 - Raleigh Hall

1:5,000

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 BT Training School, Yarnfield, Stone
 1:5,000

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Inset Map 52

Creda Limited, Blythe Bridge

1:8,000













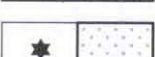



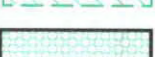

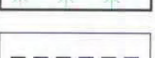
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Key for Proposals Maps

	Borough Boundary
	Residential Development Boundary
	Conservation Area
	Housing Proposal
	Special Landscape Area
	Area of Outstanding Natural Beauty
	Site of Special Scientific Interest
	Green Belt
	Policy RLT 19 Trentham Gardens Estate
	Policy RLT 20 Trentham Estate Northern Core Area
	Proposal T2 Hotel Development Land at Creswell, Stafford
	Protected Open Space
	Scheduled Ancient Monuments
	Site in Sites and Monuments Record
	ERS 1 & ERS 2 Former Employment Redevelopment Sites
	Recognised Industrial Estate (RIE)
	Green Belt Policy ED12
	Green Belt Policy ED13
	Landscape Planting
	Registered Parks and Gardens
	Footpath

