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**STONE AREA
DISTRICT
PLAN**

**WRITTEN
STATEMENT,
POLICIES
AND
PROPOSALS.**

STAFFORD BOROUGH COUNCIL

STONE AREA DISTRICT PLAN

Under the provisions of the Town and Country Planning Act 1971 and the Local Government Act 1972, Stafford Borough Council adopted the Stone Area District Plan, as modified, on 30th September, 1980.

The Stone Area District Plan was Certified by the County Council on 22nd June, 1978, as conforming generally with the provisions of the Approved Staffordshire Structure Plan. A Public Local Inquiry to hear objections to the District Plan was held between 12th and 14th December, 1978, following which the Borough Council resolved to make various modifications to the Plan which have been embodied in this document.

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TOWN AND COUNTRY PLANNING ACT 1971

It is hereby certified that this document is a true copy of the Stone Area District Plan; Written Statement Policies and Proposals, as adopted by the Stafford Borough Council on 30th September, 1980, as modified following a Public Local Inquiry held at Stone on the 12th, 13th and 14th December, 1978, into objections to the plan.

Dated this 14th day of November 1980

Signed..........

R.E. Humphreys,
F.C.I.S., D.M.A., F.B.I.M.
Chief Executive,
Civic Offices,
Riverside,
Stafford.

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- 1.1 The previous planning policies for Stone are presented in the County Development Plan, Stone Town Map, the North Staffordshire Green Belt, the Aston by Stone Policy Diagram and the Stone Conservation Area document. The Staffordshire County Structure Plan has proposed changes for the Stone Area over the period 1971 - 1991.
- 1.2 The District Plan has been prepared to update, replace, and co-ordinate the existing planning policies for the Stone Area in the context of the County Structure Plan. The Written Statement is a declaration of the Stafford Borough Council's planning policies and proposals for the Stone Area to 1991.
- 1.3 The Stone District Plan consists of this Written Statement including the District Diagram and the Proposals Map. It is supplemented by a Report of Survey, which is a technical background document which presents survey information, describes the objectives of the Plan, and the alternatives examined in preparing the Plan. The Report of Survey should be referred to for further information.
- 1.4 The Proposals Map illustrates specific land use proposals which the Borough Council will seek to be implemented within the Plan Period up to 1991. The District Diagram indicates the overall structure of Stone as anticipated in 1991, thereby setting the new proposals in the context of the existing land uses.
- 1.5 The statutory regulations governing the form of District Plans require that Policies and Proposals be differentiated from explanatory material within the Written Statement. Consequently, the Policies and Proposals are set out below in capital letters, and explanatory material is in normal typing.

HOUSING AND POPULATION 2

- 2.1 IT IS PROPOSED TO ALLOCATE A TOTAL OF 137.5 ACRES OF LAND TO ACCOMMODATE 1,125 DWELLINGS WITH AN APPROXIMATE POPULATION CAPACITY OF 3,240. THESE DWELLINGS WILL BE GENERALLY LOCATED AS FOLLOWS:-

Location	Area		Dwellings	Approximate Population
	Acres	Hectares		
Blackies Lane	84	34.0	663	1,910
Brassworks Farm	40	16.2	390	1,120
Oulton Croft	6	2.4	30	210
The Radfords	1.5	0.6	12	
Park House	4	1.6	20	
Aston by Stone	2	0.8	10	
TOTAL	137.5	55.6	1,125	

- 2.2 IT IS PROPOSED THAT APPROXIMATELY 100 HOUSES PER ANNUM BE BUILT OVER THE PERIOD 1976 TO 1991. THIS PHASING WILL BE MONITORED THROUGHOUT THE PLAN PERIOD.
- 2.3 THE DEVELOPMENT OF THE MAJOR HOUSING SITES AT BLACKIES LANE AND BRASSWORKS FARM WILL BE IN ACCORDANCE WITH PLANNING GUIDELINES APPROVED BY STAFFORD BOROUGH COUNCIL. THE CRITERIA FOR THESE PLANNING GUIDELINES ARE SET OUT IN APPENDIX II.
- 2.4 THE BOROUGH COUNCIL PROPOSE THAT WHEREVER POSSIBLE OLDER HOUSING SHOULD BE RETAINED AND IMPROVED WITH THE AID OF IMPROVEMENT GRANTS.
- 2.a The Draft Modifications by the Secretary of State on the submitted County Structure Plan indicate a target of 2,000 houses required for the natural increase and in migrant population between 1971 and 1991 in the former Stone Urban District. No proposals are made for the remainder of the Plan Area. Out of this total it is estimated that 526 houses were built between 1971 and mid-1976. In addition planning permission already exists for 349 dwellings, as set out in Appendix 1, and the Borough Council accepts these as commitments for the Plan Period. Consequently this Plan proposes the allocation of sites for the remaining 1,125 dwellings.

2.b The major sites have been allocated after detailed consideration of the comprehensive planning aspects appertaining to development in the Plan Area. Ten housing option sites are examined in more detail in Section 14 of the Report of Survey and the Section 12 Statement. The preferred options identified in 2.1 are seen as having advantages for development in terms of:-

- I Integration with the existing community
- II The provision of community and education facilities for the existing population
- III Drainage
- IV Accessibility
- V Agricultural land quality
- VI The relationship between the built environment and the landscape

2.c The minor sites are proposed to provide a wider choice for builders and house buyers within the Plan Area. They have been selected in the context of the above planning factors, and to integrate with the existing development.

2.d Approximately 100 houses per year were constructed within the Plan Area over the period from 1971 to 1976. As this period experienced a wide range of national economic circumstances, it is considered that this rate, which is required to meet the County Structure Plan target, is feasible.

2.e The total estimated population change in the Plan Area between 1971 and 1991 is estimated at 5,750 people based on the proposed housing development and the 1971 average household size in the Plan Area. The population change is summarised below.

Summary of Population Changes 1971 - 1991

Total Population	1971	12,230	
	1976	13,740	
	1991	17,980	
Population Increase	1976 - 91	Committed Housing	1,000
		Proposed Housing	3,240
		Total	4,240
	1971 - 91	Total	5,750

COMMUNITY FACILITIES 3

3.1 THE COUNTY EDUCATION AUTHORITY PROPOSES:-

ST. MICHAEL'S FIRST SCHOOL BE COMPLETELY RELOCATED ON THE SUTHERLAND ROAD SITE BY THE END OF 1977.

REPLACEMENT SITES BE DEVELOPED FOR THE CHRISTCHURCH FIRST SCHOOL AND THE ST.DOMINIC'S R.C. JUNIOR MIXED INFANT SCHOOL.

ADDITIONAL PLAYING FIELDS TO SERVE THE CHRISTCHURCH MIDDLE SCHOOL AND ALLYENES HIGH SCHOOL.

AN ADDITIONAL FIRST SCHOOL AND A MIDDLE SCHOOL BE LOCATED TO SERVE THE NEW HOUSING DEVELOPMENT.

3.2 IT IS PROPOSED THAT THE SITE BE ALLOCATED AS FOLLOWS:-

THE CHRISTCHURCH FIRST SCHOOL BE REPLACED ON A SITE ADJACENT TO THE AVENUE, OFF LONGTON ROAD.

ST.DOMINIC'S ROMAN CATHOLIC SCHOOL BE REBUILT ON AN EXTENDED SITE IN ITS EXISTING LOCATION.

THE ADDITIONAL FIRST SCHOOL BE LOCATED WITHIN THE BLACKIES LANE DEVELOPMENT.

THE ADDITIONAL MIDDLE SCHOOL BE LOCATED WITHIN THE BRASSWORKS FARM DEVELOPMENT.

THE ADDITIONAL PLAYING FIELD REQUIREMENT BE LOCATED ON OULTON ROAD ADJACENT TO THE ALLEYNES SWIMMING POOL.

3.3 IT IS PROPOSED TO ALLOCATE LAND FOR A HEALTH CENTRE BETWEEN THE NEW FIRE STATION AND THE RIVER TRENT TO SERVE THE PLAN AREA.

3.4 IT IS PROPOSED THAT THE POLICE STATION BE EXTENDED ON AN ENLARGED SITE IN ITS PRESENT LOCATION IN NORTHESK STREET.

3.5 IT IS PROPOSED THAT THE PRESENT BUILDING ACCOMMODATING PART OF ST.MICHAEL'S FIRST SCHOOL OFF LICHFIELD STREET BE UTILISED AS THE FIRST PHASE OF A NEW COMMUNITY CENTRE.

3.6 IT IS PROPOSED THAT FURTHER DEVELOPMENT OF COMMUNITY FACILITIES TAKE PLACE WITHIN THE CENTRAL AREA AND BE CONCENTRATED ON A SITE LOCATED OFF ABBEY STREET.

3.a The education provision as set out in 3.1 is as required by the Education Authority in accordance with the normal standards of school provision. The locations of the facilities have been selected to provide for the new housing development and to enhance the provision for the existing population. The proposed third Middle School will be located in a sector of Stone which is not presently easily served by Middle School facilities. The location of a new First School in the Blackies Lane development, together with the full concentration of St.Michael's First School on Sutherland Road will allow the Lichfield Road area to be served by First School provision in such a way that pupils do not have to cross Lichfield Road itself.

- 3.b The relocation of Christchurch First School is required because of the inadequacy of the present site and the effect on the site of the Crown Street/Margaret Street link. The allocation for St.Dominic's Roman Catholic School is in accordance with the requirements of the Education Authority.
- 3.c The Health Centre adjacent to the new Fire Station is proposed by the Regional Health Authority to serve the Plan Area, and has a high priority within their programme.
- 3.d The Police Station expansion has planning permission.
- 3.e The Borough Council have previously proposed a Community Centre in Stone. In consideration of the financial and site problems for this facility, it is suggested that the use of the former St.Michael's School in Lichfield Street will provide an early means of accommodating the Centre. This school should be available by the end of 1977. The further development of the Community Centre could take place on nearby land off Abbey Street. In addition the site can be linked with recreation proposals in the Trent washlands.
- 3.f A replacement library is required with a floor area of approximately 760 sq.m. in the Central Area of Stone. Because of the uncertainty of programming and finance for this project it is considered that detailed site requirements can be examined in the Central Area Planning Guidelines, when considering the overall provision of community facilities in the Central Area.

SHOPPING 4

- 4.1 IT IS PROPOSED THAT THE MAIN SHOPPING FACILITIES SERVING THE PLAN AREA SHALL CONTINUE TO BE LOCATED IN THE CENTRAL AREA OF STONE.
- 4.2 IT IS PROPOSED THAT NO ADDITIONAL LAND SHOULD BE ALLOCATED FOR SHOPPING PURPOSES IN THE CENTRAL AREA. DEMANDS FOR ADDITIONAL SHOPPING PROVISION, OVER AND ABOVE THE EXISTING COMMITMENTS ON THE FORMER JOULES BREWERY SITE AND AT 63 - 65 HIGH STREET, WILL BE DIRECTED INTO REHABILITATING EXISTING PREMISES AND THE CONVERSION OF EXISTING PROPERTY TO SHOPPING USES.
- 4.3 IT IS PROPOSED THAT LOCAL SHOPPING FACILITIES BE PROVIDED WITHIN THE BLACKIES LANE DEVELOPMENT, AND THE BRASSWORKS FARM DEVELOPMENT. WITHIN THE BLACKIES LANE DEVELOPMENT NEW SHOPPING FLOORSFACE SHOULD BE IN THE ORDER OF 3,700 SQ.FT. NET, AND WITHIN THE BRASSWORKS FARM AREA, IT SHOULD BE IN THE ORDER OF 2,400 SQ.FT. NET.
- 4.4 IT IS PROPOSED THAT THE BLACKIES LANE SHOPPING PROVISION BE LOCATED IN A LOCAL CENTRE ADJACENT TO THE FIRST SCHOOL AND A MAIN PEDESTRIAN ROUTE. THE BRASSWORKS FARM PROVISION SHOULD ALSO BE LOCATED IN A LOCAL CENTRE ADJACENT TO EXISTING SHOPPING PROVISION ON LICHFIELD ROAD.
- 4.a Planning permission already exists for approximately 21,900 sq.ft. of net retail floorspace on two sites within the Central Area. The two sites identified in paragraph 4.2 above are accepted as commitments by the Borough Council; the valid planning permission on the former Joules Brewery site has the effect of reallocating the land for shopping purposes. In addition there are presently vacant shops in the High Street, and property which is suitable for adaptation to shopping purposes. Consequently it is calculated that no additional land should be allocated for shopping purposes in the Central Area. It is suggested that this policy can be reviewed in the context of the preparation of the Central Area Planning Guidelines. It is further considered that this concentration in the Central Area will enhance the visual appearance of the High Street through new investment and thereby improve the Conservation Area.
- 4.b The provision of additional floorspace in the new residential areas has been calculated on the basis of existing provision in the new Walton residential area. It is considered that both new housing areas should be provided with local shopping facilities in order to serve the new development with shops as accessible as possible. In addition the location of such centres will also serve existing housing areas.
- 4.c No further major shopping development should take place other than that described above as any such development might undermine the economic viability of the existing and proposed shopping centres. The future site requirements of market operations will be examined in the Central Area Planning Guidelines.

- 5.1 IT IS PROPOSED THAT NEW EMPLOYMENT AREAS BE DEVELOPED AT WALTON AND AT WHITEBRIDGE LANE. THE WALTON AREA WILL COVER 65 ACRES, AND THE WHITEBRIDGE LANE AREA WILL BE 28 ACRES.
- 5.2 IT IS PROPOSED THAT VEHICULAR ACCESS TO THE WALTON EMPLOYMENT AREA BE GAINED FROM THE A.34 - A.51 JUNCTION, AND ALSO VIA TILLING DRIVE FROM A NEW A.34 JUNCTION. THE AREA WILL ACCOMMODATE INDUSTRIAL, WAREHOUSING, OFFICES AND ALSO HOTEL DEVELOPMENT IF REQUIRED.
- 5.3 ACCESS TO THE WHITEBRIDGE LANE AREA WILL REQUIRE THE IMPROVEMENT OF WHITEBRIDGE LANE. BOTH INDUSTRIAL AND WAREHOUSING DEVELOPMENT WILL BE ALLOWED IN THIS AREA. THE EXISTING SPORTS GROUND WILL BE RETAINED.
- 5.4 THE USE OF SUITABLE EXISTING PREMISES WITHIN THE BOUNDARY OF THE CENTRAL AREA PLANNING GUIDELINES FOR OFFICE ACCOMMODATION SHALL BE ENCOURAGED.
- 5.5 THE DEVELOPMENT OF THE TWO EMPLOYMENT AREAS SHALL BE IN ACCORDANCE WITH PLANNING GUIDELINES APPROVED BY STAFFORD BOROUGH COUNCIL.
- 5.a The County Structure Plan proposes an employment area at Walton of 100 acres. From an analysis at the local level, it is concluded that the Walton location is acceptable particularly in terms of accessibility, drainage, relationship to housing areas, slope and general outlook. However, through considerations of the good quality of agricultural land in this area, and in order to diversify the journey to work in the Plan Area, it is proposed that 28 acres of the total allocation be located at Whitebridge Lane. It is considered that the development of the Walton employment area should be linked via the existing industrial area and Tilling Drive to the A.34, in addition to a new junction on the A.34 - A.51 roundabout. This link will largely relieve the Walton residential area of industrial traffic presently using Tilling Drive.
- 5.b The development of the Whitebridge Lane area for employment has the additional advantages of being on a relatively flat site and not being injurious to residential areas. The development will require the improvement of Whitebridge Lane itself, from Newcastle Road to the employment area.
- 5.c The existing sports ground at Whitebridge Lane will be retained in order to provide for recreational demand in the future.
- 5.d It is considered that the development of minor office accommodation in the form of upper floor conversions above shopping frontages in the Central Area will produce enhanced visual quality to the High Street through new investment. It is considered that minor offices in the Central Area will not cause problems of access or car parking, although any proposals will be carefully examined. No major redevelopment for offices will be allowed in the Central Area, as major office provision will be better located at the Walton employment area.

TRANSPORTATION 6

- 6.1 THE BOROUGH COUNCIL PROPOSE THAT TOP PRIORITY BE ASSIGNED TO THE STAFFORD ROAD LINK. THE ABBEY STREET LINK SHOULD BE AFFORDED SECOND PRIORITY. IT IS ALSO PROPOSED THAT A REAR SERVICE FACILITY BE IMPLEMENTED TO THE NORTH EAST OF THE HIGH STREET.
- 6.2 IT IS PROPOSED THAT NEW PEDESTRIAN AND CYCLEWAY ROUTES BE PROVIDED IN THE RIVER TRENT WASHLANDS IN ORDER TO LINK WALTON RESIDENTIAL AND EMPLOYMENT AREAS WITH THE CENTRAL AREA AND RESIDENTIAL DEVELOPMENT GENERALLY IN THE LICHFIELD ROAD AREA.
- 6.3 IT IS PROPOSED THAT PROVISION SHALL BE MADE IN THE LAYOUTS OF THE MAJOR NEW HOUSING AND EMPLOYMENT AREAS FOR BUS SERVICE PROVISION.
- 6.4 IT IS PROPOSED THAT THE HIGH STREET BE PARTIALLY PEDESTRIANISED AS EARLY AS POSSIBLE IN THE PLAN PERIOD UPON THE REMOVAL OF THROUGH TRAFFIC. FULL PEDESTRIANISATION WILL BE REALISED WITH THE PROVISION OF REAR SERVICE FACILITIES TO HIGH STREET FRONTAGES.
- 6.a The Borough Council undertake to commence a review of the Local Plan with regard to the transportation proposals for the Central Area upon receipt of a full Transportation Study and proposals from the County Transportation Authority.
- 6.b The Borough Council have analysed past road proposals within the Plan Area, and considered alterations to these. The Borough Council consider that the above priorities should be followed in order to alleviate the transportation problems within the Plan Area within the financial restraints that will operate in the Plan period. Because of these financial restrictions it is not considered feasible to implement the Eastern Relief Road within the Plan period.
- 6.c The County Council have not implemented their analysis of transportation problems in the Central Area at the time of the publication of the District Plan. The results of this analysis will be taken into account in the proposed review of the Plan, referred to in paragraph 6.1.
- 6.d The Walton residential area and the other parts of Stone are separated by the river washlands and the Trent and Mersey Canal. It is suggested that the provision of additional footpath and cycleway routes between these two areas across the washlands would help to integrate the two parts of the town. In addition such routes would link the recreation proposals in the washland area.
- 6.e It is considered that the major new residential areas should be linked with the rest of the town, particularly the Central Area and employment areas by good public transport facilities. It is therefore proposed that new bus services be provided through both the proposed employment and residential areas, and in such a way as to improve the overall services within the town by providing loop systems. This will be investigated with the transport authorities in the preparation of the Planning Guidelines for these areas.

- 6.f There exists within the Central Area in association with shop development, planning permissions involving additional car parking provision. The situation can further be examined in the Central Area Planning Guidelines. However, additional development within the Central Area will be required to provide associated car parking in accordance with the development control standards of the Borough Council.
- 6.g Pedestrianisation of the High Street would remove the problem of pedestrian/vehicular conflict and produce environmental benefits. It is considered that as soon as sufficient traffic capacity has been achieved elsewhere, then all through traffic should be removed from the High Street. Only on the completion of rear service facilities will the removal of all vehicles apart from buses be possible in the High Street.

RECREATION 7

- 7.1 IT IS PROPOSED THAT AN AREA OF 22.6 ACRES BE DEVELOPED IN THE RIVER TRENT WASHLANDS FOR OPEN SPACE RECREATION REQUIREMENTS. THIS IS IN ADDITION TO THE 10 ACRE SITE PROPOSED FOR PLAYING FIELDS AT CROWN MEADOW BY THE STONE TOWN COUNCIL. THESE AREAS WILL BE IMPLEMENTED IN ACCORDANCE WITH THE WASHLANDS RECREATION AREA PLANNING GUIDELINES AND WILL INCLUDE PLAYING FIELDS AND PLAY AREAS.
- 7.2 PLAY AREA PROVISION WILL BE PROVIDED WITHIN THE NEW RESIDENTIAL AREAS AND AT WALTON RESIDENTIAL AREA AND TILLING DRIVE AS FOLLOWS:-

Location	Acres	Hectares
Blackies Lane Housing Area	7.0	2.83
Brassworks Farm Housing Area	2.0	0.82
Walton, Tilling Drive	4.4	1.80
Scattered Housing Areas	2.1	0.85

- 7.3 IT IS PROPOSED THAT AN AREA OF 1.9 ACRES BE DEVELOPED FOR ALLOTMENT PURPOSES ADJACENT TO EXISTING ALLOTMENTS TO THE REAR OF MOUNT ROAD.
- 7.4 THE COUNTY COUNCIL PROPOSE THAT A TRANSIT PICNIC SITE BE DEVELOPED AT TRENT WOOD ON THE A.34.
- 7.5 IT IS PROPOSED THAT SITES FOR TWO ADDITIONAL PUBLIC HOUSES BE LOCATED WITHIN THE NEW RESIDENTIAL AREAS AT BLACKIES LANE AND BRASSWORKS FARM.
- 7.6 THE BOROUGH COUNCIL WILL ASSESS THE FEASIBILITY OF PROVIDING DUAL USE AND JOINT PROVISION RECREATION FACILITIES IN CONJUNCTION WITH THE COUNTY COUNCIL AT THE NEW SCHOOLS TO BE PROVIDED IN THE PLAN AREA.
- 7.a The above proposals for open space are made in the context of an analysis of the existing 1976 deficiency of open space compared with standards based on those of the National Playing Fields Association, and the additional demand for open space calculated from applying these standards to the estimated increase in population. The open space locations have been proposed in the context of the existing shortages in the different parts of the Plan Area.
- 7.b It is proposed that the major area of open space be located in the washlands, because of their central location in the town and because a concentration of playing fields and play areas will allow for the development of ancillary facilities such as changing rooms. The washlands area is not good agricultural land, and its development will allow Walton and the other parts of Stone to be linked together by pedestrian and cycleway routes. The area will also be adjacent to existing recreational facilities and the proposed Community Centre.

- 7.c The provision of play areas in the new residential areas has been calculated from the deficiency of adjacent areas plus the standard requirements for the new housing growth. The detailed provision will be set down in the Planning Guidelines for the new housing areas.
- 7.d In the light of the waiting list for allotments and the demand expressed during public participation and consultation, it is considered that an area should be allocated at Mount Road adjacent to existing allotments.
- 7.e It is suggested that because of financial restrictions, extensive use of the proposed community centre should be encouraged.
- 7.f It is understood that the County Council's proposal for a transit picnic site, which would largely serve passing traffic on the A.34, is currently being considered by the Department of the Environment.
- 7.g In consideration of the population growth of 4,240 people between 1976 and 1991, additional demand will be created for public houses. It is considered that this would best be satisfied by a new public house located within each of the new major housing areas. This proposal will be examined further in the preparation of Planning Guidelines for the housing areas.
- 7.h Schemes for dual use and joint provision at schools may have financial benefits both for the Education Authority and the Borough Council. Consequently the Borough Council will examine any possible schemes in the context of their economic viability and alternatives.

GENERAL POLICIES 8

- 8.1 THROUGHOUT THE PLAN AREA THE BOROUGH COUNCIL WILL APPLY ITS DEVELOPMENT CONTROL POLICIES.
- 8.2 DEVELOPMENT OUTSIDE AREAS ALLOCATED ON THE PROPOSALS MAP AND EXISTING DEVELOPMENT SHALL ONLY BE ALLOWED WHERE IT CONFORMS TO THE DEVELOPMENT CONTROL POLICIES FOR RURAL AREAS OR GREEN BELT.
- 8.3 THE BOROUGH COUNCIL WILL CONTINUE TO SUPPORT AND UPHOLD THE DESIGNATED CONSERVATION AREA IN STONE.
- 8.4 IT IS PROPOSED THAT THE NORTH STAFFORDSHIRE GREEN BELT BE DEFINED WITHIN THE PLAN AREA AS INDICATED IN THE PROPOSALS MAP. THE BOROUGH COUNCIL WILL PURSUE A POLICY WITH REGARD TO THE GREEN BELT WHEREBY DEVELOPMENT, WHETHER NEW CONSTRUCTION OR THE CHANGE OF USE OF AN EXISTING BUILDING, WILL NOT NORMALLY BE ALLOWED UNLESS THE DEVELOPMENT IS CLEARLY NEEDED IN CONNECTION WITH AGRICULTURE, FORESTRY, SPORT, CEMETERIES, INSTITUTIONS AND SCHOOLS STANDING IN LARGE GROUNDS OR OTHER USES APPROPRIATE TO A RURAL AREA.
- 8.5 IT IS PROPOSED THAT NO DEVELOPMENT TAKE PLACE IN THE WHOLE PLAN AREA WHICH IS MORE THAN FOUR STOREYS HIGH.
- 8.6 THE BOROUGH COUNCIL WILL ENCOURAGE THE RETENTION OF EXISTING TREES IN THE PLAN AREA AND REQUIRE LANDSCAPING AS PART OF NEW DEVELOPMENT. FURTHER TREE PRESERVATION ORDERS SHALL BE MADE AS APPROPRIATE.
- 8.7 IT IS PROPOSED THAT THE IMPLEMENTATION OF THE DISTRICT PLAN BE MONITORED, AND THAT THE PLAN BE REVIEWED AS APPROPRIATE.
- 8.a The Borough Council's development control policies shall be applied in the context of the land use definitions identified on the District Diagram. Currently the Borough Council's development control policies are the Department of the Environment Policy Notes, and the standards of the previous Local Planning Authority, as listed in Appendix III. The Borough Council is currently reviewing the development control policies and guidelines for the whole of Stafford Borough. When these are approved they will replace those listed in Appendix III. Additional detailed development control policies will be set down in the Planning Guidelines for the proposed employment areas at Walton and Whitebridge Lane, the proposed residential areas at Blackies Lane and Brassworks Farm, the Washlands Recreation Area, and the Central Area.
- 8.b It is considered that there should be no change to the existing Conservation Area policies. The County Structure Plan proposed a Green Belt for North Staffordshire which affects the Plan Area. The Proposals Map defines this Green Belt, based upon the County Structure Plan, the North Staffordshire Green Belt approved by the former County Council in 1967, and the other policies and proposals of this District Plan.
- 8.c It is considered that no development over four storeys high take place within the Plan Area in order to conserve the characteristic nature of Stone related to the Trent Valley and surrounding land form.

IMPLEMENTATION AND PHASING

- 8.d It is not considered appropriate that formal policies and proposals be set down for implementation in this document. Rather the following statements are set down as guidance to the implementation of the Plan.

Housing

- 8.e Based on previous house building rates, the rate of house building throughout the Plan Area should continue generally at a level of 100 dwellings per year, and this will be reviewed later in the Plan period. In order to provide a choice of house types it is considered that both the Blackies Lane and the Brassworks Farm sites can be developed at the same time. The detailed phasing of each site will be set down in the Planning Guidelines.
- 8.f The two major housing sites at Blackies Lane and Brassworks Farm should be developed in stages, each stage being capable of commencement and completion within a limited period of time. The implementation of the housing areas will be by private developers and the Local Housing Authority. Encouragement will also be given to development by Housing Associations in order to provide a wider range of house types.
- 8.g With regard to the smaller housing sites the highest priority should be given to the Park House site in order that provision can be made for the pedestrian link through this site to the Blackies Lane development.

Community Facilities

- 8.h The community facilities will be implemented by the relevant responsible Authority. Where this Authority is not the Borough Council, the Council consequently does not have control over the implementation of the proposal, but safeguards provision for proposals in the Plan.
- 8.i The relocation of St. Michael's First School onto the Sutherland Road site will be completed by the end of 1977. No firm dates can be provided for other school proposals, but the Borough Council will attempt to ensure that school provision is phased with new housing development.
- 8.j In the present economic climate, the various Authorities responsible for the other community facility proposals cannot give definite dates for implementation. The Borough Council will, however, attempt to ensure co-ordination of the provision of these facilities with other development.

Shopping

- 8.k No phasing need be set down for the development of further shopping facilities in the Central Area. The extension of the retail market in the Central Area will be dependent upon the removal of through traffic from the High Street. The development of shopping facilities in the new major housing areas will be carried out by the housing developers and the Borough Council will attempt to secure that this provision is provided in phase with housing development.

Employment

- 8.l In planning terms, priority will be given to the Walton employment area. The Borough Council will investigate the implementation of these proposals in the context of the Community Land Act, and it is proposed that development take place from both the Tilling Drive approach and the A.34 - A.51 junction approach.

Transportation

- 8.m The Borough Council consider that the following priority order be given to the road scheme proposals:-
1. The Stafford Road Link
 2. The Abbey Street Link
- 8.n All other highway proposals will be implemented in conjunction with associated development by the developers, through agreements under Section 52 of the Town and Country Planning Act 1971, or such other means as may be appropriate, in accordance with the approved County Structure Plan policies and the County Highways Code of Practice for Development Control (June 1974), or any amendment or revision thereof for the time being in force.
- 8.o The Borough Council will investigate the provision of the proposed pedestrian and cycleway routes through the River Trent washland area in the preparation of the Planning Guidelines for this area. Contributions will be sought from developers towards implementation of these routes. The Borough Council will also seek to obtain the implementation of new bus services through the new housing and employment areas in conjunction with the County Council and the bus operators in phase with the development.
- 8.p The Borough Council intend to seek the implementation of the partial pedestrianisation of the High Street as early as possible. The removal of through traffic will allow this partial pedestrianisation, but full pedestrianisation will only be realised when all properties can be served by rear service facilities.

Recreation

- 8.q The development of the washland recreation area will be phased in accordance with Planning Guidelines to be prepared for the area. The Borough Council will investigate the implementation of the open space proposal at Tilling Drive, Walton. Other open space proposals within residential areas shall be the responsibility of the housing developers and will be implemented in conjunction with the housing development. Contributions will be sought from housing developers towards the major public open space being located in the washland recreation area. Investigations will take place into the provision of public houses on the new residential areas with interested developers.
- 8.r The National Coal Board have indicated that it is likely that workable reserves of coal exist within the District Plan boundary and that these may be exploited at some time in the future. They have not, however, pointed to any implications for development or implementation of the proposals embodied in the Plan.

FUTURE PLANS 9

9.1 THE BOROUGH COUNCIL PROPOSE TO PREPARE PLANNING GUIDELINES:

1. THE BLACKIES LANE RESIDENTIAL AREA
2. THE BRASSWORKS FARM RESIDENTIAL AREA
3. THE WALTON EMPLOYMENT AREA
4. THE WHITEBRIDGE LANE AREA
5. THE WASHLANDS RECREATIONAL AREA
6. THE CENTRAL AREA

9.a It is considered that detailed proposals for the major growth areas are not appropriate to a District Plan. It is considered important that the public be given the opportunity of commenting on proposals before these proposals have been developed into a very detailed form. In addition the development will take place over a fifteen year period in which the detailed requirements could vary substantially.

9.b Appendix I indicates the criteria upon which the planning guidelines for the two major residential areas, the two employment areas, the Washlands Recreation Area and the Central Area will be based. Consultation will take place on these planning guidelines.

A P P E N D I X I - C O M M I T T E D H O U S I N G

H O U S I N G S I T E S W I T H V A L I D P L A N N I N G P E R M I S S I O N 1 S T M A Y , 1 9 7 6

The Gullet Site	31
Oulton Road	3
Airdale Road	2
Radford Street (RBLHA)	31
Northesk Street	6
Stafford Road Development	58
Longhope Site	41
Meadow Way	1
Walton Way	1
Eccleshall Road	1
Stafford Road (Stubblings)	16
Walton Grange	82
Mansion House	19
Hawthorn Lodge	34
96 Lichfield Road	6
Newcastle Road	3
Stonefield House and adj.	3
Edward Street	1
Park Lodge and adj.	8
Oulton	1
Meaford	1
<hr/>	
T O T A L	349
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A P P E N D I X I I - C R I T E R I A F O R P L A N N I N G G U I D E L I N E S

PART I - B L A C K I E S L A N E S I T E

- A.1 Development shall take the form of a comprehensive housing layout incorporating community facilities, a local centre and open space. The purpose of the Guidelines will be to set down the form, type and density of development in the context of site and planning criteria.
- A.2 Within the site will be located a First School having an effective area of 3.25 acres, adjacent to the railway line and on a flat site. This will serve not only this development, but the existing area on the north side of Lichfield Road. The local centre will be sited in the vicinity of the First School. Both of these proposed uses will be on the footpath network serving this section of the town. An appraisal will take place of the need for additional land reservations in the local centres for other facilities including churches.
- A.3 Vehicular access shall be from Pingle Lane and Blackies Lane and the site shall be served by one main distributor road suitable for a bus route to serve the site. Smaller housing areas shall be served off this by residential loop roads and culs-de-sac.
- A.4 Pedestrian access into the site shall be provided from Fernhurst Close and from the site at Park House at the time of its development. This will provide a segregated footpath link to the First School and local centre. It will also afford access to the proposed linear open space following the stream course running through the site. The existing footpaths crossing the site shall be incorporated into the new development. Developers of new housing will construct all necessary railway bridges.
- A.5 In more detail the form of development should reflect and exploit the site characteristics, especially that of slope. All existing trees and hedgerows shall be retained and will be supplemented by a comprehensive landscape scheme.
- A.6 The development shall be implemented in accordance with a phasing scheme to be set down in the planning guidelines.

PART II - BRASSWORKS FARM SITE

- A.7 Development shall take the form of a comprehensive housing layout incorporating community facilities and open space. The purpose of the guidelines will be to set down the form, type and density of development in the context of site and planning criteria.
- A.8 It is proposed that the Middle School to serve the south eastern sector of Stone shall be located in this residential area. It will have road frontages to both Lichfield Road and the main residential distributor road to allow for ease of access from within and outside this housing area. The site is some 10 acres.
- A.9 In terms of a local centre, provision will be made to allow for an expansion of existing facilities at Little Stoke. This will be adjacent to the Middle School and on the main footpath network. The need for other facilities, such as churches will be examined in finalising the design and layout of the local centre.
- A.10 Vehicular access shall be from two points on Lichfield Road, the site being served by the main distributor loop road suitable to accommodate a bus route to serve the site. Smaller housing areas shall be served by residential loop roads and culs-de-sac.
- A.11 Pedestrian access shall be gained in the vicinity of the Middle School and local centre. In addition, provision shall be made for pedestrian links to the washlands area using Brassworks Bridge. Existing footpaths shall be incorporated in the layout.
- A.12 The form of development will not be constrained by topographical features, but views out across the washlands should be exploited. Care will be required in terms of the visual impact of the development from the washlands. All existing trees and hedgerows shall be retained, and will be supplemented by a comprehensive landscape scheme.
- A.13 The development shall be implemented in accordance with a phasing scheme to be set down in the planning guidelines.

PART III - WALTON EMPLOYMENT AREA

- A.14 Development shall take the form of a comprehensive layout. The purpose of the guidelines will be to set down the form of development and its type and density, in the context of site and planning criteria.
- A.15 Vehicular access to the site shall be gained from the A.34/A.51 Aston roundabout. Provision shall also be made for a vehicular link to the existing employment sites at Beacon Rise and Tilling Drive, and an additional access to the A.34 will be provided from Tilling Drive. The road system through the area shall make provision for a bus route.
- A.16 The guidelines will lay down criteria for design and landscaping. All existing trees and hedgerows will be retained where possible, and will be supplemented by a comprehensive landscape scheme. A tree screen shall be incorporated along the south eastern boundary of the site.
- A.17 Implementation and phasing of the development will be examined in more detail in the planning guidelines and in the context of the Community Land Act.
- A.18 The guidelines will set down detailed proposals for separating residential and industrial traffic in the Walton area, and also the location of different types of development.

PART IV - WHITEBRIDGE LANE EMPLOYMENT AREA

- A.19 Development shall take the form of a comprehensive layout. The purpose of the guidelines will be to set down the form of development and its type and density in the context of the site and planning criteria.
- A.20 Vehicular access to the site shall be gained from Newcastle Road and will involve improvement of Whitebridge Lane and the canal bridge.
- A.21 The guidelines will lay down criteria for design and landscaping. All existing trees and hedgerows will be retained where possible, and will be supplemented by a comprehensive landscape scheme. Due regard will be paid in the landscape scheme to the visual impact of the development on the surrounding area.
- A.22 Implementation and phasing of the development will be examined in more detail in the planning guidelines and in the context of the existing industrial uses on the site.

PART V - WASHLANDS RECREATION AREA

- A.23 The purpose of these guidelines will be to determine the type of playing fields and recreation facilities to be provided, to design a layout for the facilities, to lay down a phasing for their implementation, and to integrate the gradual development of the area with its present agricultural use.
- A.24 The type of playing fields and facilities to be provided will be dependent upon local demand. Guidance is given in Sections 9 and 19 of the Report of Survey.
- A.25 The layout of the area will take account of the existing site features. It is considered that the tipped area adjacent to Westbridge Park could be utilised for an adventure playground, whereas the flatter areas would be suitable to playing field development. Vehicular access should be gained from the existing access to Westbridge Park. Consideration will be given to a pedestrian canal bridge to link with the proposed community centre off Abbey Street. The layout will also determine the routes for pedestrian and cycleway links across the washland area, and landscaping requirements.
- A.26 The development will be phased according to the demand for the facilities, the finance available to the Borough Council in the context of its other recreational commitments, and land acquisition.
- A.27 Liaison will take place with the agricultural interests in the area in order that the transition from agriculture to recreation is as smooth as possible.

PART VI - THE CENTRAL AREA

- A.28 The purpose of the guidelines will be to examine in more detail the changes proposed for the Central Area in the Written Statement, in addition to resolving any issues which may arise from a more detailed study of the Central Area.
- A.29 The changes proposed in the Written Statement are:
- the pedestrianisation of the High Street
 - the Abbey Street Link
 - policies with regard to shopping
 - the location of new community facilities
 - office location policies
- A.30 The guidelines will be concerned with the interrelationship between the above proposals and their implementation in the context of the Conservation Area and development control policies.
- A.31 The guidelines will take account of any revised road proposals for the Central Area resulting from a review of the Plan, taking into account revised road proposals based on the transportation study for Stone being carried out by the County Council.

A P P E N D I X I I I - C U R R E N T D E V E L O P M E N T C O N T R O L P O L I C I E S

A. D E P A R T M E N T O F T H E E N V I R O N M E N T D E V E L O P M E N T C O N T R O L P O L I C Y N O T E S

1. G e n e r a l P r i n c i p l e s
2. D e v e l o p m e n t i n R e s i d e n t i a l A r e a s
3. I n d u s t r i a l a n d C o m m e r c i a l D e v e l o p m e n t
4. D e v e l o p m e n t i n R u r a l A r e a s
5. D e v e l o p m e n t i n T o w n C e n t r e s
6. R o a d S a f e t y a n d T r a f f i c R e q u i r e m e n t s
7. P r e s e r v a t i o n o f H i s t o r i c B u i l d i n g s a n d A r e a s
8. C a r a v a n S i t e s
9. P e t r o l F i l l i n g S t a t i o n s a n d M o t e l s
10. D e s i g n
11. A m u s e m e n t C e n t r e s
12. H o t e l s
13. O u t o f T o w n S h o p s a n d S h o p p i n g C e n t r e s
14. W a r e h o u s e s - W h o l e s a l e , C a s h a n d C a r r y , e t c .

B. D E V E L O P M E N T C O N T R O L P O L I C Y D O C U M E N T S A N D D E S I G N G U I D E S
O F T H E P R E V I O U S L O C A L P L A N N I N G A U T H O R I T Y

1. H o u s i n g
 - (i) H o u s i n g L a y o u t
 - (ii) C o m m u n i t y R e q u i r e m e n t s i n H o u s i n g L a y o u t s
 - (iii) I n c i d e n t a l O p e n S p a c e s i n H o u s i n g L a y o u t s
 - (iv) S p a c e a b o u t D w e l l i n g s
 - (v) T r e e P r e s e r v a t i o n a n d P l a n t i n g i n H o u s i n g L a y o u t s
 - (vi) I s o l a t e d D w e l l i n g s i n t h e C o u n t r y s i d e
 - (vii) H o u s i n g
2. P o l l u t i o n
 - (i) N o i s e
3. E l e c t r i c i t y S u p p l i e s
 - (i) D e v e l o p m e n t f o r E l e c t r i c i t y S u p p l y

STONE AREA DISTRICT PLAN DISTRICT DIAGRAM



- PLAN AREA BOUNDARY
- ▨ HOUSING
- ▩ EMPLOYMENT
- ▧ OPEN SPACE
- ⊔ CA CENTRAL AREA
- * LOCAL CENTRE
- ▲ FIRST SCHOOL
- ▼ MIDDLE SCHOOL
- ◆ HIGH SCHOOL
- ⊔ C COMMUNITY FACILITIES
- ⊔ * WATER RECLAMATION WORKS
- VILLAGE SETTLEMENTS
- ROADS
- M.6.
- ⋯ RAILWAYS
- CANAL
- ▨ GREEN BELT

NOV. 1979

100 0 100 500 1000 Metres
500 0 500 1000 2000 3000 Feet

STAFFORD BOROUGH COUNCIL