BARLASTON

The Inglewood Investment Company Limited

Barlaston is situated approximately 6 miles south of Stoke City centre and 11 miles north of Stafford.

Barlaston is a desirable and attractive place to live and average house prices confirm this.

Barlaston is one the larger settlements in the north of the Borough ranked by the Council in terms of range of facilities and services, alongside Eccleshall, Gnosall and Great Haywood.

However unlike the other Group 1 Settlements it did not experience housing expansion as the other settlements did following their definition as Key Service Villages in the Plan

There is of course one simple reason for this as Barlaston is Inset in the approved Green Belt established in this part of Staffordshire in 2001.

I fully acknowledge that the Council has made provision for limited housing growth within the new settlement boundary at The Limes and Estoril off Station Road. However nether site has yet received planning consent and The Limes is heavily wooded that Estoril contains Esperanto House which was sold long leasehold in 2002 and benefits from rights of access and parking across part of the site. I understand that both sites are jointly owned by City of Stoke Council and Staffordshire County Council.

However my Client objections to the Plan are not to secure housing allocations but to persuade you Sir to define safeguarded land on the norther edge of the village on land off Old Road and to the rear of Brookhouse Drive.

Safeguarded land as you are aware is land that is removed from the Green Belt for longer term development, beyond the plan period.

Why should you define safeguarded land at Barlaston? The reasons are simple.

The redevelopment of Meaford Power Station is taking place 10 minutes south of Barlaston off the A34. This site is a key aspect of the County Council's industrial regeneration policy and it is planned that the site will become a major source of new employment in the future. Also to the north of the site in July 2015 The World of Wedgewood centre open its doors to the public. This involves the comprehensive redevelopment of the Wedgewood pottery visitor centre to showcase the company's products and to underpin the company's commitment to UK manufacturing, and supports the future growth plans of the company. This facility expects to have a footfall of 175,000 plus visitors a year. This site is 5 minutes' drive north from Barlaston on the edge of Stoke off Old Road.

Both these proposals are creating pressures now (traffic related through the closure of Meaford Road to the south of the village) and will definitely create interest in Barlaston in the future, through the provision of local jobs. It is in my view appropriate therefore to future proof the Plan now by safeguarding the 3.9 ha site and removing it from the Green Belt to meet longer tern housing needs.

Stafford
BOROUGH COUNCIL

Barlaston Settlement Boundary

Not to scale

Date: Oct 2015

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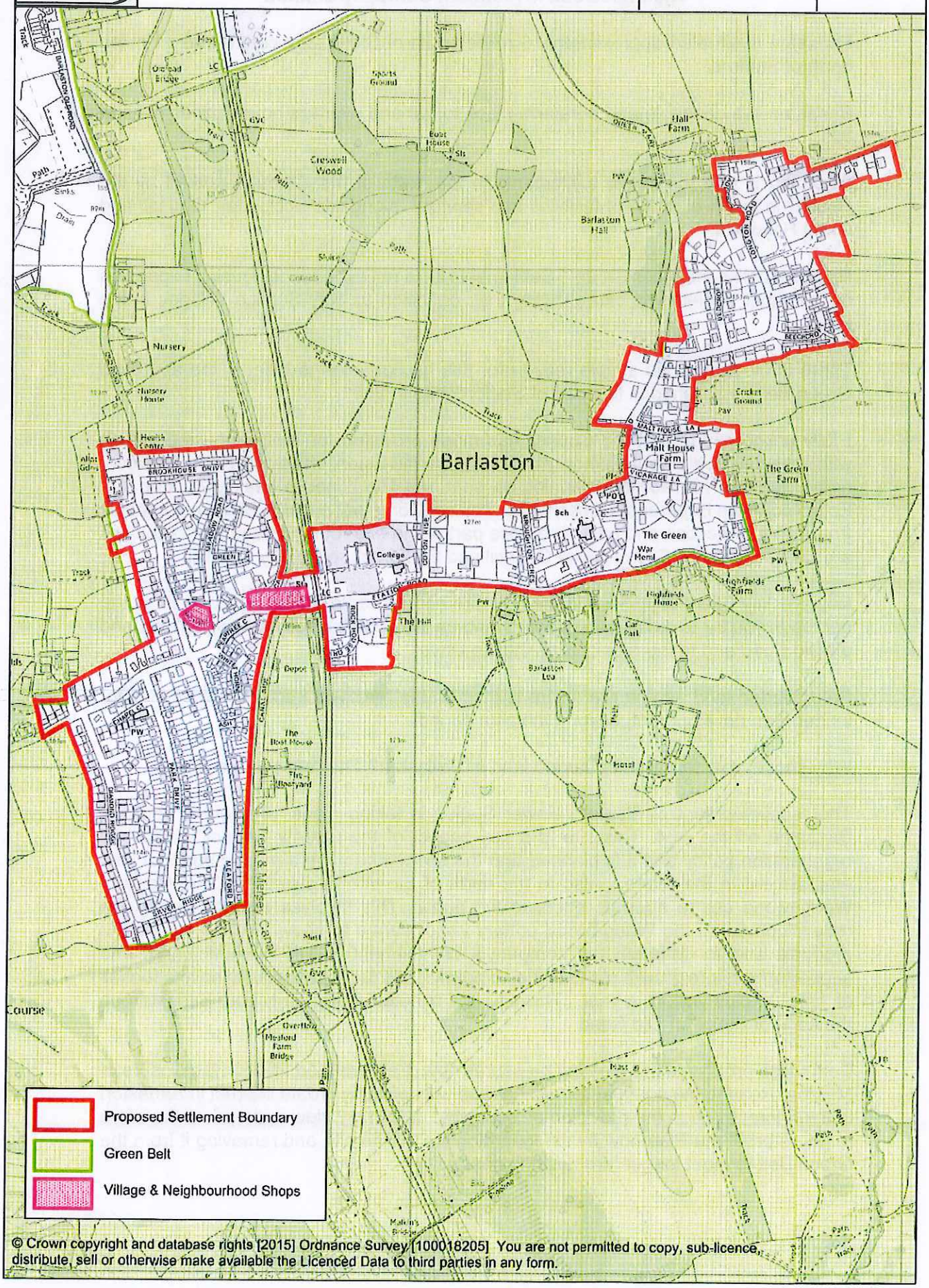

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Barlaston

SCALE:	DATE:
1:5000	20th September 2006

MAP FILE REFERENCE:

Barlaston 1.mpd