# Stafford Borough Local Plan 2020-2040: Preferred Options Consultation Form

## How we will use your details

All representations received to the Stafford Borough Local Plan 2020-2040 Preferred Options consultation document will be included in a schedule and made publicly available once the consultation has closed.

We will consider all representations received, using them to inform the next stage of the process for the Stafford Borough Local Plan 2020-2040.

Comments cannot be treated as confidential. Your personal information, such as your postal and email address will not be published and signatures will be redacted, but your name and organisation will be made available. Comments will be made public and, because they are used to inform the development of policy, will not be able to be withdrawn once they have been processed and published. In addition, we will use your personal information to send you information on the Local Plan and associated planning policy matters.

Except where the law obliges or allows us, we will not further share your data with any external bodies or persons or with other departments within the Council.

We believe you should always know what data we collect from you and how we use it, and that you should have meaningful control over both. As part of our ongoing commitment to transparency, and in relation to current data protection legislation, we have updated our Privacy Policy.

We are the data controller and you can find information about how we handle your personal data by visiting [www.staffordbc.gov.uk/local-plan-consultation-representations-how-we-use-your-personal-information](http://www.staffordbc.gov.uk/local-plan-consultation-representations-how-we-use-your-personal-information) and if you have any queries or would like to unsubscribe from receiving information then please contact [strategicplanningconsultations@staffordbc.gov.uk](mailto:strategicplanningconsultations@staffordbc.gov.uk).

By completing this consultation form you are agreeing to the use of your personal information in the way set out above.

## Local Plan 2020-2040: Summary

The Local Plan sets out where new development can take place in the future across Stafford Borough and contains policies that the Council uses to decide planning applications. The new Local Plan will cover the years 2020 to 2040.

We are currently at the Preferred Options stage in the plan making process, with the Local Plan 2020-2040 due to be adopted in October 2024.

The Preferred Options is a full draft of the local plan. It includes draft policies, and sets out proposed sites where new homes, jobs and other facilities could be located.

The Preferred Options is subject to consultation, and we want to hear your views. The consultation will run from Monday 24 October 2022 until 12 noon on Monday 12 December 2022.

## Contact Details

**Full name (required):**

**Email (required):**

**Tick the box that is relevant to you (required):**

* Statutory Bodies and Stakeholders
* Agents and Developers
* Residents and General Public
* Prefer not to say

**Organisation or Company Name (if applicable):**

**Tick the box that is relevant to you:**

(*This is a non-mandatory question but helps us understand the demographic of our respondents.)*

* + Under 18
  + 18-24
  + 25-34
  + 35-44
  + 45-54
  + 55-64
  + 65+
  + Prefer not to say / not applicable

**Do you want to be added to our Local Plan consultation database to be notified about future local plan updates?**

* + Yes
  + No

## Contents

The Local Plan Preferred Options includes the topics listed below.

Each topic has a series of standard questions in order for you to provide a response. You do not have to respond to each of the topics or answer all of the questions. The page numbers below relate to the page the topic starts in this consultation form.

* **Vision and Objectives** - page 5
* **Development Strategy and Climate Change Response** - page 6
* **Meecebrook Garden Community** - page 9
* **Site Allocation Policies** - page 10
* **Economy Policies** - page 14
* **Housing Policies** - page 16
* **Design and Infrastructure Policies** - page 18
* **Environment Policies** - page 19
* **Connections** - page 20
* **Evidence Base** - page 21
* **General Comments** - page 22

All of the local plan documents and the Local Plan 2020-2040: Preferred Options document are available here: <https://www.staffordbc.gov.uk/local-plan>

## Vision and Objectives

**Q1. There are eight objectives for the local plan to achieve the vision of:**

**"A prosperous and attractive borough with strong communities."**

**Of the following objectives which 3 are the most important to you?**

Please make your choice from the list of objectives below. (Maximum of 3 to be selected)

Local Plan Preferred Options document reference: Page 12

* + Contribute to Stafford Borough being net zero carbon by ensuring that development mitigates and adapts to climate change and is future proof.
  + To develop a high value, high skill, innovative and sustainable economy.
  + To strengthen our town centres through a quality environment and flexible mix of uses.
  + To deliver sustainable economic and housing growth to provide income and jobs.
  + To deliver infrastructure led growth supported by accessible services and facilities.
  + To provide an attractive place to live and work and support strong communities that promote health and wellbeing.
  + To increase and enhance green and blue infrastructure in the borough and to enable greater access to it while improving the natural environment and biodiversity.
  + To secure high-quality design.

## Development Strategy and Climate Change Response

**Q2. The development strategy and climate change response chapter includes the policies below.**

Do you agree with each of the policies in this chapter?

Select Yes or No for each of the policies and then use the box below each policy to add additional comments.

Ensure any comments relate to the policy comment box you are completing.

Local Plan Preferred Options document reference: Pages 19 to 40

**Policy 1. Development strategy (which includes the total number of houses and amount of employment land to be allocated and the Stafford and Stone settlement strategies)**

Yes / No

**Policy 1 Comments:**

**Policy 2. Settlement Hierarchy (Tier 1: Stafford, Tier 2: Stone, Tier 3: Meecebrook, Tier 4: Larger settlements, Tier 5: Smaller settlements)**

Yes / No

**Policy 2 Comments:**

**Policy 3. Development in the open countryside - general principles**

Yes / No

**Policy 3 Comments:**

**Policy 4. Climate change development requirements**

Yes / No

**Policy 4 Comments:**

**Policy 5. Green Belt**

Yes / No

**Policy 5 Comments**

**Policy 6. Neighbourhood plans**

Yes / No

**Policy 6 Comments:**

## Meecebrook Garden Community

**Q3. The local plan proposes a new garden community called Meecebrook close to Cold Meece and Yarnfield. This new community is proposed to deliver housing, employment allocations, community facilities, including new schools, sport provision and health care facilities, retail and transport provision, which includes a new railway station on the West Coast Main Line, and high quality transport routes.**

**Do you agree with the proposed new garden community?**

Yes / No

Explain your reasoning and add any evidence to justify your response.

Ensure any comments relate to the policy comment box you are completing.

Local Plan Preferred Options document reference: Pages 41 to 45

**Comments:**

## Site Allocation Policies

**Q4. The Stafford Borough Local Plan 2020 - 2040 proposes allocations for both housing and employment to meet the established identified need.**

**The site allocation policies chapter includes the policies below for housing and employment allocations.**

**Do you agree with the proposed allocations?**

Select Yes or No for each of the following policies and then use the box below each policy to add additional comments.

Explain your reasoning and add any evidence to justify your response. Please provide details of alternative locations for housing and employment growth if you consider this is appropriate.

Ensure any comments relate to the policy comment box you are completing.

If you do want to submit a new site for consideration through the local plan process, we are still accepting sites through the Call for Site process, details are available here: <https://www.staffordbc.gov.uk/call-sites-including-brownfield-land-consultation>

Local Plan Preferred Options document reference: Pages 47 to 56 and appendix 2.

**Policy 9. North of Stafford**

Yes / No

**Policy 9 Comments:**

**Policy 10. West of Stafford**

Yes / No

**Policy 10 Comments:**

**Policy 11. Stafford Station Gateway**

Yes / No

**Policy 11 Comments:**

**Policy 12. Other housing and employment land allocations.**

(*In your response, please specify which particular site you are referring to, if relevant*.)

Yes / No

**Policy 12 Comments:**

**Q5. The Stafford Borough Local Plan 2020 - 2040 proposes to allocate land for Local Green Space and Countryside Enhancement Areas throughout the borough.**

**The policies which relate to these proposals are listed below.**

**Do you agree with the proposed allocations?**

Select yes or no for each of the policies and then use the box below each policy to add additional comments.

Explain your reasoning and add any evidence to justify your response.

Ensure any comments relate to the policy comment box you are completing.

Local Plan Preferred Options document reference: Pages 56 to 59 and appendix 2.

**Policy 13. Local Green Space**

*(In your response, please specify which particular site you are referring to, if relevant)*

Yes / No

**Policy 13 Comments:**

**Policy 14. Penk and Sow Countryside Enhancement Area (Stafford Town)**

Yes / No

**Policy 14 Comments:**

**Policy 15. Stone Countryside Enhancement Area**

Yes / No

**Policy 15 Comments:**

## Economy Policies

**The Economy Policies chapter contains policies that seek to protect employment land and support economic growth within the Borough.**

**Q6. The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses.**

**The relevant policies are: 16, 17 and 18.**

**Do you agree with these policies?**

Yes / No

Select Yes or No and then use the box to add additional comments. If referring to a specific policy, please include the policy number.

Explain your reasoning and add any evidence to justify your response.

Ensure any comments relate to the policy comment box you are completing.

Local Plan Preferred Options document reference: pages 61 to 65

**Comments:**

**Q7. The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals.**

**The relevant policies are: 19, 20, 21 and 22.**

**Do you agree with these policies?**

Yes / No

Select Yes or No and then use the box below to add additional comments. If referring to a specific policy, please include the policy number.

Explain your reasoning and add any evidence to justify your response.

Ensure any comments relate to the policy comment box you are completing.

Local Plan Preferred Options document reference: pages 65 to 71

**Comments:**

## Housing Policies

**The Housing Policies chapter contains policies that seek to provide for identified need across the borough and support houseowners.**

**Q8. The local plan proposed a policy (Policy 23) on affordable housing.**

**Do you agree with this policy?**

Yes / No

Select yes or no and then use the box below to add additional comments.

Explain your reasoning and add any evidence to justify your response.

Ensure any comments relate to the policy comment box you are completing.

Local Plan Preferred Options document reference: pages 74 to 76

**Comments:**

**Q9. The local plan proposes a policy (Policy 30) to help meet identified local need for pitches for Gypsies and Travellers. There are 2 new proposed sites; one near Hopton and the other near Weston.**

**Do you agree with this policy?**

Yes / No

Select yes or no and then use the box below to add additional comments. In your response, please specify which particular site you are referring to, if relevant.

Explain your reasoning and add any evidence to justify your response.

Ensure any comments relate to the policy comment box you are completing.

Local Plan Preferred Options document reference: pages 84 to 86

**Comments:**

**Q10. The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension of dwellings, residential subdivision and conversion, housing mix and density, residential amenity and extension to the curtilage of a dwelling.**

**The relevant policies are: 24, 26, 27, 28, 29, 21, 31, 32 and 33.**

**Do you agree with these policies?**

**Yes / No**

Select yes or no and then use the box below to add additional comments. If referring to a specific policy, please include the policy number.

Explain your reasoning and add any evidence to justify your response.

Ensure any comments relate to the policy comment box you are completing.

Local Plan Preferred Options document reference: pages 73 to 89

**Comments:**

## Design and Infrastructure Policies

**Q11. The design and infrastructure chapter contains policies on urban design general principles, architectural and landscape design, infrastructure to support new development, electronic communications, protecting community facilities and renewable and low carbon energy.**

**The relevant policies are: 34, 25, 36, 37, 38, 39 and 40.**

**Do you agree with these policies?**

Yes / No

Select yes or no and then use the box below to add additional comments. If referring to a specific policy, please include the policy number.

Explain your reasoning and add any evidence to justify your response.

Ensure any comments relate to the policy comment box you are completing.

Local Plan Preferred Options document reference: Pages 91 to 99.

**Comments:**

## Environment Policies

**Q12. The environment policies chapter contains policies on the historic environment, flood risk, sustainable drainage, landscapes, Cannock Chase Area of Outstanding Natural Beauty (AONB), Green and blue infrastructure network, biodiversity, Special Areas of Conservation (SAC), Trees, Pollution and Air Quality.**

**The relevant policies are: 31, 42, 43, 44, 45, 46, 47, 48, 49, 50 and 51.**

**Do you agree with these policies?**

Yes / No

Select yes or no and then use the box below to add additional comments. If referring to a specific policy, please include the policy number.

Explain your reasoning and add any evidence to justify your response.

Ensure any comments relate to the policy comment box you are completing.

Local Plan Preferred Options document reference: Pages 101 to 119.

**Comments:**

## Connections

**Q13. The connections policies chapter contains policies on transport and parking standards.**

**The relevant policies are: 52 and 53**

**Do you agree with these policies?**

Yes / No

Select yes or no and then use the box below to add additional comments. If referring to a specific policy, please include the policy number.

Explain your reasoning and add any evidence to justify your response.

Ensure any comments relate to the policy comment box you are completing.

Local Plan Preferred Options document reference: Pages 121 to 124.

**Comments:**

## Evidence Base

**To support the Local Plan 2020-2040 an evidence base has been produced.**

**The evidence base is available to view on our website here:** [**www.staffordbc.gov.uk/new-lp-2020-2040-evidence-base**](http://www.staffordbc.gov.uk/new-lp-2020-2040-evidence-base)

**Q14. Have we considered all relevant studies and reports as part of our local plan?**

**Yes / No**

Select yes or no and then use the box below to add additional comments.

Explain your reasoning and add any evidence to justify your response.

Ensure any comments relate to the policy comment box you are completing.

**Comments:**

**Q15. Do you think there is any further evidence required?**

**Yes / No**

Select yes or no and then use the box below to add additional comments.

If you think additional evidence is needed, please state what you think should be added and explain your reasoning.

Ensure any comments relate to the policy comment box you are completing.

**Comments:**

## General Comments

If you have any further comments to make on the Local Plan Preferred Options document and evidence base, please use the box below.

If you need further space to add comments, please add pages to the end of the consultation form and reference which question you are answering.

**Thank you for taking the time to complete this consultation form.**

Completed forms can be submitted by email to: [strategicplanningconsultations@staffordbc.gov.uk](mailto:strategicplanningconsultations@staffordbc.gov.uk)

Or returned via post to: Strategic Planning and Placemaking, Stafford Borough Council, Civic Centre, Riverside, Stafford, ST16 3AQ

The consultation closes at 12 noon on Monday 12 December 2022, comments received after this date may not be considered.