

# STONE

## NEIGHBOURHOOD PLAN

2019 - 2031



**Stone**  
Town Council

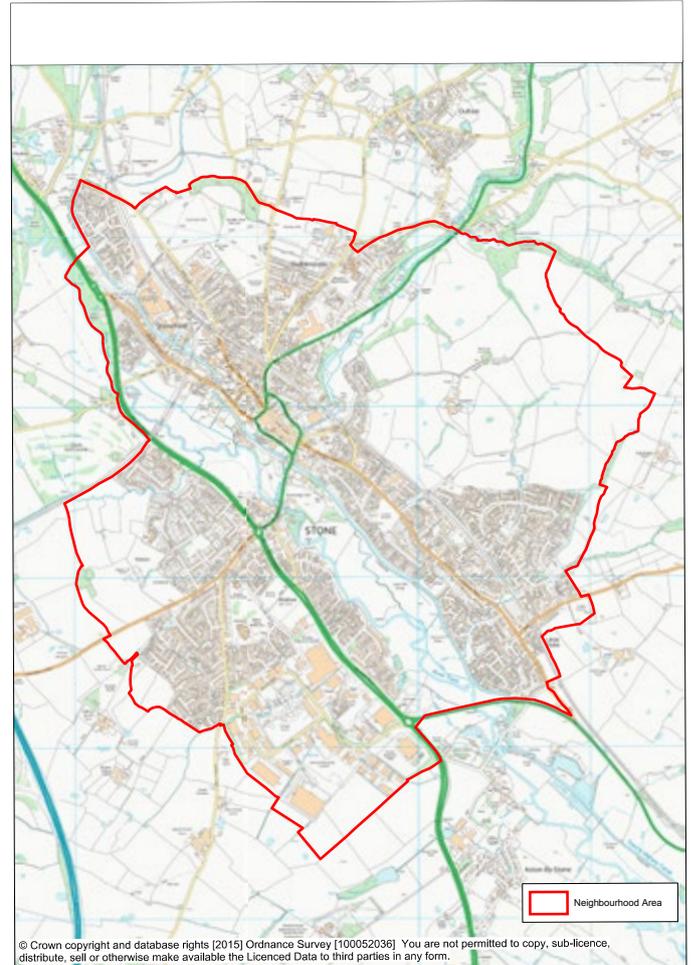
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# 1. Background to the Neighbourhood Plan:

- 1.1 This Neighbourhood Plan sets out the direction for Stone until 2031. It has been brought forward under the Government's Localism Act 2011, enabling local communities in England to take the lead in planning how their own neighbourhoods will develop. Stone Town Council has produced this Neighbourhood Plan in order to shape the future development of Stone. Although the Government's intention is for local people to influence what goes on in their neighbourhood area, the Localism Act 2011 does also set out important legal requirements. In accordance with such legislation, the Neighbourhood Plan must meet the basic conditions:
- Have regard to national policies and advice contained in guidance issued by the Secretary of State, namely the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG).
  - Contribute to the achievement of sustainable development;
  - Be compatible with European Union (EU) and European Convention on Human Rights (ECHR) obligations; and
  - Be in general conformity with the strategic policies of the development plan for the area, which in this case is the Plan for Stafford Borough (PfSB) Part 1 adopted in June 2014 and Part 2 adopted in January 2017.
  - Not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017 (d).
- 1.2 In relation to the latter, the Stone Neighbourhood Plan must be in general conformity with the strategic policies in the adopted plan for Stafford Borough Part 1 and Part 2 which have:
- i) Allocated land for a minimum of 1000 new homes to be delivered over the next 15 years;
  - ii) Allocated land for 18 hectares of new employment land and
  - iii) Identified a settlement boundary for Stone.
- 1.3 Within these constraints, the Neighbourhood Plan still gives the opportunity for local people to have control over the future of their town, by actively planning where other development should go and what benefit it would bring to the town. Furthermore it can designate local green space to safeguard, improve and increase the local environmental and recreational resources of the town.
- 1.4 Provided the content is suitably identified, the Plan can also incorporate other wider policies that go beyond land use considerations and demonstrate support for wider strategic improvements.



## 2. The Neighbourhood Area:

- 2.1 The neighbourhood area is the area covered by the Neighbourhood Plan. The Stone Neighbourhood Area, which is the same as the area defined by the Stone Parish boundary, was designated by Stafford Borough Council on the 8th December 2015. The Borough Council's decision empowered Stone Town Council to produce a Neighbourhood Plan for the Parish of Stone. The Stone Neighbourhood Area is shown above.

## 3. Local Plan:

3.1 One of the core principles of the NPPF states, 'planning should be genuinely plan led'. The current Local Plan is the Plan for Stafford Borough, (PFSB), Part 1 and Part 2 adopted on the 19th June 2014 and 31st January 2017 respectively, and covers the plan period 2011-2031. Within that plan it identifies Stone as the second in the settlement hierarchy within Stafford Borough. Census figures from 1991 to 2011 evidence a 33% growth in the town's population rising to 16,365, with further growth continuing since then. This can be compared to a 24% growth at Stafford, at the top of the settlement hierarchy, over the same period. The PFSB has sought to redress this growth imbalance by

allocating the greater proportion of housing development within the plan period to Stafford (7,000 new homes). Stone has been allocated a minimum of 1,000 new homes but, possibly due to the popularity of Stone, planning consents have already exceeded the allocation thus potentially skewing the intent of the Local Plan.

3.2 The Neighbourhood Plan has a role to play in ensuring that Stone plans for the proposed growth ensuring that any future development meets the needs and aspirations of the community.

## 4. Consultation:

4.1 Consultation is vital to the Neighbourhood Planning process as this is the mechanism through which the wishes of the community are incorporated into the Plan.

4.2 It is important to emphasise that the Stone Neighbourhood Plan actually belongs to the people of Stone. The vision and policies within it are based on listening carefully to the wishes of local people and businesses expressed via various methods:

4.3 For those unable to attend the community consultation events, in November 2015, the Neighbourhood Plan Steering Group undertook an extensive questionnaire survey as part of the evidence gathering process, and distributed this to households and businesses within the Parish. The survey was also published in the Stone Gazette, a widely read local magazine, with a response slip to return to the Town Council. Information regarding the Public Consultation was also available on the Town Council website, a 'Little Bit of Stone' website, and advertised in the local press.

4.4 The survey provided essential and comprehensive feedback to the Steering Group on people's general opinions about the area, what they like, what they don't like, and what changes they would wish to see.

4.5 As a direct result of some of the consultation evidence, the group organised further community engagement focussing on exploring Stone Town Centre with a 'Town Tour' event on Saturday 12th March 2016. This provided the opportunity to look more closely at some of the issues raised during earlier engagement events.

4.6 As evidenced by the Consultation Statement that accompanies this Plan, local residents overwhelmingly value Stone as a pleasant place to live and expressed great concern for how Stone should develop in the future.



## 5. Key Outcomes and Issues:

5.1 Stone has many positive features that make it an attractive place in which to live. Local people generally have a high regard for Stone and appreciate its many assets: most notably the green open spaces in and around the town; its shopping and other facilities; the ambience of Stone as a historic market town; its thriving community spirit, and the wide range of leisure and recreational activities available to residents. Stone has good transport links to nearby towns and cities, local job opportunities, good schools, and access to the canal and river meadows, which are close to the heart of the town.

5.2 These assets have resulted in Stone being a desirable place to live, and therefore as the second largest settlement in Stafford Borough, it has become a focus for new housing development and, to a lesser extent, employment development. In recent years, the town has seen significant housing growth, which is set to continue in the site allocations made by the latest Stafford Borough Local Plan. During the initial consultation events on the Neighbourhood Plan, a number of local people expressed a desire to limit housing growth in Stone, because of the adverse impact this would further have on local infrastructure and on local green space. A number of people emphasised the importance of protecting and enhancing existing areas of open green space, which are important to the local community.

5.3 The Plan for Stafford Borough contains site allocations for Stone which will see the addition of a further 500 new homes in addition to those which already have planning permission. This is a strategic housing allocation, which the Neighbourhood Plan cannot alter. Given this strategic commitment to significant new development over the plan period, it will be important

to ensure that homes are built and designed to the best possible standard and complement and enhance the local built environment.

5.4 Alongside the expansion of the town, the other issue which was of great concern to many people during the initial consultations was the town centre and the High Street. The overwhelming view expressed was that the town centre is in decline, which is demonstrated by the number of charity shops and vacant shops, a reduction in the range and quality of shops available, and the loss of local independent shops. Furthermore emphasis was focused on the town centre environment which is not maintained to a high enough standard, whilst some key historic buildings are underused and in need of refurbishment.

5.5 Many people were concerned about the amount of traffic, which passes through the town, causing congestion at peak periods and difficulties for pedestrians, thus serving to isolate the historic core from the residential areas around it. A number of people also mentioned a shortage of convenient, free or reasonably priced car parking.

5.6 The other main concern expressed was overstretched local community services and facilities, which many people attributed to the increased population. In particular, medical facilities were considered to be inadequate to meet current demand and in need of upgrading. Leisure facilities for children, young people and teenagers were regarded to be inadequate and in need of improvement.



# 6. Stone – The Place

6.1 In order to produce a robust Neighbourhood Plan it is necessary to have a good understanding of both the neighbourhood area and the local community's views about what should be done to improve and protect it. This section of the Plan provides a brief history of Stone, its growth in the 20th century, and an assessment of its character.

## 7. Location:

7.1 Stone is an old market town in Staffordshire which serves a significant rural hinterland. Situated about 7 miles (11 km) north of Stafford, and around 7 miles (11 km) south of the city of Stoke-on-Trent, it is the second town in the Borough's settlement hierarchy after Stafford itself. Although in mid-Staffordshire, from a national perspective it is considered as being in the North Midlands and is located almost midway between Birmingham and Manchester.

7.2 The Parish consists of two distinct areas bisected by the A34, a dual carriageway and major trunk route, and the River Trent which lies slightly east of but parallel to the road. To the west of the river is Walton, a predominantly residential area with housing development occurring in the main over the last 50 to 60 years. The town's main Business Park is also located here to the west.

7.3 To the east lies the town centre and the older pre-Victorian and Victorian residential areas. This said, there has also been new development in the 1980's and 1990's south and east of the town centre including the building of the large Aston Lodge estate and the area around Brassworks Farm, along with infill along the Lichfield Rd.

8.3 The immediate area of Stone comprises a small inlier of Keuper sandstone. These beds dip gently to the south where they are quickly buried beneath a thickening cover of red clays, which make up the Keuper marl. To the north, the inlier is abruptly truncated by an east-west fault, resulting in the sandstones making a low escarpment, which defines the northern edge of the Common Plot. In terms of topography, within the parish the land to the east of the Trent rises from a level of 88m AOD by the river itself to 160m AOD, the highest point, just above Stone Park Farm. Land to the west of the river has a gentler incline rising to approximately 115m AOD within the parish boundary.

8.4 Stone is on the border of two National Character Areas (NCA) defined by Natural England, namely NCA 68 The Needwood and South Derbyshire Claylands to the east of the River Trent, and NCA 61 Shropshire, Cheshire and Staffordshire Plains to the west of the river. Although the Parish of Stone is predominantly urban in character and referred to as a market town in the above document it does have rural areas within the boundary. These fall into three Landscape Character Types:

1) NCA68: Settled farmlands: These are to the north/east and east of the town centre encompassing the area around Stone Park Farm behind Aston Lodge estate and the lower section of the Moddershall Valley. This is a landscape of strongly rounded or sloping landform with steeper slopes associated with narrow wooded stream valleys. Non-calcareous brown soils overlay Triassic mudstones. The dominant land use is dairying with some mixed farming. There is a varied pattern of small to medium sized hedged fields which contribute substantially to landscape character, with a scatter of small woodlands, often of ancient origin. The settlement pattern is of mixed traditional red brick buildings and not distinctive. According to Staffordshire County Council Landscape Character mapping, this is highlighted as being a sensitive area, with the critical factor which currently limits landscape quality being the loss of characteristic semi-natural vegetation, in particular ancient woodland and hedgerows and semi-natural grasslands.

2) NCA 61: Settled farmlands: This is land to the east of Walton up to the parish boundary. Landscape characteristics include a gently undulating landform, mature broadleaved woodlands, and a strong irregular hedgerow pattern with well treed field ponds and stream corridors. The settlement pattern is mixed comprising traditional red brick farmsteads and houses. The area is not highlighted as sensitive in landscape mapping documents.

## 8. Landscape and Setting:

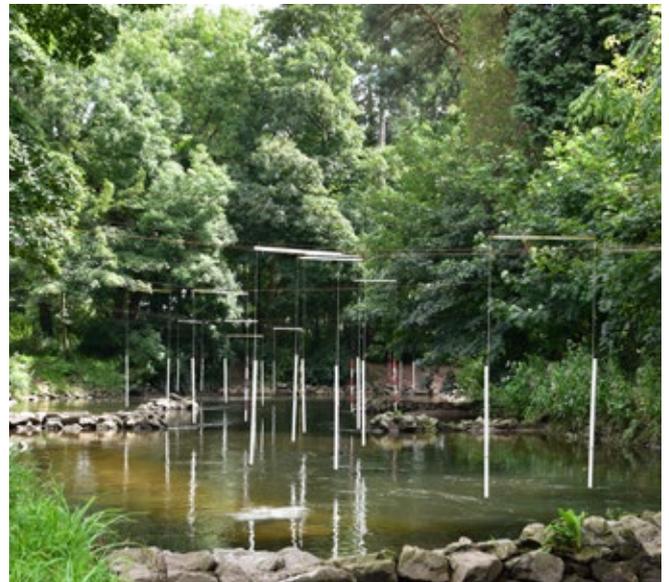
8.1 Stone lies on the River Trent. The Trent rises on Biddulph Moor some 18 miles away and passes through Stoke-on-Trent before flowing in a north-west to south-east direction through Stone parish. The river, as previously highlighted, divides the parish into two halves. The Scotch Brook, a tributary to the Trent rises approximately 3 miles away near Moddershall, to the north/north-east of Stone. This fast flowing stream winds its way through the town, under an aqueduct supporting the Trent Mersey Canal, joining the Trent just above the main road bridge which spans the river on Stafford Road.

8.2 The floodplain of the River Trent, which also accommodates the Trent Mersey Canal along most of its length in the parish, forms a green corridor and has three designated Local Nature Reserves within its boundaries. Westbridge Park, a recreational area for the local community and a site for hosting town events, also forms part of that corridor.

3) NCA 68: Sandstone heaths and hills: This encompasses land to the north and north east of Stone. Specifically within the parish, this includes Coppice Wood and land south of Nicholls' Lane, land behind Alleyne's sports Centre and land crossing Old Road to include the Common Plot. This landscape is restricted to areas where Triassic sandstones are not obscured by drift deposits. It is a landscape of mainly intact, small to medium scale irregular fields superimposed on a rolling lowland landform incised by small steep sided valleys known locally as drumbles. The small scale enclosed feel to this pastoral landscape is emphasised by the network of narrow, sunken winding lanes with small hidden settlements. Broadleaved and conifer woodlands are often associated with the steep stream valleys. Some small areas of heathland

that was formerly widespread survive but make limited contribution to visual character. However it is the heathy nature of the woodlands, and the presence of bracken in hedgerows that provide the stronger visual reminder of this landscape's heathland origins. These landscapes, according to Staffordshire County Council Landscape Character documents, are of high quality with few limiting factors.

*Sources: Planning for Landscape Change Staffordshire County Council (SCC) 2000. Journal of the Staffordshire Industrial Archaeology Society Volume 4 1973 The origins of Stone by M Allbutt and S R Broadbridge.*



## 9. History and Heritage:

- 9.1 The local legend is that the town was named after the pile of stones taken from the River Trent raised on the graves of the two princes, namely Ruffin and Wulfad, killed in AD 665 by their father, King Wulfhere of Mercia because of their conversion to Christianity. However, this story is unlikely to be true. Wulfhere was already a Christian when he became king, and the story on which it is probably based is set by Bede in another part of the country over ten years after Wulfhere's death.
- 9.2 A church allegedly built over these stones in 670 lasted until the 9th century before being destroyed by invading Danes. It was replaced in 1135 by the Augustinian, Stone Priory which survived until its dissolution in the reign of Henry VIII. The building collapsed in 1749 and the present church of St. Michael's was built in 1758. All that remains of the original priory is the rib-vaulted undercroft which forms the foundations beneath Priory House on Lichfield Road.
- 9.3 There is no record of a village or town called Stone in the Domesday Book. Walton however, which forms part of the historic town of Stone, is mentioned in the Domesday Book. The subsequent development of a significant medieval township at Stone must have had its origins in the decision to found a monastery or Priory, the site of which was chosen for good practical reasons. It lay on the ancient road from London to Chester following the Trent valley where there were fords to the now Scotch Brook and to the River Trent. The Scotch Brook stream ensured a permanent supply of clean water, adequate in volume to later power a number of mills. The site of Stone itself was reasonably well drained, yet close enough to the flood plain and water meadows, which provided permanent pasture. To the north there lay slightly elevated ground, (the Stonefield Area), underlain by sandstone and suitable for arable cultivation. With good communications at hand Stone Priory was soon confirmed as a centre of medieval life with the granting of a Market Charter, some say by Henry III, in 1251 and others by Edward I, in 1292.
- 9.4 Throughout the centuries the town continued to grow. Around the nucleus provided by the Priory and regular markets and fairs, a small trading community began to develop. This is still reflected in the lay out of the town with the long narrow 'burgage tenements' stretching back on both sides of the High Street.
- 9.5 In the 17th and 18th centuries Stone was an important road centre. To this was added the canal in the 1770's and the railway system in the mid 1800's together with industrial development, especially boot and shoe manufacturing. From a population of around 1,700 inhabitants in 1665, Stone grew to 7,500 by 1831, this growth being linked to the onset of industry and prosperity that followed from the opening of the Trent and Mersey canal in 1777.
- 9.6 John Wesley in 1789 wrote: 'the Town is in a more flourishing state than formerly owing to the great navigation that passes it. It consists of one principal street which is now a pretty good one with a new market place and one of the best inns on this extensive road' (from London to Chester).

### Famous People:

- 9.7 Famous people associated with Stone include: Thomas Bakewell, a poet and a pioneer in the treatment of the mentally ill; John Jervis, Earl St Vincent the victor of the sea battle against the Spanish at the Cape of St Vincent in 1797; Peter de Wint the landscape artist who is traditionally believed to have been born in Stone on 21st January 1784; Rev Stebbing Shaw, one of the first Staffordshire Historians who was born in the town in 1762; Henry Fourdrinier who redeveloped the paper making machine which revolutionised the paper making industry in this country. Fourdrinier is linked to Coppice Mill within the parish, which in the 1720's is documented as a paper mill, before being converted to a flint mill in the 1800's. Richard (Stoney) Smith who was born at the Mill, (also previously known as Weavers Mill), in Mill Street in 1836, (now a restaurant), and developed the flour we now know as Hovis. Cardinal John Henry Newman preached the sermon at the dedication of the nave of the Roman Catholic Church of the Immaculate Conception and St Dominic in Stone, and he presented the procession lights to the Sisters at the convent which are still in use today. William Bernard Ullathorne, first Roman Catholic Bishop of Birmingham, is buried in the transept of the Catholic Church in Stone. It was through his drive, dedication and enthusiasm as Archbishop of Birmingham in the early days of the re-establishment of the Roman Catholic Hierarchy in England, that the new diocese of Birmingham flourished and Catholicism spread throughout the area.
- 9.8 More recently, Olympic canoeist Lizzie Neave lived and trained in the town. Similarly, Joe Clarke who also lives and trains in the town won a gold medal at the 2016 Rio Olympics in the men's slalom K-1 event.

### Canal Town:

- 9.9 The first meeting of the Grand Trunk Canal Company (later the Trent and Mersey Canal Company) was held in the Crown Inn, Stone on 10th June 1766. At this meeting James Brindley was appointed Surveyor-General, John Sparrow Clerk and Josiah Wedgwood Treasurer. In 1767 it was decided to locate the headquarters of the canal company in the Town. The arrival of the canal in Stone changed the Town, to quote from a contemporary source "from a sleepy market town into a busy inland sea port".

### The Coaching Era:

- 9.10 Stone was on the main road from London to the north-west and at the height of the coaching era 38 coaches a day passed through the town. Abbey Street, rather than Lichfield Street was the main route into the town, and the Crown Hotel in the High Street was an important coaching inn.
- 9.11 The Crown Hotel was designed by the famous architect Henry Holland and replaced a much earlier Crown Inn. The end of the coaching era came swiftly after the opening of the Grand Junction Railway in 1837. By 1841, Pigot's directory evidences a much reduced service, with coaches running from Stone to Norton Bridge, the nearest railway station, and one daily coach to Stafford and the Potteries. As railway lines spread the roads fell into disrepair and did not recover until the 20th century.

## Industry:

- 9.12 Early beginnings of the boot and shoe industry in Stone can be assessed from 1756 documents. By 1851 White's directory listed 16 manufacturers in the foot-wear industry in Stone, with the provision of leather from tanneries situated at the south end of Crown Street. Whilst initially most of the work was undertaken on a domestic basis, over time there was a growth in factories and sizeable workshops, employing 20% of households within the urban parish. The last quarter of the 19th century brought difficulties for the trade and in 1910 four local shoe firms merged. Lotus Ltd eventually became the last remaining business, which eventually amalgamated with the Stafford and Northampton concerns.
- 9.13 Due to the quality of the local water beneath Stone two brewers were located here carrying on the Augustinian monks' tradition of beer making. The most notable was John Joule's & Sons Ltd, established in 1780. The company was acquired by Bass Charrington in 1968, and ceased brewing at the end of October 1974. The adjacent bottling plant was closed some years before. The canal played an important role in the export of beer. Joule's draught beer stores and bottling plant remains an imposing building on the canal, and can be clearly identified by the red cross logo of John Joule's in the brickwork.
- 9.14 The second brewer was Montgomery & Co, acquired by the Bent's Brewery Co of Liverpool in 1889. The brewery was located on what is now Mount Industrial Estate. It was also taken over by Bass and closed on 31 March 1968.
- 9.15 Stone also had a brass industry sited around Brassworks Farm. The farm and a short row of cottages are the only visible remains today. The works were sited to take advantage of the opening on the Trent and Mersey canal. This brought supplies of copper and cast from the Cheadle area and transported the finished goods of rolled sheet and wire. Coal was brought along the canal, although a stream gave a supplementary amount of water power.
- 9.16 The venture, whilst successful was relatively short lived, with actual brass working only carried out between the years 1794 to 1830. The lower part of the Moddershall Valley lies within the Parish. The valley as a whole, which has the Scotch Brook at its heart, is unique in that its watermills using wet ground flint and bone processes were essential for the production of white ware, china and porcelain for the Potteries. This allowed the pottery industry to flourish, resulting in famous names such as Wedgwood and Spode, amongst others, becoming part of our national heritage. Within the parish, Coppice Mill began its life c1720's as a paper mill linked to Foudrinier, before converting to grinding flint in the 1800's. The Flint Mill, next to the Mill Restaurant, was only recently discovered and its restoration and conversion to domestic use was one of the projects in the Channel 4 Restoration Man series of programmes. Remarkably seven of a total of 10 watermills in the valley remain in various states of repair, due in main to the fact they were still functioning up to the mid-20th century.

## Town Crest:

- 9.17 The crest of Stone represents the present and former industries of the town and county. The wheat sheaf represents agriculture, whilst the tun represents the brewing industry. The chevron and the Stafford Knot are taken from the county crest. The two black lozenges represent that Stone lies between the former North and South Staffordshire coalfields. The shoemaker's knife and awl represent the town's once famous boot and shoe industry. The coat of arms is surmounted by the mantling and a demi pegasus issuing from a Naval crown taken from the arms of John Jervis, Earl St Vincent. The motto: Sit Saxum Firmum is Latin for Let the Stone be Firm.



# 10. Demographics:

10.1 Stone is a relatively affluent market town with both a growing and ageing population. As detailed earlier, according to the 2011 national census the population of the town was 16,385, an increase of 33% since 1991 and an increase of 11% over the 10 years since 2001. An estimated 49% of the population fall into socio-economic groups A, B, C1 compared with 41% for Stafford Borough as a whole.

10.2 According to the Staffordshire Observatory, the population of Stone can be anticipated to increase by at least a further 20% by 2031 implying a population of 20,000. This growth will be driven

primarily by new housing and increased longevity. The residents live in approximately 6,500 households providing an average number of inhabitants per household of 2.5.

10.3 The number of senior citizens is expected to double over the period between 2011 and 2031 and may represent 35% of the population (7,000) by 2031. According to EJNSA, at least 15% (1,000) of this older population may be living alone.

These headline figures are:

## People: Stone hub is home to...



**16,385** of whom, **73%**  
residents are working age



**67%** of residents are in employment (aged 16 - 74)  
*(National Average - 62%)*

Of those in employment... **11%** are self-employed  
*(National Average - 16%)*



**20%** of residents have no qualifications (aged 16+)  
*(National Average - 23%)*

...and **33%** have NVQ Level 4+  
*(National Average - 27%)*

(Data Sources: 2011 Census Built-up Area (BUA) data published by the Office of National Statistics (ONS) on National Online Manpower Information System (NOMIS), Staffordshire County Council Inter Departmental Business Register (IDBR) Business Database, Produced by SQW)

# 11. Education:

11.1 Stone has a three tier education system which is operated by Staffordshire County Council. Young People attend first school from ages 4 to 9 (reception to year 4), then one of the two middle schools from age 9 to 13 (years 5 to 8), and finally Alleyne's Academy from age 13 to 18 (Years 9 to 13).

11.2 The schools within the Stone Neighbourhood Plan area are shown in the table below.

Age Range	School Name & Address			
13 - 18	Alleyne's Academy, Oulton Road			
9 - 13	Christ Church Academy (C of E Middle School), Old Road		Walton Priory Middle School, Beacon Rise	
4 - 9	Christ Church (C of E First School), Northesk Street	Manor Hill First School, Manor Rise, Walton	Pirehill First School, Tilling Drive, Walton	St Michael's C of E First School, Weavers Lane

11.3 In addition to state schools there are two faith schools, namely St Dominic's Catholic Primary School, part of the Holy Trinity Academy which takes children from ages 4 to 11 and feeds into the Blessed William Howard School in Stafford, and St Dominic's Priory School RC, an Independent School taking children from nursery age up to 16.

11.4 Whilst Stafford Borough Council are not responsible for education and learning directly, they do offer plenty of useful information and provide relevant contact details and web links for important topics within this area. See: <http://www.staffordbc.gov.uk/education-and-learning>

11.5 Further information about the admission process in all our state schools can found on the Staffordshire County Council website. See: <http://www.staffordshire.gov.uk/education/home.aspx>

11.6 Ofsted Reports on schools in the area including pre-school choices can be found at: <http://reports.ofsted.gov.uk/inspection-reports/find-inspection-report/results/any/any/any/any/any/any/any/st15%208qw/5/any/0/0#search2>

11.7 Stone residents feel the town has a good education system although they acknowledge its resources are being put under pressure with the increase in population. This is currently being absorbed within the existing provision but new housing development in the Walton area of the town will require community infrastructure provision to deliver education contributions to primary, middle and secondary school facilities with most of this being targeted at Manor Hill First School.

# 12. Business and Employment:

12.1 Stone is a vibrant town with a diversity of business and employment, covering a wide variety of industry sectors. In recent surveys the 3 largest are wholesale, retail and motor vehicles at 16%, health and social work at 15% and 12% in manufacturing. These are either in line with or greater than the national percentages.

12.2 Stone has a good mix of businesses in the dedicated areas of Stone Business Park, Whitebridge Industrial Estate and the much smaller Mount Road Industrial Estate, all of which are situated on edge of town sites. These businesses maximise the excellent access to the road networks without infringing upon the residential areas of the town. Within Stone, there are a number of SME businesses in addition to the retail outlets. These include design and printing, picture framing, fork lift sales and maintenance, and animal healthcare products. In addition, the area also supports a number of unique companies such as local breweries and notably Tim Toft Violins, located in the main town centre, one of Europe's leading string instrument makers and retailers.

12.3 Stone offers prospective businesses an ideal location in which to set up, with a wealth of good local talent, (Alleyne's Academy and St Dominic's Priory Schools produce above average performing pupils), an excellent road infrastructure network by virtue of its proximity to the M6 and the cross country A50, and being within 1 hour of 3 international airports. As a pleasant place to work, Stone offers the ideal blend of vibrancy and peace in equal measure.

12.4 Employment within Stone takes on many forms covering all ages and genders. This is particularly well represented in the entertainment sector, where Stone has a very wide ranging and lively choice of dining out locations in and around the town. These range from small individual cafes and restaurants, through to large chains often seen in other towns and cities around the UK. The town boasts almost every type of cuisine whether it is Chinese, Indian, Italian, Portuguese, Thai, American and of course English, all providing a high level of service and excellence that continues to attract visitors back to the town.

## Which sectors do Stone's residents work in?



16%

### Wholesale, Retail & Motor Vehicles

(National Average - 16%)



15%

### Health & Social Work

(National Average - 13%)



12%

### Manufacturing

(National Average - 9%)

(Data Sources: 2011 Census Built-up Area (BUA) data published by the Office of National Statistics (ONS) on National Online Manpower Information System (NOMIS), Staffordshire County Council Inter Departmental Business Register (IDBR) Business Database, Produced by SQW)

# 13. Community Facilities:

13.1 Stone has a lively community life with a wide range of facilities and assets in the town including Walton Community Centre and the recently opened community Fire Station located on the A34 in Walton.

13.2 Stone Town Council leases the Frank Jordan Community Centre, which is on Lichfield Street at the bottom of the High Street, and this is regularly used by community groups and organisations such as Stone Community Hub and the Endeavour Youth Club.

13.3 Stone Railway Station, a transport hub in the town, was built in 1848 and designed in the typical North Staffordshire neo-Tudor style by H.A Hunt. The station, a Grade II listed building renovated by Stone Town Council in 2004, now offers community rooms and meeting spaces. This is situated off Station Road in Stone with free parking.





13.4 In the centre of town there are a number of coffee shops, restaurants, public houses and cafés.

13.5 The Crown Hotel is situated in the centre of the High Street, and is a Grade II listed building. It became a hotel in 1834 and is still trading today.

13.6 Westbridge Park is in the centre of Stone with a large grassed area to the right hand side and a fitness centre on the left, run by a not for profit organisation. Westbridge Park takes its name from Westbridge House which once stood where the children's play area is today.

13.7 Stonefield Park is situated at the top end of Stone off Field Terrace. The park has a newly refurbished children's area, tennis courts and a bowling green along with well stocked flower beds.

13.8 Stone Common Plot is a unique area of pasture and woodland managed by a group of Trustees representing the Town of Stone and the surrounding Rural Parishes. It is managed to meet the strict requirements of the Natural England higher-level stewardship scheme. This is to help protect the pasture, which abounds with historic features, a unique hay meadow, ancient hedgerows and extensive woodland, each of these hosting and supporting an extensive array of flora and fauna. As part of the management Stone Common Plot offers up to 20 hectares of summer grazing land, managed by the Charitable Trust.



# 14. Culture:

- 14.1 Alongside those aspects of Stone Town that can be defined with relative ease (such as tourism, and sports and recreation), there is a rich tapestry of organisations which provide much of the character of the town as a neighbourhood.
- 14.2 Stone has a long Christian heritage dating back to the seventh century and the martyrdom of Wulfad and Ruthin. St Wulfad is commemorated in the name of St Michael's and St Wulfad's Church, the longest established church in the town. Christ Church joined it as the second Anglican Church, in the nineteenth century. Stone was also a centre for the Roman Catholic revival and St Dominic's is an important feature of the town. The free church, St John's, is still active albeit no longer in its original building.
- 14.3 Music and dance are prominent with the Stone Choral Society (nearly 50 years' old), the Stone Town Band and the Scout & Guide Band performing regularly, now joined by the Cantiamo Chamber Choir. The Stone Recorded Music Society, the Blue Diamonds Square Dance Club and the Stone Scottish Dance Group must be added to this, along with the theatre groups, namely Stone Revellers, Rooftop Studios, Pop and Stage Academy, and Chuckle Productions.
- 14.4 A keen interest in horticulture is evident not only by the number of allotments in the town but also by specific organisations such as the Stone Flower Club, the Gardening Club of Stone, Stone Chrysanthemum and Dahlia Society and the Stone and District Begonia Society.
- 14.5 There is a wide variety of charitable and community support organisations, ranging from the Freemasons, Rotary and Lions through Probus, U3A and the Women's Institute, to the Red Cross, the Community Hub and First Responders. Stone in Bloom, the Stone Festival Committee and the Stone International Friendship Association should be added to this list, as too must be the ex-services organisations: the Royal British Legion and the Royal Air Forces Association.
- 14.6 The younger age group are catered for by the Endeavour Youth Club, the Scouts, the Girl Guides, St John's Ambulance and the two successful military cadet groups, the Stone Detachment (Mercian) of the Army Cadet Force, and No 2352 (Stone) Squadron of the Air Training Corps.
- 14.7 Other special interest groups include: Stone Watercolour Class, Stone Civic & Historic Society, North Staffordshire Association of Bell Ringers, the Stone & District Motorcycle Club and the Stone Patchwork and Quilters.
- 14.8 It is unfortunate that the town does not have an adequate community centre where all these organisations can meet. This is a particular challenge for the performance groups who desperately need a well-equipped auditorium seating at least 250 people.



# 15. Traffic and Transportation:

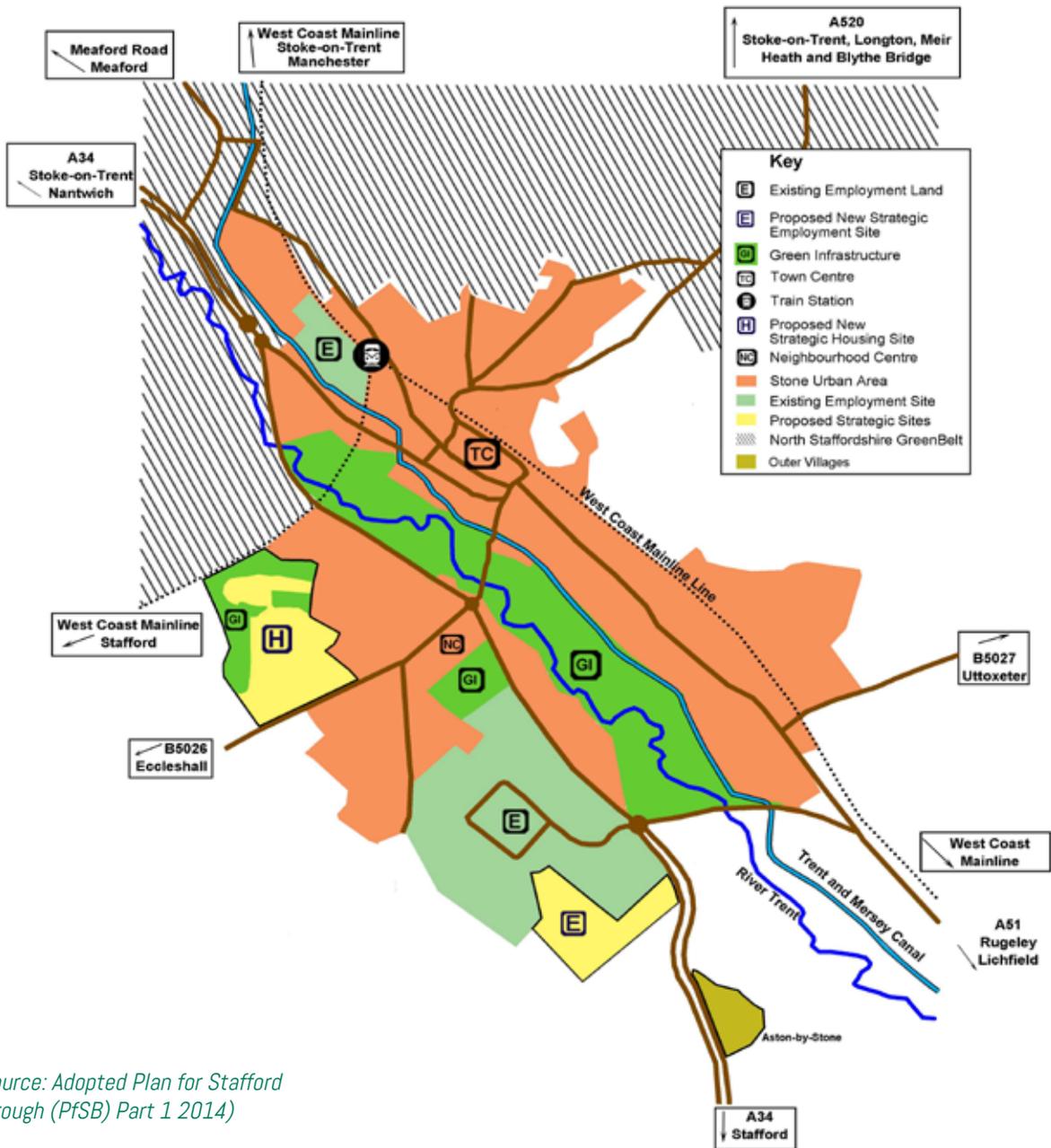
- 15.1 Stone historically has always been an important town in terms of road connections to other parts of the country. Stone's location on the major road route between London and Chester, and ultimately to Ireland was a significant factor in the town's growth and continuing importance. This route was described by Ogilby in 1675 as "...one of the most frequented roads in the kingdom". Stone lay at the junction of this road with another major road from the south via Birmingham and Stafford to Manchester and north to Scotland. Other roads approached from Eccleshall to the south-west and from Leek to the north-east.
- 15.2 Stone continues to be well connected by road to surrounding towns, but also further afield due to its location mid-way between junction 14 and 15 of the M6 and its easy access to the A50. Being only a seven to ten minute car journey away from all these major routes, it allows ease of access to both north and southbound journeys of the M6 and eastbound along the A50 to the M1 and the full motorway networks. The result is that Stone is very much a commuter town with heavy reliance on car usage.
- 15.3 Getting to work figures taken from the 2011 census over the 3 wards in Stone show the following data, confirming the heavy reliance on cars:
- 5,747 people use cars or vans (2,002 from Walton Ward, 1,918 St Michael's Ward, and 1,827 from Stonefield ward).
  - 302 people use trains or buses (87, 80, and 135 respectively)
  - 797 people work at or from home (225, 274, and 298 respectively)
  - 1,455 people use other methods i.e. taxi, motorcycle, bicycle, walk and passengers in cars (529, 362, 564 from the respective wards).
- 15.4 The Plan for Stafford Borough (PfsB) acknowledges there is already congestion on the A520 Leek Rd into Stone and similarly the B5026 from Eccleshall which takes the traffic from the residential areas of Walton down to the A34. Alleviation of this congestion is a significant concern to local residents, particularly as Walton is currently accommodating an expansion of 592 homes within the area over the plan period.
- 15.5 Stone as highlighted in the PfsB has an oversupply of 4 and 5 bedroomed houses which results in a higher proportion of 2+ car families. The use of bicycles as a mode of transport to work is very limited.
- 15.6 Whilst the PfsB attempts to encourage more sustainable methods of transport with the aim to improve links by public transport from the surrounding hinterland through better bus services, the reality is that bus services are currently being reduced. The 101 is the only bus giving a good regular service to both Stafford and Newcastle/Hanley. Other bus services are irregular and whilst servicing employment areas out of the town for those who have early start times, the same cannot be said of those office personnel who commence work later. Furthermore, the local bus services which operate within the town's residential areas do not start early enough to accommodate those who would wish to catch a bus or train from Stone Town Centre to get to work for 9am. Dedicated earlier buses which link to these services could incentivise individuals to relinquish their reliance on the car. Further bus provision will also be required with the expansion of the new Business Park at Meaford, and the building out of the Strategic Development Location site at Walton over the plan period.
- 15.7 Stone's only High School, Alleyne's Academy also generates significant cross town vehicle movements and hence congestion, due to a lack of bus services at appropriate times.
- 15.8 Stone's rail service resumed in December 2008 after some years of rail replacement bus services, and prior to 2003, a very poor stopping service for the Stoke to Stafford route. Since the London Midland Trent Valley trains started calling at Stone in 2008 passenger numbers have increased by 10% yearly to 103472 in 2013-2014. The latest set of passenger figures recorded 127,608 in 2016/17 which is up 17% on the previous year. Commuting to Stoke and Stafford is well used but the journey to Birmingham has been discouraged by having no convenient early evening return journey. Commuting to the north requires train changes at either Stoke or Crewe. However off-peak services and weekend use for leisure purposes continues to rise, given the reasonable train fares, particularly to London.
- 15.9 Rail access to Stone is provided through the West Coast Mainline and much has been done to improve rail usage over recent years. Improving access to the railway station and secure appropriate levels of parking for both cars and bicycles is a priority, as is ensuring there is adequate provision for taxis through extending existing or creating new appropriately placed taxi ranks.
- 15.10 Network Rail are consulted on planning applications affecting railway infrastructure. The national rail infrastructure project HS2 has a planned new Railhead and maintenance base within the Neighbourhood Area and the high speed rail route from London to the North-West passes through a small proportion of the Neighbourhood Area also
- 15.11 Stone is an important canal town and the Trent and Mersey Canal brings tourists into the town. There is good provision for canal boats with services provided at Stone Town Boat Yard and Chandlery, and nearby at Aston Marina.
- 15.12 There is a service run by Age Concern which offers elderly residents transport to hospital appointments. Serviced by volunteers it is under pressure and will become even more so as the population of Stone ages.

# 16. Infrastructure and Environment:

- 16.1 To accommodate the above mentioned traffic congestion and to relieve pressure points on the road network at roundabouts, as well as the A520 through the town centre, it is envisaged transport management schemes will need to be implemented over the plan period. Local highway improvements and enhancements of the B5026 Eccleshall Road/A34 roundabout and the A34/A51 roundabout will also be required.
- 16.2 The development of walking and cycling connections, accessible to all members of the community, by extending existing foot and cycle paths together with the creation of new ones as an integral part of new developments, are vital for encouraging a reduction in car journeys, both to local employment sites and to the town centre itself.
- 16.3 An important consideration in terms of new residential development at Stone, will be the potential impact of additional foul water flows on the current sewerage system. During times of heavy rainfall, the capacity in parts of the sewerage system can be exceeded resulting in localised sewer flooding. Depending on the location of development, additional sewerage capacity may be required to reduce flood risk. New development to the west of Stone will drain via an existing sewage pumping station at Westbridge Park, where capacity assessments will be required to determine whether further capacity is required. Any capacity improvements will need to coincide with development construction.
- 16.4 Information from Severn Trent Water has identified that any “on site” mains required for particular developments will need to be met by landowners and developers. Off-site reinforcement will be required to secure levels of service to Stone. Current proposals are to reinforce the trunk main network in Stone. It was planned that this should be constructed by 2016.
- 16.5 With regard to community infrastructure provision, where appropriate, new development should be required to deliver education contributions to primary, middle and secondary school facilities in Stone. Significant development in the Walton area of the town may require improvement of existing school sites in the locality.
- 16.6 Electricity providers have identified that the 11kV infrastructure in Stone is at capacity and therefore new development will require local improvements with further details to be provided by Central Networks. However, no major gas infrastructure would be required in Stone, with ‘standard’ connections to the medium pressure system to be provided by developers.
- 16.7 Map 10 (adjacent), taken from the PfSB Part 1 (which is not accurate for the purposes of identifying the Green Belt) illustrates the general topology of Stone with its two main urban areas straddling the Trent flood plain. The orientation of the landscape determines the general north/south orientation of the town. Hence communication routes follow the same patterns with 4 lanes of the A34, the Trent & Mersey Canal, the River Trent and a branch of the West Coast Mainline rail link all following the same direction. These transport links provide important gateways into Stone.
- 16.8 The main provision for Green Infrastructure (GI) is along the River Trent flood plain, although as identified on the map, GI will be strengthened on part of the perimeter of the new strategic housing development scheme marked (H), increasing provision and enhancing biodiversity assets within and around the town. The new development, marked H, plans to deliver approximately 500 new homes with 32% being affordable housing in the context of Policy C2, through a mix of housing types, tenures, sizes and styles with proportions of 2, 3 and 4 bedroomed properties.
- 16.9 Stone has two main existing Business Parks, Whitebridge and Stone, highlighted in pale green and marked E on the Plan. It is the intention of the Borough to add at least 18 hectares of new employment land, highlighted in yellow and marked E on the map, south of Stone Business Park. Just outside the Neighbourhood Plan area, to the north, is the developing Meaford Business Park.
- 16.10 In addition to the above GI, the Common Plot, Walton Common and nearby amenity areas of the Downs Banks and Aston Nature Reserve also provide important assets close to the town. Another major open green space is provided through the Well-Being Park located between Stone and Yarnfield and home to Stone Dominoes Football Club.

## Map 10 Stone Town Key Diagram

Stone Town Key Diagram



(Source: Adopted Plan for Stafford Borough (PfsB) Part 1 2014)

### Stone Town West and South Infrastructure Requirements

Infrastructure Category	Requirements	Phasing	Capital Cost	Funding
Transport	An access, transport and travel plan strategy for the Strategic Development Location that maximises travel and accessibility by non-car transport modes via safe, attractive and conveniently designed street, pedestrian and cycling connections within the development and to Stone town centre, nearby existing and new employment areas. The strategy shall identify access points to the site and between the site and the existing settlement. It shall also identify construction access arrangements that do not disrupt existing residents and improvements to transport capacity along the B5026 Eccleshall Road, and at the A34 roundabouts	2011-2031	TBC	None committed, but potential sources include:  Developer contributions
Nature Conservation and Biodiversity (CRITICAL)	Suitable Alternative Natural Greenspace to be provide through (a) on-site open space provision, (b) management of Cannock Chase, or (c) contributions towards 'Suitable Alternative Natural Green space' (SANGS) elsewhere.	2011-2031	TBC	Developer contributions and / or direct provision.
Electricity (CRITICAL)	Connection to grid. Provision of a local electricity sub-station.	2011-2031	£4m	Developers will be required to pay for connections.
Gas	Reinforcement for housing sites	N/A	£150-250k (TBC)	TBC
Potable Water (CRITICAL)	Reinforcement of the water supply required. 1.2km of 450mm pipe in A34 Stone required to protect water levels of service in Stone	2011-2031	£1.7m	Severn Trent (AMP5). Developers funds on site mains
Sewage	Notional modelling indicate additional flows from housing is not expected to have significant impact on sewer capacity with foul flows draining to an existing sewage pumping station at Westbridge Park. Capacity issues are	Lead time of 3 years	£5.2m identified for all SDLs at Stafford and Stone. Investment allocated when	Not in current Asset Management Plan
	not envisaged with the new employment area due to the proximity of the sewage treatment works		new development is delivered	
Education	Extension of existing secondary school required to accommodate projected growth in pupils. School to be expanded yet to be determined.  New Primary School provision to be included in Master Plan	2016+  2016+	£2m (TBC)	DfE Capital Programme (under review) / Developer contributions.  Developer contributions
Primary Healthcare	Project in development which could serve new development on the West of Stone	2016+	£5m (TBC)	GP consortium.
Telecommunications	Stone exchange is enabled with Superfast Fibre Access Broadband. No cost implication for developer over standard telecommunications infrastructure.	N/A	TBC	
Open Space	Will need to be planned in association with requirements for SANGS and local standards of provision.	2016+	Unknown	Developer contributions.

(Source: Adopted Plan for Stafford Borough (PfSB) Part 1 2014)

# 17. Green Space:

17.1 A key aspect of what makes Stone an attractive and desirable place in which to live is the current positive balance between green space, natural and semi natural green space and the built environment, which generates an overall 'feeling of space' as you move around the parish. Furthermore every approach into the town, be it by the A34 and Stafford Rd, A520 Moddershall Valley, the B5027 Lichfield and B5026 Eccleshall Roads, has trees and green space creating a pleasing experience and tempting visitors to explore the area further.

17.2 In designating the areas of Local Green Space in this Neighbourhood Plan, the aim is to preserve, and where possible, enhance such areas, thus maintaining all that is special and unique to Stone.

17.3 Examples of valued open space include:

**Westbridge Park:** Westbridge Park is the largest park in Stone providing leisure and recreational facilities for the whole community. It takes its name from Westbridge House which once stood where the children's play area is sited today, and presumably that name had its origins in the fact it was west of the bridge that spans the River Trent. It is bounded by the Trent and Mersey Canal to the east and the Trent to the west. After the war and under the ownership of Stone Urban District Council, Westbridge House was demolished, and in 1951 the Park was opened as part of the Town's Festival of Britain celebrations. To commemorate the event, a pair of wrought iron gates were produced by a local blacksmith which still remain today at the pedestrian entrance. Some twenty two years later, agreement to the transfer of ownership of Westbridge Park to Stafford District Council, (now Stafford Borough Council), is evidenced in minutes of Stone Urban District Councils' meeting of the 18th December 1973.

The Park comes within the remit of policy CAF3, in that it is a recognised Asset of Community Value. It contains expansive areas of natural and semi natural green space along with two football pitches, a formal children's play area, scout and guide buildings, and a fitness centre. It is also the home to the prestigious Stafford and Stone Canoe Club which since its establishment in 1973 is now recognised as one of Europe's foremost canoe slalom clubs producing world class canoeists for GB teams. The Park provides a venue for many of the Town's annual events, and is a focal point for festivities during the week long Summer Festival in June; the Spring Fun Fair; the Stone Food and Drink Festival on the first weekend in October, which has grown to become one of the Midlands' biggest and busiest gastronomic events; and the Stone Town Bonfire. As a contrast the Park also offers the opportunity for peaceful walks, both along the river and within the meadows, where the adjoining woodland is also rich in flora and fauna.

**Tilling Drive Allotments:** These allotments have existed for at least 40 years and contain around 100 plots. The land, previously owned by a private company, was donated to the community, resulting in the formation of Community Interest Company which oversees the allotments. The allotments are very well tended, and evidence a strong and inclusive community ethos with a communal area, a section for children to grow produce and an easy access area with raised beds. In particular, the 2014 Stafford Borough Council Green Awards commended these allotments for their 'Community Area'. They are highly valued by the local community for the benefits they bring such as exercise, a healthy lifestyle, the provision of home grown produce, and the opportunity for social interaction with like minded people.



## 18. Sport & Recreation: Stone's Sporting Future:

- 18.1 Stone residents of all ages are able to enjoy a variety of ways of keeping 'physically active'. These range from active play in dedicated play areas for young children to more traditional activities such as all the popular racket sports, through to studio fitness/mobility/dance classes for the young persons and adult population. For those who enjoy water sports there is a swimming pool situated at Alleyne's Sports Centre, and at the renowned canoe club on the river Trent, it is possible to train alongside International and Olympic canoeists. The area is also particularly strong in club cricket. Stone Hockey Club, Stone Dominoes Football Club play at nearby pitches situated outside the town boundary.
- 18.2 At a gentler pace, Stone has many suitable areas and dedicated footpaths for walking, and allotments are available on five sites for those who wish to enjoy the outdoors whilst producing their own food.
- 18.3 Senior residents have provision supported by U3A, for example, croquet and bowls is available at Stone SP Cricket Club.
- 18.4 The 'having fun in the outdoors' community spirit within the town is promoted by its various festival activities which include a raft race, dog derby, duck race and running event. These competitions are enjoyed immensely by participants and spectators alike. Moreover, Stone residents embrace national sporting events, evidenced by the large turnout to watch the Tour of Britain Cycle Race passing through the town.
- 18.5 The Trent floodplain containing local meadows and the town's main riverside park, makes a vital contribution to the well-being of Stone's population. Footpaths for walkers and routes for cycles cross these areas. These spaces are complemented by the Edwardian 'Stonefield Park' and the recreational space on Tilling Drive. In close proximity to the flood plain are other natural and semi natural green spaces which include, 'Walton Common' and the ancient meadow of the 'Common Plot'. As previously highlighted, just outside the Neighbourhood Plan area is the 'Downs Banks' (National Trust), and Aston Marina (a popular local leisure & recreational centre). The lower section of the Moddershall Valley Conservation Area lies within the Neighbourhood Plan boundary and has a public footpath, (Stone Town 7), linking into the town via the Coppice Gardens housing development.
- 18.6 Most of Stone's more traditional sports capacity is located at Alleyne's Sports Centre, Westbridge Park Fitness Centre and Stone Lawn Tennis & Squash Club. Two local cricket teams have their own facilities and one has hosted Minor Counties cricket in the past. Additional unmet demand is also taken up by small dedicated facilities in the private sector particularly in the areas of fitness and swimming whilst school halls provide additional capacity for fitness and dance classes.



# 19. Tourism:

19.1 Stone is winner of nine consecutive gold medals, awarded to the town by the Royal Horticultural Society's Heart of England in Bloom. Stone is an attractive visitor destination and all efforts should be made by local authorities to provide affordable long stay and short stay parking, upgrade street furniture and maintain the canal and riverside walks.

19.2 Stone is a popular canal and market town, with good road, rail and canal links, close to many great tourist attractions such as Trentham Estate, Alton Towers and Wedgwood Pottery, all easily accessible from the town. Promotion of Stone's close proximity to these destinations should be maximised to encourage the passing tourism trade.

19.3 Stone has a great reputation for its festivals and street parties and every effort must be made to improve the marketing and promotion of events such as:

- Weekly Town Market.
- Monthly Farmers' Market and Craft Market.
- June: the week long Summer Festival.
- July: Music Festival (Market Square).
- October: Stone Food and Drink Festival, one of the Midlands' biggest and busiest food festivals attracting thousands of visitors to the town.
- November: Christmas Lights Switch On with a spectacular display of Christmas trees and lights, late night shopping, and fun fair.

- November: the annual bonfire held on Westbridge Park.
- All year round Stone in Bloom.

19.4 Events attract visitors who have the maximum effect in boosting the local economy by enjoying the hotels, bed and breakfasts, unique independent High Street shops, restaurants and the Real Ale Trail pubs. The canal particularly attracts visitors to Stone from a wider area, and more moorings are essential to encourage longer stays in the town. Tourists who are looking for a more serious experience can trace the old market town history back to medieval times. St Michael's and St Wulfad's Church has a 12th century seal matrix of Stone Priory permanently on display. The seal attracts tourists from the UK and many parts of the world.

19.5 Also within the town boundary lies the lower section of the Moddershall Valley Conservation Area, which contains two out of an original ten watermills along the whole valley, which ground flint and bone to supply the developing, and eventually, very successful pottery industry in Stoke on Trent. Consequently there is potential to promote them as a further tourist attraction.

19.6 Stone has an established tourism base during the specific season of June to November. This has yet to be complimented with 'off season' activities.



## 20. Character Areas:

20.1 The Stone Urban area comprises two distinct settlements: that to the east of the River Trent (which can itself be divided into 3 distinctive character areas); and Walton to the west of the river. These settlements are separated by a green corridor around the River Trent and between the river and the Trent and Mersey Canal.

20.2 The 5 areas outlined above are described in terms of their distinctive features.

### Centre of the Town:

20.3 Much of the centre of the town lies within Stone Conservation Area. It contains mainly retail and small businesses, but there is also residential use, mainly apartments, including a number of retirement flats.

20.4 Commercial and retail uses are focused primarily along the High Street and directly off it. There is a relatively high proportion of independent retailers, a hotel, a number of banks, a GP surgery, a dental surgery, a mid-size convenience store, a number of restaurants, coffee shops and public houses, and several charity shops. There is a second larger supermarket and more apartment buildings just to the east of the High Street itself.

20.5 The High Street has restricted access to vehicles and is regarded as a safe place to walk and shop. It is home to a popular monthly farmers' market and smaller weekly market days. A number of the upper floors of the commercial units in the High Street have been converted into apartments and this seems to be a growing trend.

20.6 The building stock in and around the High Street is for the most part Georgian and Victorian. The former date from the town's time as a market town, its position on the coaching routes from London to the North and Ireland and to the arrival of the canal and its associated businesses. The latter date from the town's industrialisation and growth in the mid-19th century (notably due to boot making and brewing). There are a small number of later infill developments both retail and residential.

20.7 There are places of worship in the centre of the town and also a town hall, a public library and a community centre. To the west of the canal, the old workhouse has been converted into apartments and there is a small development of sympathetically designed new housing and a health centre.

20.8 There are more than 50 listed buildings and monuments within this area of the town of which five are Grade II\* listed. Several of the listings relate directly to the canal. There are also a number of unlisted buildings of townscape merit which provide interest and variety.

### North of the Centre:

20.9 This area is delineated by the Longton Road (A520) running north-east out of Stone through the Moddershall Valley, the Newcastle Road running north to meet the A34 and by the settlement boundary. The area is largely residential and much of it is Victorian in origin complimented by small clusters of

post war developments. Airdale Road has a distinct residential character of large detached houses set within substantial gardens. This particular character provides a well-designed 'edge of development' facing towards the open countryside shown in Appendix B.

20.10 Part of the area lies within Stone Conservation Area, notably King's Avenue, Granville Terrace and The Avenue. Most of the housing stock dates from mid-Victorian times with a few later Victorian/Edwardian houses and a few more modern infill developments.

20.11 The Victorian/Edwardian properties lying within the Conservation Area are typically large 2 or 3 storey properties with small frontages and sizeable back gardens. There are also a number of large properties of the same period on Oulton Road, many of which have extensive land attached and in some cases this has been sold off for small scale infill development.

20.12 Most of the remaining area consists of Victorian terraced streets of which were once factory workers' cottages. These have no front gardens or off-street parking, but enjoy modest back gardens. Good examples of such properties are to be found around Stonefield Park.

20.13 Properties a little further from the centre of town in and around along Mount Road and Newcastle Road consist largely of mid to late 20th century housing. Beyond the Newcastle Road and at the end of Mount Road and bounded by the canal, Navigation Loop, is a modern housing development comprising, for the large part 4 and 5 bedroom houses interspersed with some smaller properties and apartments.

20.14 Just north of the centre there is the 19th century St Dominic's Church, alongside St Dominic's School and Care Home. A little further north is the Grade II listed Railway Station and on the Newcastle Road, the Stone Tennis and Squash Club.

20.15 At its farthest reach, the area to the north is also home to 2 light industrial estates and there is also light industry and commercial offices situated in the old Joule's Brewery buildings on the Newcastle Road, close to the centre itself.

20.16 The northern area contains several places of worship and the area is served by Christchurch First and Middle Schools and by Stone's only secondary school, Alleyne's Academy. There are around 30 listed buildings and monuments in the area to the north of which 5 relate directly to the canal.

20.17 The area also contains valuable green space, notably Stonefield Park and the area is bounded to the north by the Common Plot, several acres of land left in trust and dedicated to the leisure and recreation of the people of Stone.

### South of the Centre:

20.18 The area south of the centre is delineated by the canal to its west, the A51 to the south and the settlement boundary to the east. Its main road artery is the Lichfield Road. It is

almost exclusively residential with older Georgian and Victorian housing stock close to the centre and more modern post-war developments of differing size and style lying beyond this.

20.19 Housing development along the Lichfield Road is typically of older post-war stock often set back from the road and enjoying sizeable gardens. In particular the north side of Lichfield Road between Uttoxeter Road and Aston Lodge Brook is a good example of this distinct character set within an area of denser more recent developments, shown in Appendix C.

20.20 The more recent housing, comprises a series of moderate sized developments between the road and the canal, with generally smaller in-fill developments lying between the road and the railway line.

20.21 At the limit of the settlement boundary to the south east and beyond the railway, lies the Aston Lodge Park development, with over six hundred modern homes accessed directly off the Uttoxeter Road.

20.22 There are green spaces evident across the area and other green space evident at Stone Cricket Club situated on the Lichfield Road and Little Stoke Cricket and Bowls Clubs on the Uttoxeter Road.

20.23 The area is served by St Michael's C of E First School situated on Weavers Lane off the Lichfield Road. There is also a GP surgery just south of the town centre itself.

### West of the River:

20.24 This area is bounded by the River Trent to the east and the settlement boundary to the west and falls within the Walton settlement. The main road arteries are the A34 that bisects the area north to south, and the Eccleshall road running east to west. The area is largely residential and consists for the most part of post-war housing developments. The northern boundary however, is formed by Stone Golf Club and the southern boundary by the growing Stone Business Park.

20.25 There are a number of Victorian properties along the Stafford Road, though primarily Walton comprises post-war housing developments. The older housing stock is on the northern section of the A34 (The Fillybrooks) and the Eccleshall Road close to the A34. All are set back from the road and often enjoy sizeable gardens.

20.26 Later developments continue to expand the settlement beyond its original boundaries. There are sizeable more mature developments between the river and the A34, and between the A34 and the settlement boundary, each comprising several hundred homes and a number of apartments. An infill development of modern housing is currently being built just west of the A34.

20.27 Walton is expected to see considerable further housing development along its western boundary in the coming years

with the designation of more than 500 additional houses specified in the Local Plan.

20.28 There are a number of green spaces evident and a small park and playground on Whitemill Lane. There are 5 Listed Buildings and monuments in the area that are clustered around the Stafford Road.

20.29 The area is served by Manor Hill and Pirehill First Schools, (on Manor Rise and Pirehill Lane respectively), and Walton Priory Middle School on Beacon Rise.

20.30 There are also three small retail parades in Walton, one on the Eccleshall Road just west of the A34, one on Pirehill Lane and the third at the Stafford Road roundabout. Stone Community Fire Station lies on the A34 north of Stafford Road.

### River and Canal Corridor:

20.31 The river and canal corridor runs north-south through Stone and forms in itself a distinctive character area.

20.32 To its west lies ribbon housing development and the A34. To the east, the canal and close to the town centre is mostly older housing stock, whilst further north from the town centre more modern developments are evident.

20.33 The corridor itself comprises valued green space, including grazing land, meadowland, designated nature reserves and Westbridge Park which is used extensively for leisure and recreation purposes.

Much of the river corridor is on designated flood plain.

20.34 The Trent and Mersey Canal has played an important role in the town's development, and continues to do so to this day. It forms a key element of Stone's leisure and tourism offer, and is an important part of the town's infrastructure. The canal corridor also supports a range of employment opportunities, including at the Grade II Listed Grand Trunk Wharf, which still provides boat repair services.

20.35 Each of the above five Character Areas have a distinct character. Within two of these Character Areas, Special Character Areas have been identified, namely Special Character Area North and Special Character Area South which are predominately residential comprising of properties set within large gardens. Through the community engagement, the issue of development of infill housing within garden plots was identified. The Neighbourhood Plan undertook further community engagement with residents of these two areas, proposing a policy to safeguard the gardens from development of additional residential units within the gardens, which would change and harm the special character.

20.36 On balance, reviewing the responses, the material considerations meant that Special Character Area North was proposed as a policy area and Special Character Area South, whilst still being recognised as an important area, was not included in the policy.

# 21. Gateways and Views:

- 21.1 Stone is a town acknowledged for the quality of its built heritage, unique positioning alongside river and canal, excellent leisure and recreation facilities and a growing tourism sector. Its successful development and realisation of our vision will depend to an important degree upon conserving and enhancing the local character and the views in and around its town centre.
- 21.2 To this end it is possible to identify a number of important gateways to the Centre, each requiring specific recognition and consideration.
- 21.3 Gateway 1: Stafford Road (A520). The Stafford Road is the main gateway to the Town from the South (Stafford via the A34) and West (Eccleshall Road) and arguably the most heavily used.
  - 21.4 The road crosses the River Trent and affords most important views along the river, across the river flood plain and meadows to the north; and across the green expanse of Westbridge Park to the south.
  - 21.5 Particularly noteworthy are the impressive views from the road of the roof lines of the town centre straight ahead and those across Westbridge Park to the Grade II listed The Moorings and to the tower of the Grade II\* listed Church of St Michael.
- 21.6 Gateway 2: Longton Road (A520)  
The Longton Road is the main gateway to the Town from the north east and is also heavily used.
- 21.7 The road reaches the Town Centre via the northern boundary of the Stone Town Conservation Area having passed through the adjacent Moddershall Valley Conservation Area.
- 21.8 As it enters the town centre the road affords important views of parts of Victorian Stone and in particular the old Co-op bakery building and the imposing Church of St John, (Grade II Listed and currently unused).

- 21.9 Gateway 3: Lichfield Road  
The Lichfield Road is the main entrance from Lichfield and enters via the southern residential area. The road reaches the town centre as Lichfield Street, where it passes imposing Georgian and Victorian housing stock and several independent retailers. It affords important views across the town centre and of the built heritage of the High Street including several Grade II listed buildings
- 21.10 Gateway 4: Railway Station/Station Approach  
Stone's mid Victorian railway station is itself Grade II listed and affords an interesting entrance to the Town Centre for the increasing number of railway travellers from as far away as London to the south and Manchester and Crewe to the north.
  - 21.11 It has an imposing and attractive facade and is positioned at the head of Station Approach, a road that leads directly into the town centre at Granville Square passing by for the most part Victorian housing stock and St Dominic's School and Church, (Grade II listed).
- 21.12 Gateway 5: Trent and Mersey Canal  
The Trent and Mersey Canal forms the boundary of the town centre running north to south and affords an interesting entrance to the town centre for the growing numbers of canal boat tourists.
- 21.13 The southern approach affords attractive views over Westbridge Park to the west and The Moorings, (Grade II listed), to the east. The northern approach enters the Town alongside the old wharves, many now light industrial units and several Grade II listed buildings and monuments.
- 21.14 The canal passes numerous buildings and spaces of historic interest, many of which are Grade II listed buildings or places of townscape merit including the Star Inn, the Crown Wharf, the old Workhouse (now residential apartments), the old Joule's Brewery Warehouse and the canal-side boatyards.



## 22. Town Centre and Markets:

- 22.1 Commercial and retail uses are focused primarily along the High Street and directly off it. It has a relatively high proportion of independent retailers as well as retail chain stores such as W.H. Smiths, and Boots. Barclays and Lloyds Banks plus the Hanley Economic and Leek Building Society provide visitors and residents with adequate financial services. The historic listed Crown Hotel sits in the centre of the High Street.
- 22.2 It also contains one of the two GP surgeries in the town, one of the four dental surgeries, a number of restaurants, coffee shops and public houses, and several charity shops. There is a second larger supermarket and more apartment buildings just to the east of the High Street itself. Other services found in the High Street are three pharmacies, two opticians, and Re-Solv, the UK's leading agency working to end volatile substance abuse and support those whose lives are affected by these and other 'legal' highs.
- 22.3 Defibrillators are placed at either end of the town and have proved very valuable in their usage.
- 22.4 Stone Town Council Offices just north of the High Street along Station Road, also accommodates the Stone Police Post, a Citizens Advice Bureau and Stone and District Age Concern. Although the Police Post has no permanently based police officers on site, it is normally manned from 9am to 5pm Monday to Friday and is linked to the central Police Control Room. There are two Police Officers and one PCSO that cover Stone and the surrounding area. The CAB, due to funding cuts, has had to reduce appointment availability in Stone, requiring visits to the Stafford Office for some Stone residents. Age Concern offers a free advice service, available five mornings a week, for anyone over the age of fifty. The library in the Market Square is a focal point for information and internet access.
- 22.5 There are places of worship in the centre of the town, and the Frank Jordan Community centre is situated just south of the High Street on the Lichfield Road.
- 22.6 It is felt shop frontages would benefit from a more uniform approach, in-keeping with the Conservation Area status, creating a more attractive High Street. There also needs to be a focus on bringing new business back to the small number of vacant shops, ideally of an independent nature, which will enhance visitor interest in the town and hopefully increase footfall.
- 22.7 Although with restricted access during the day, in the evening the Market Square can become congested with parked cars accessing the local restaurants. It is therefore essential to retain sufficient free car parking space close to the town centre to ensure the High Street and Market Square remains a user friendly pedestrian area at any time of the day or night.
- 22.8 The Market Square generates considerable income for the town, and is an important public space with a cosmopolitan atmosphere, with local restaurants putting out tables and chairs for diners. Situated in the middle of the High Street, it is a multi-functional area used for social interaction for both formal and informal social and cultural activities, encouraging residents and visitors to come together, strengthening the communal spirit of the town. Festivals and street parties place their stage in the Market Square making it the main focal point for audiences. In order to reflect the importance of the area, Stone Town Council has invested in the square, paving it with York Stone and installing electricity points available for stall holders who attend both the weekly markets and the monthly Farmers' Market.
- 22.9 Stone has a long history of being a market town, dating back to the 13th century and still had a livestock market until its closure in the early 1990's. For the past 12 years, the Farmers' Market has provided a vibrant street theatre on the first Saturday of every month with over 50 traders regularly attending. Currently the town's market days are Tuesdays, Fridays and Saturdays with average number of stalls being 5, 7, and 4 respectively. Every third Saturday of the month there is a Craft and Collectables Market.
- 22.10 The ambience that is created by the Farmers' Market is now a significant feature in the economy of the town, drawing people into the High Street and facilitating a sales peak for the local retailers. The many participating food stalls help to reinforce the town's credentials as a destination for food, drink and leisure activities. It is an aspiration to build on this success and encourage increased participation in the regular weekly markets to provide greater reason to shop in the High Street. In expanding these weekly markets, care must be taken to encourage complimentary stallholders to the existing permanent retailers, rather than introducing competitive elements.
- 22.11 It is believed an opportunity also exists to grow speciality markets, such as a Continental Market, Spring Themed Market, and a Christmas Market.



## 23. Well-Being:

- 23.1 The importance of well-being or quality of life for Stone residents was made clear in the Neighbourhood Plan Public Consultation, when residents were invited to put forward their views about their town. The link between well-being, green infrastructure and recreation, with free access to open green space is highly valued. Westbridge Park in the middle of the town is of particular importance and the descriptive term used most was "our green lung in Stone". Local facilities such as play and recreation areas for young people could be improved. Westbridge Park should be the natural location for such investment.
- 23.2 The park is used by large groups of young people who congregate there particularly in the summer months playing games and enjoying their surroundings. It is also popular for families, young children learning to ride their bicycles, dog walking, picnics and relaxing by the canal and river. A number of running clubs, and Stone Ramblers use Westbridge Park whilst the two annual festivals held there attract visitors from a wide area. The preparation for the summer festival is enjoyed by many community groups and schools, building and making the floats, and growing and producing fruit and vegetables for the festival.
- 23.3 Stone is home to four dental surgeries, two opticians, a number of chiropodists, chiropractors, physiotherapists and two GP's surgeries with a third close by in Barlaston. As is the case in many areas of the country, access to doctors is becoming increasingly difficult and this is an ongoing concern raised by the community given the required housing growth over the plan period. The provision of Primary Health Care will be required to increase capacity either at existing facilities or by the delivery of a new additional service elsewhere in the town. Hospital services are provided through The Royal Stoke University Hospital and the smaller County Hospital at Stafford.
- 23.4 Football facilities are limited, and team rugby, netball, cricket and hockey are available, albeit some activities take part just outside the boundary of the Neighbourhood Plan Area. All these contribute to the health and wellbeing of many team members of all ages. There are a number of private golf courses close to the town and three outdoor bowling greens, plus a private tennis and squash club. Alleyne's Academy provides indoor facilities such as squash, badminton and an indoor swimming pool used by schools and members of the public. Recently St Dominic's Priory School has enjoyed great success in indoor rowing.
- 23.5 Stone is home to a considerable number of privately owned retirement apartments and the U3A offers a number of recreational activities held in local community buildings specifically aimed at an older generation.
- 23.6 As recreation resources increase, the improved level of provision for all ages will benefit their health and well-being.

## 24. Movement and Legibility:

- 24.1 By virtue of the A34 and A51 bypassing Stone town centre it is all too easy to drive along these routes and not notice the town.
- 24.2 On the main through routes, signage is bland and uninviting, often hidden by foliage and sometimes cluttered with housing development signage. In such situations passing traffic may associate bland signage with featureless town, despite the signs advertising the fact it is a Canal Town. By failing to impress and provide incentive to draw the passing visitor into the town, opportunities are lost to strengthen its economy through visitor spend. For those visitors who do come into the town, signage within the town is limited and in the wrong locations. Moreover, there are no signs thanking visitors for their visit as they leave the town boundary.
- 24.3 Signage, whether for road users or pedestrians, is a vital part of making Stone welcoming. Particularly within the High Street, and from the Canal for those arriving by boat, signage is essential for guiding visitors around the town, enabling them to explore and enjoy all it has to offer, as well as highlighting essential services and facilities.
- 24.4 Given the unusually large amount of green infrastructure with its river and canal links within a very short distance of the town centre, signage to designated circular walks would be beneficial, allowing visitors to combine a stroll with a drink or meal afterwards in the town centre, thus boosting the local economy.
- 24.5 It is acknowledged these are matters that cannot be addressed by policies within the Neighbourhood Plan, but in order to ensure the vitality of the town, Stone Town Council will need to work with partners to devise ways to increase visitor footfall.
- 24.6 The roundabouts north and south of the town on the A34 are uninspiring except for the southern roundabout in summer which is planted with wild flowers.
- 24.7 Ideally Stone would benefit from more signs such as the one detailed below.
- Future direction:**
- 24.8 Stone needs:
- New eye catching signage when coming into Stone along the A34, to encourage passing traffic to take a detour into the town from the Walton or Whitebridge roundabouts.
  - Clear direction and heritage signs both in the town and on the outskirts directing visitors into the central hub.
  - Clear car parking signage.
  - Definitive visitor information signs.
  - Information Boards for visitors to stop and read – e.g. Things you don't know about Stone.
  - Promote and deliver Heritage tours and walks to celebrate the diverse history of Stone and its Heritage Assets.

# 25. Community Consultation

25.1 During the community engagement of the Neighbourhood Plan, when asked the question, "What do you like about Stone and what do you think should be preserved and retained?" the highest scoring issues identified were green open spaces, with people also identifying key areas including Westbridge Park, Common Plot, Stonefield Park, Walton Common, river walks, allotments, Crown Meadow, Trent Meadow and Nicholls' Lane Field.

25.2 Further evidence was collated that also identified the canal and towpath walks as a key feature of the area, together with the river valley walks and the rural nature and character of Stone. Some of the green open spaces provide annual functions for the town, becoming the venue for events such as Stone Festival, the Food and Drink Festival and Bonfire Night. These were also cited as key aspects that people identified as responses to the question.

25.3 During the community engagement process, the further question, "What do you dislike about Stone and what are the problems that need to be dealt with?" was posed. Relating to open green spaces, the Stone Neighbourhood Plan Stage 1 consultation report also highlighted:

- 25.4 • Inadequate leisure facilities especially for children and young people, e.g. playground, park, cinema, youth centre
- Commercial development on Westbridge Park land or river flood plain should not go ahead; M&S / supermarket developments outside the town centre should be stopped

25.5 The question, "What do you think should be changed in Stone and what improvements should be made?" also shown in the Stone Neighbourhood Plan Stage 1 consultation report highlighted:

- 25.6 • Provide new improved leisure centre with sports facilities, swimming pool, fitness and play facilities at Westbridge Park.
- Put a limit on further housing growth and expansion of the town; no more building on floodplain; any growth should have corresponding improvements to infrastructure and services.
- Protect and enhance green spaces, especially Westbridge Park, Nicholls' Lane Field, Tilling Drive Green Space, areas by the canal and river; designate areas of Local Green Space.

- Improve road safety and connectivity for pedestrians and cyclists, introduce traffic calming measures, (e.g. junction at Old Road and Newcastle Road, A51 bypass; Lichfield Road; across one-way system; to canal and Westbridge;) encourage more sustainable modes of transport, cycle ways and footpaths; improve connectivity with green spaces; improve links between town and Walton; better pedestrian links to business park.

- Improve facilities for teenagers, including scout huts, adventure playground, cinema, 10 pin bowling, football, bike and a skate park, youth club.

25.7 Stone has many positive features that make it an attractive place in which to live. Local people generally have a high regard for Stone and appreciate its many assets: most notably the green open spaces in and around the town; its shopping and other facilities; the ambience of Stone as a historic market town; its thriving community spirit, and the wide range of leisure and recreational activities available to residents. Stone has good transport links to nearby towns and cities, local job opportunities, good schools, and access to the canal and river meadows, which are close to the heart of the town.

25.8 These assets have resulted in Stone being a desirable place in which to live. Therefore as the second largest settlement in Stafford Borough, it has become a focus for new housing development and, to a lesser extent, employment development. In recent years, the town has seen significant housing growth, which is set to continue in the site allocations made by the latest Stafford Borough Local Plan. During the Stage 1 consultation, a number of local people expressed a desire to limit housing growth in Stone, because of the adverse impact this would further have on local infrastructure and local green space. A number of people emphasised the importance of protecting and enhancing existing areas of open green space, which are important to the local community.

25.9 Full details of the community consultation that underpins this Plan are in the accompanying Consultation Statement.



# 26. Vision and Aims:

## VISION FOR STONE:

In 2031, Stone will be notable as a thriving market town alongside the river and canal, with an attractive and accessible historic centre, a high quality network of green space, a wide range of leisure and recreational activities, a successful tourism sector, high quality local services and a diversity of local employment opportunities.

SA1: Improve the economic viability of the High Street and the town centre by encouraging and incentivising new businesses, enabling local businesses to thrive and providing a diverse range of shopping and other services.

SA2: Preserve and enhance the special character of the town, including the heritage assets of Stone by supporting initiatives to repair, refurbish and re-use historic buildings and to improve the quality of the environment.

SA3: Identify and designate important areas of local green space and develop a green infrastructure strategy to protect and improve those areas.

SA4: Support initiatives for the review of the town's transport and traffic needs, and support relevant actions to address those needs.

SA5: Improve pedestrian and cycle links and accessibility within Stone and to surrounding destinations, particularly the canal and river meadows.

SA6: Protect and improve leisure, cultural and sports facilities and improve community access to those facilities.

SA7: Support initiatives for the enhancement of essential local community facilities, including medical and educational facilities as appropriate, ensuring that they are sustainable and fit for purpose

SA8: Ensure that new developments in Stone preserve and enhance the town's historic character and improve the quality of the natural and built environment.

SA9: Ensure that new housing caters for a growing and ageing population, whilst addressing local housing needs.



**PAST**

**FUTURE**

**PRESENT**

# 27. Land Use Policies:

27.1 Identified policy areas are as follows:

1. Housing: to ensure that identified local housing needs are addressed, and that new homes are delivered to high standards of design and sustainability;
2. Business and Employment: to enable economic diversification, and reinforce the role of Stone Town Centre; and
3. Community Facilities: to ensure that growth in Stone is supported by high quality facilities and environmental assets.

# 28. Housing:

28.1 The Plan for Stafford Borough Part 1 2011-2031 adopted June 2014 states that, within the settlement boundaries, there is a presumption in favour of supporting housing and employment development, subject to any other relevant planning considerations. It also goes on to state that it is intended that development allocations for specific sites will be identified within the Settlement Boundaries through the Neighbourhood Planning Process. As is explained below, since the Local Plan identified housing requirement has already been met, this Neighbourhood Plan has companion policies that seek to ensure that local housing needs are addressed and high standards of design are secured.

28.2 A number of sites for new housing have been identified through the Plan for Stafford Borough Part 1 2011-2031 process. The "distribution proposed in Spatial Principle SP4 reflects the consideration of alternative development strategies through the successive consultation stages of preparing the current Plan, and taking account of the Sustainability Appraisal process. As a result new development focused on the County Town of Stafford, the market town of Stone and a number of principal settlements has been identified as the most sustainable choice for distributing new development."

28.3 The Plan for Stafford Borough Part 1 sets out that Stone Town has a minimum requirement of 1,000 new homes over the plan period. Stafford Borough monitoring shows that at the end of March 2019 completions since the start of the Plan were 638 dwellings, with net commitments at 476 dwellings. Therefore, with a total completions and commitments of 1,114 dwellings it would appear that the Plan period minimum may be achieved (if all commitments are built out) with an additional 11% (Source: Stafford Borough Housing Monitor 2019 - Land for New Homes).

28.4 The Plan for Stafford Borough Part 1 identifies that in terms of "housing type, Stone and environs has a significant oversupply of detached properties to the detriment of mid sized units such as semi-detached properties and terraced housing. There is also a pressing need for more affordable housing to meet current and future demand."

28.5 These policies seek to meet the following aims of the Neighbourhood Plan:

SA2: Preserve and enhance the special historic character and heritage assets of Stone by supporting initiatives to repair, refurbish and re-use historic buildings and to improve the quality of the environment.

SA4: Support initiatives for the review of the town's transport and traffic needs, and support relevant actions to address those needs.

SA5: Improve pedestrian and cycle links and accessibility within Stone and to surrounding destinations, particularly the canal and river meadows.

SA9: Ensure that new housing caters for a growing and ageing population, whilst addressing local housing needs.

#### Rationale and Evidence:

28.6 Policy H1 is intended to address identified local housing needs, and provide a balanced mix of new homes, in a planned, well designed and sustainable manner, as outlined by strategic policies within the adopted Plan for Stafford Borough, and supporting evidence such as the 'Stone Rural Hub Town Profile'. The Local Plan (Plan for Stafford Borough), in the development strategy for Stone Policy Stone 1, "provides 1,000 new homes over the plan period, including a higher proportion of smaller dwellings (semi-detached and terraced) and affordable homes."

28.7 Paragraph 84 in the Plan for Stafford Borough states that: "In terms of housing type, Stone and its environs has a significant oversupply of detached properties to the detriment of mid sized units such as semi-detached properties and terraced housing. There is also a pressing need for more affordable housing to meet current and future demand. Analysis of the population information for Stone shows that the over 65 year olds will increasingly be a significant group. However, an element of family housing will still be required to provide for local needs. Increasing and enhancing the provision of educational, health and community facilities will support increased housing growth including for the elderly population."

#### Policy H1: Housing Tenures and Types

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

#### Rationale and Evidence:

28.8 Good design is indivisible from good planning and achieving sustainable development. The National Planning Policy Framework recognises that well-designed buildings and places improve the quality of people's lives and that it is a core planning principle to achieve good design.

28.9 Good design will ensure that proposed developments are sustainable. The National Planning Policy Framework (NPPF) recognises that well-designed buildings and places improve the quality of people's lives and that it is a core planning principle to achieve good design. This includes considerations such as pedestrian convenience and safety, movement, natural surveillance, quality of the public realm, townscape character and consideration of the natural environment and wildlife.

28.10 Neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics, for example there is an extensive network of Public Rights of Way in the neighbourhood area and these would need to be considered by developers.

28.11 As the historic Market Town of Stone, has a Conservation Area and many Listed Buildings and Heritage Assets, it is also necessary to consider local character. The Design policy will enhance the character and appearance of the area of Stone and the Conservation Area, and will support the aims of strategic policies within the Local Plan – for example Policy Stone 1 and Policy Stone 2 – and responds to the findings of the Historic Environment Character Assessment, Stone Environs, July 2009 by Staffordshire County Council.

28.12 Furthermore this policy augments policy N1 and N2 in the PfSB Part 1, responding to other design characteristics and issues that the neighbourhood plan seeks to address.

28.13 As previously discussed in the Character Areas section, five Character Areas were identified as having a distinct character. Within two of these Character Areas, Special Character Areas have been identified, namely Special Character Area North and Special Character Area South which are predominately residential comprising of properties set within large gardens. Through the community engagement, the issue of development of infill housing within garden plots was identified. The Neighbourhood Plan undertook further community engagement with residents of these two areas, proposing a policy to safeguard the gardens from development of additional residential units within them, which would change and harm the special character.

28.14 On balance, reviewing the responses, the material considerations meant that Special Character Area North was proposed as a policy area and Special Character Area South, whilst still being recognised as an important area, was not included in the policy. Further details of the special character of Stone and detail about the Special Character Area North can be found in the previous section of the plan.

## Policy H2: Housing Design

### Policy H2: Housing Design

New development in Stone must deliver high quality design. Development proposals must, as appropriate, address the following (within the Design and Access Statement where applicable):

1. Ensure that regard is demonstrated within the combined design of buildings (including their scale and massing), streets and spaces for the Character Area within which the development is located;
2. Within Character Area North (identified within Appendix B) particular regard is required for the retention of the characteristically large plots. In all areas rear gardens should not normally be placed next to road frontages;
3. Make provision for electric car charging;
4. Show innovative use of design solutions where appropriate, especially to achieve high environmental performance.

## 29. Business and Employment:

29.1 It is recognised that Stone is located between two major economic centres: the Potteries conurbation, and the County Town of Stafford. However, Stone is home to a diverse business base, and Stone Town Centre will continue to play a vital role in driving the local economy. Business and employment policies are concerned with responding to changes in work patterns, and reinforcing the role of Stone Town Centre.

29.2 These policies seek to meet the following aims of the Neighbourhood Plan:

SA1: Improve the economic viability of the High Street and the town centre by encouraging and incentivising new businesses, enabling local businesses to thrive and providing a diverse range of shopping and other services.

SA8: Ensure that new developments in Stone preserve and enhance the town's historic character and improve the quality of the natural and built environment.

### Rationale and Evidence:

29.3 To encourage sustainable patterns of development, and support economic diversification in order to reduce the high levels of commuting identified in the 'Stone Rural Hub Town Profile', and Local Plan evidence base.

29.4 The Neighbourhood Plan policy seeks to build upon the Plan for Stafford Borough Policy E1, which also encourages home working. Point 1 of the policy states: "i. Supporting opportunities for home-office working in appropriate locations where this does not have any adverse impacts on the surrounding area and residential amenity."

29.5 Subject to specific requirements this Policy aims to encourage:

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

### Policy BE1: Small Home Based Business

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

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

## 30. Community Facilities:

30.1 Whilst Stone is catering for growth, it is also important that this is supported by the delivery of, or enabling access to a range of high quality community facilities and open spaces. Policies to support community facilities focus on:

- Local play, sports and recreational facilities;
- Green infrastructure and environmental assets; and
- Community facilities.

30.2 These policies seek to meet the following aims of the Neighbourhood Plan:

SA3: Identify and designate important areas of local green space and develop a green infrastructure strategy to protect and improve those areas.

SA6: Protect and improve leisure, cultural and sports facilities and improve community access to those facilities.

SA7: Support initiatives for the enhancement of essential local community facilities, including medical and educational facilities as appropriate, ensuring that they are sustainable and fit for purpose.

SA8: Ensure that new developments in Stone preserve and enhance the town's historic character and improve the quality of the natural and built environment.

### Rationale and Evidence:

30.3 Policy CAF1 aims to ensure that local people have access to a range of high quality sports and recreational facilities, that development proposals provide appropriate provision and support towards new facilities, and enhancements, in accordance with strategic policies within the Local Plan (e.g. Policy 1 - Stone Town, and Policy 2 - West and South of Stone.) Policy C7 of the PfSB Part 1 also sets out greenspace requirements and more formal sports facilities. These are further justified in Appendix G of the Plan for Stafford Borough.

30.4 For the preparation of residential development proposals reference to the 'Fields in Trust Guidance' is commended ([www.fieldsintrust.org/guidance](http://www.fieldsintrust.org/guidance)).

### Policy CAF1: Local Play, Sports and Recreational Facilities

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

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

### Rationale and Evidence:

- 30.5 Policy CAF2 aims to ensure that local people have access to a range of high quality open spaces and environmental assets, and that development proposals provide appropriate provision and support towards delivering or enabling access to such assets.
- 30.6 Paragraph 91 of the National Planning Policy Framework states that: "Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: ... c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs - for example through the provision of safe and accessible green infrastructure ...".

30.7 The Plan for Stafford Borough Policy N4 includes the commitment that: "The Borough's green infrastructure network, as defined on the Policies Map, will be protected, enhanced and expanded ...".

#### Policy CAF2: Green Infrastructure

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

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

### Rationale and Evidence:

- 30.8 This policy aims to improve and enhance important views, vistas and spaces across Stone, in accordance with the 'Historic Environment Character Assessment, Stone Environs, July 2009 by Staffordshire County Council'. The adopted Local Plan identifies in the spatial vision for Stone that by 2031 the town will have "conserved and enhanced the local character of the town and its canal side vistas."
- 30.9 The PfSB Part 1, Policy N9 Historic Environment clearly identifies the significance of the character and setting of heritage assets. The policy ensures that any development proposal that would affect the significance of a heritage asset should take into account a number of factors, including significant views and vistas.

30.10 Through the community engagement and during a 'Town Tour' event in March 2016, key views and vistas were identified and marked on the plan accompanying this policy. It was acknowledged that the setting, views and appearance of the historic market town were an important factor to the tourism economy of the area and these should be safeguarded and enhanced. These key views are described in more detail in the Gateway and Views section previously in the plan.

#### Policy CAF3: Protected Views and Vistas

Development proposals must, where applicable, assess and address their impact on the special local views and vistas within the built and natural environment of Stone, as shown on the Map at Appendix E. These are:

- Along the River Trent corridor and flood plain;
- From Stafford Road towards the town centre;
- From Westbridge Park to The Moorings and tower of the Church of St Michael's;
- From Longton Road towards various historic buildings, including the Church of St John;
- From Lichfield Road towards the town centre;
- The Station Approach vista;
- Views and vistas along the Trent and Mersey Canal corridor; and
- Views into the urban area from the A34.

## Rationale and Evidence:

- 30.11 This policy aims to provide, improve, and enhance the Local Green Spaces enabling small-scale development that complement the use of facilities and ensures that any new development does not compromise the open quality of the space. This policy aims to ensure that new development takes account of Local Green Spaces.
- 30.12 Forming part of the evidence base a Green Space Audit was undertaken. This identified over 50 sites of Local Green Space applying the NPPF criteria. These sites were then checked against criteria that may remove them from possible designation, such as subject to a planning permission. These were then formally consulted on with a community event in the town, consulting local sports groups and organisations, residents groups and the sports and leisure team at Stafford Borough Council asking for positive and negative comments about the sites identified in the Green Space Audit. Local Green Space Consultation was delivered in November 2016 and October 2017. Following the release of the updated NPPF in July 2018 all of the designated Local Green Spaces were tested against paragraph 100 to ensure they are compliant with the revised criteria.
- 30.13 The Plan for Stafford Borough Part 1 defines Green Infrastructure as 'A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits to local communities.' It goes on to state that Neighbourhood Plans provide "opportunity for local communities to identify Local Green Space to be specifically designated."
- 30.14 Furthermore strategic policy C7 Open Space, Sport and Recreation reinforces the importance, need and provision of a variety of open spaces and associated uses or facilities.
- 30.15 The Local Green Spaces identified in the Neighbourhood Plan contribute to the network with the Green Infrastructure Strategy for Stafford Borough: Strategic Plan (November 2009) identified a number of key objectives, as detailed in Policy N2 and N4 of the adopted Plan for Stafford Borough that are applicable to Local Green Spaces:
- 30.16 Networks of open spaces, natural corridors, access routes and watercourses will be enhanced and created to:
- protect the setting of landscape, heritage and natural (biodiversity and geodiversity) assets
  - reverse habitat fragmentation, which could include planting of trees and hedgerows, meadow wildflower enhancement, pond and wetland creation.
  - provide recreational opportunities for new and existing communities
  - provide planned and designed open breaks between neighbouring residential areas and business developments.
- 30.17 Local landscape and heritage features should:
- be retained as focal points for new neighbourhoods,
  - have their historic nature protected
  - act as attractive green and open spaces where communities can come together.
- 30.18 To alleviate the effects of climate change:
- measures such as Sustainable Drainage Systems and street trees must be included in new developments and should be 'retro-fitted' into existing developments
  - green spaces will provide a flood storage/management function (where appropriate).
- 30.19 The Local Green Spaces designated collectively provide a variety of social, economic and environmental benefits, contributing to the sustainable development of Stone, offering a range of spaces that promote well-being and community facilities within the area. The Local Green Spaces now designated in this Plan are identified, described and justified in the tabulation that forms Appendix C.

### Policy CAF4: Local Green Space (LGS)

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

### Policy CAF5: Local Green Infrastructure (LGI)

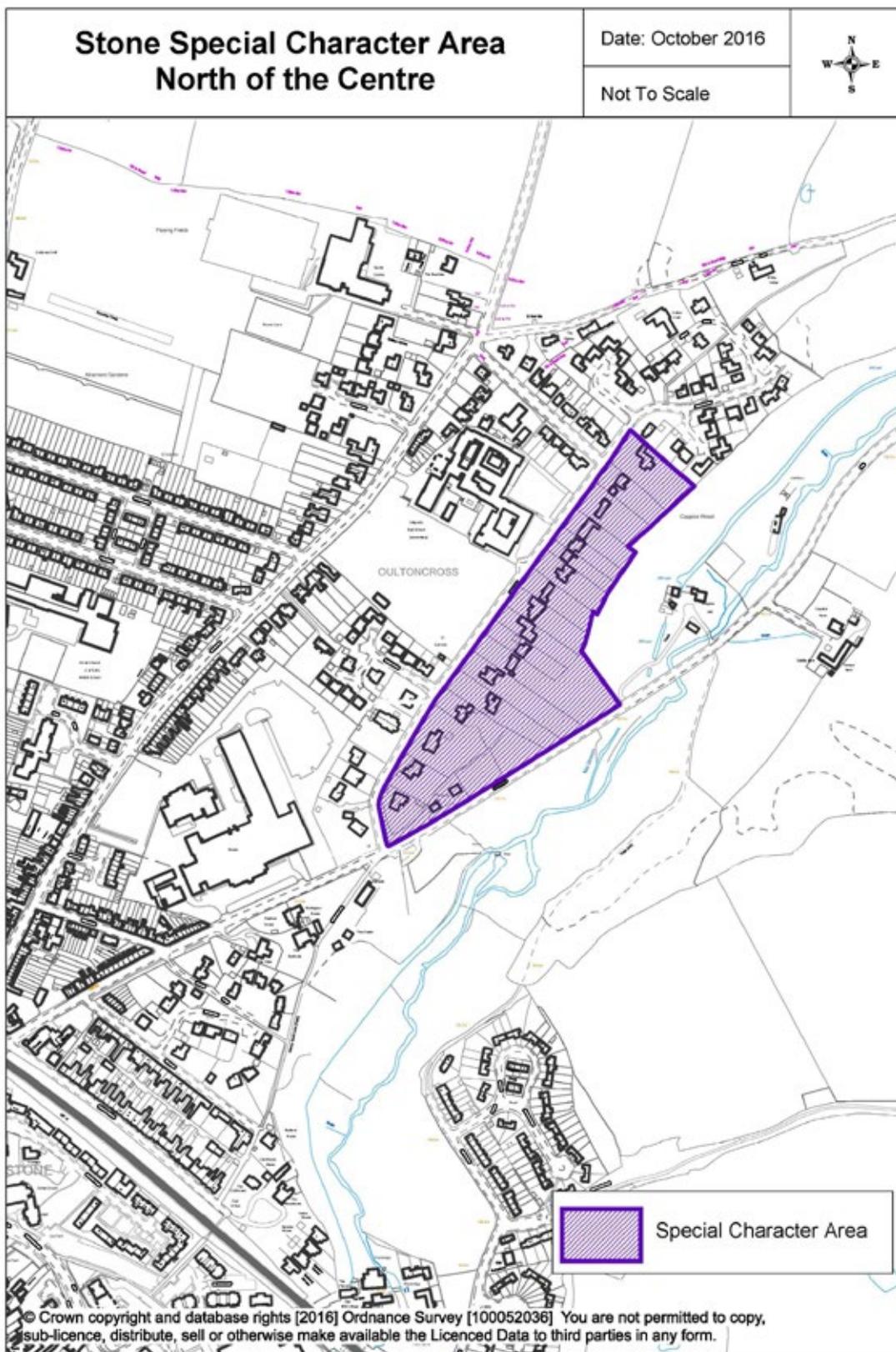
The areas detailed as LGI in Appendix C of this Plan are designated as Local Green Infrastructure which are to be regarded as part of the green infrastructure network which Policy N4 of the Plan for Stafford Borough protects and commits to enhance and expand, to support health and well-being for local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

# Appendices

# Appendix A – Evidence and Documents Used

- National Planning Policy Framework 2012 (<https://www.gov.uk/government/publications/national-planning-policy-framework--2>)
- National Planning Policy Framework 2018 (<https://www.gov.uk/government/collections/revised-national-planning-policy-framework>)
- Seven Principles of Good Design, Commission for Architecture and the Built Environment (<https://www.designcouncil.org.uk/what-we-do/programmes/built-environment>)
- Building For Life 12 – the sign of a good place to live, Building For Life Partnership 2012 (<https://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition>)
- The Plan for Stafford Borough 2011-2031 Part 1, adopted June 2014 (<https://www.staffordbc.gov.uk/sites/default/files/cme/DocMan1/Planning%20Policy/Plan%20for%20Stafford%20Borough/PFSB-Adoption.pdf>)
- The Plan for Stafford Borough Part 2, adopted January 2017 (<https://www.staffordbc.gov.uk/sites/default/files/cme/DocMan1/Planning%20Policy/Plan%20for%20Stafford%20Borough/PFSB-Part-2-Adoption.pdf>)
- Planning for Landscape Change SCC 2000 (<https://www.google.co.uk/url?sa=t&rct=j&q=&esrc=s&source=web&cd=1&cad=rja&uact=8&ved=2ahUKEwi2rMyphLjnAhVxsHEKHavtAaMQFjAAegQIARAB&url=https%3A%2F%2Fapps2.staffordshire.gov.uk%2Fsc%2FTrimDocProvider%2F%3FID%3D002%2F0%2F0%2F0502214&usg=AOvVaw1TSyNMnKMFNDznkXmMzYj>)
- Staffordshire Industrial Archaeology Society, (1973) Journal of the Staffordshire Industrial Archaeology Society, Vol 4
- Allbutt, M. & Broadbridge, S.R., (1972). The origins of Stone
- 2011 Census BUA data published by ONS on NOMIS, Staffordshire County Council IDBR Business Database, Produced by SQW (<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/articles/characteristicsofbuiltupareas/2013-06-28>)
- 2011 Census ONS (<https://www.ons.gov.uk/census/2011census>)
- Planning Practice Guidance, (PPG), Local Green Space Designation document, 06/03/2014 (<https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>)
- Stone Urban District Councils' meeting of the 18th December 1973
- Strategic Housing Land Availability Assessment 2015 (SHLAA) (<https://www.staffordbc.gov.uk/sites/default/files/cme/DocMan1/Programme%20officer/Programme%20officer%202016/P2-E11-Strategic-Housing-Land-Availability-Assessment---2015.pdf>)
- Historic Environment Character Assessment, Stone Environs, Stafford Borough Council, (July 2009). (<https://www.staffordbc.gov.uk/sites/default/files/cme/DocMan1/Forward%20Planning/Examination%20Library%202013/E81---HISTORIC-ENVIRONMENT-CHARACTER-ASSESSMENT-FOR-STONE.pdf>)
- Guidance for Outdoor Sport and Play, Beyond the six acre standard, Fields in Trust, (October 2015). (<http://www.fieldsintrust.org/Upload/file/guidance/Guidance-for-Outdoor-Sport-and-Play-England-Apr18.pdf>)
- Stone Neighbourhood Plan Stage 1 consultation report, (2015).
- Green Infrastructure Strategy for Stafford, The Strategic Plan (November 2009). (<https://www.staffordbc.gov.uk/live/Documents/Forward%20Planning/Examination%20Library%202013/D35-GREEN-INFRASTRUCTURE-STRATEGY-EVIDENCE-BASE.pdf>)

# Appendix B - Plan of the North Character Area



# Appendix C - Local Green Space (LGS) and Local Green Infrastructure (LGI) Designations

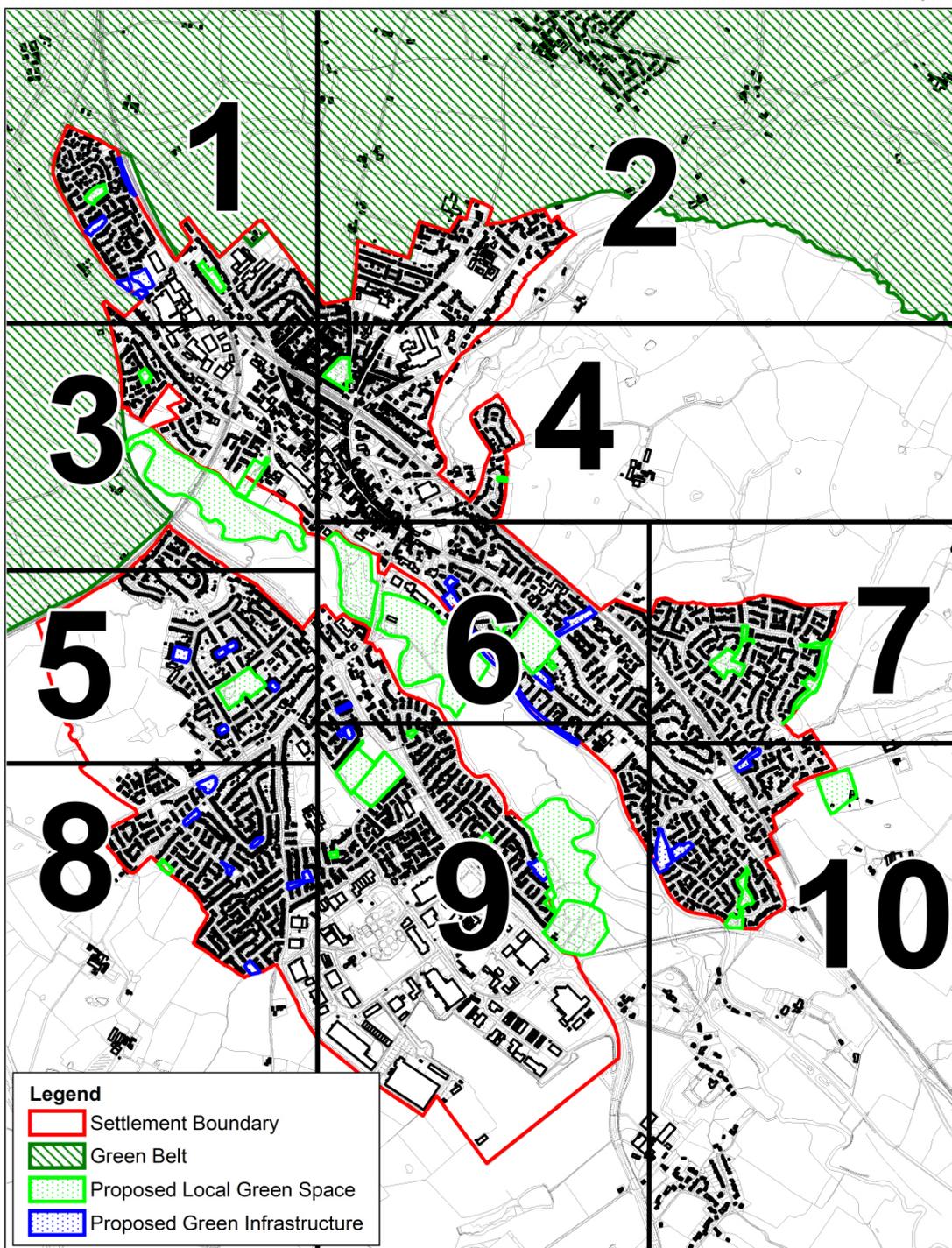
Introduction to Appendix

In March 2012, the Government made it possible for green spaces with a special community importance to qualify for a new protection status. This status is known as 'Local Green Space'. The Local Green Space status has been made possible through the introduction of the Localism Act and Natural Environment White Paper (2011) which influenced the policies in the National Planning Policy Framework (NPPF) introduced in March 2012.

## Stone Local Green Space & Infrastructure Overview

Date: February 2020

Not to scale

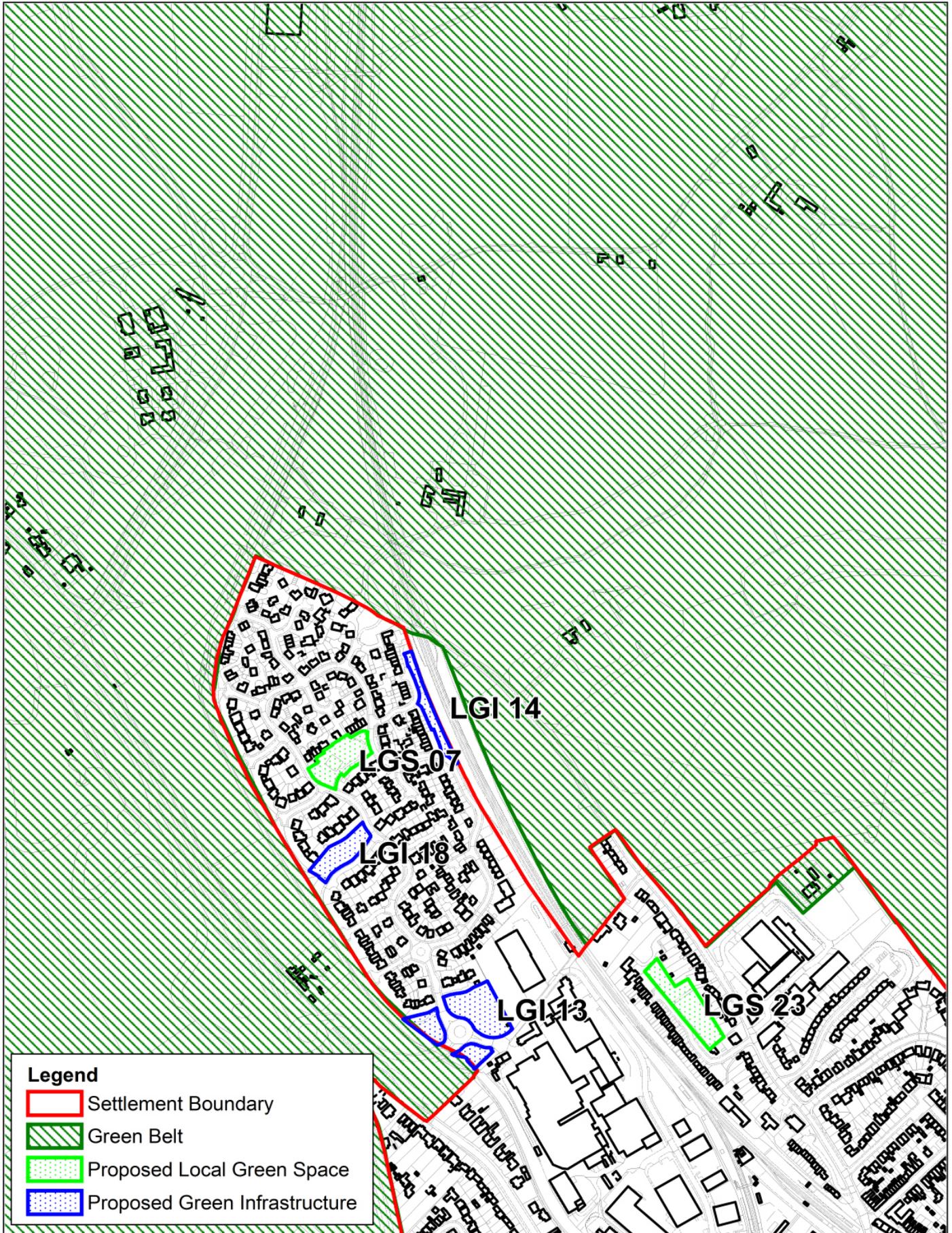


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# Stone Local Green Space & Infrastructure Zone 1

Date: February 2020

Not to scale



**Legend**

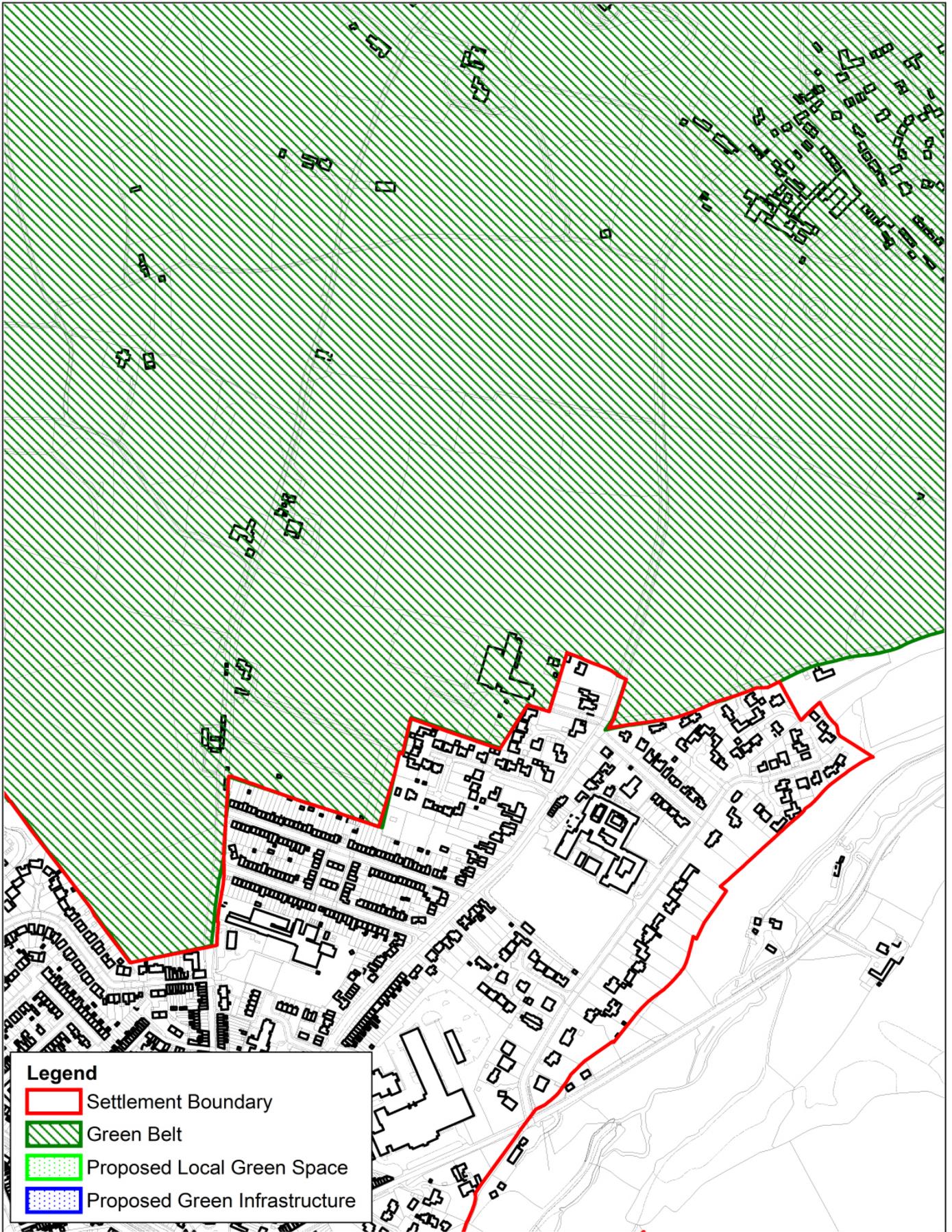
- Settlement Boundary
- Green Belt
- Proposed Local Green Space
- Proposed Green Infrastructure

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# Stone Local Green Space & Infrastructure Zone 2

Date: February 2020

Not to scale

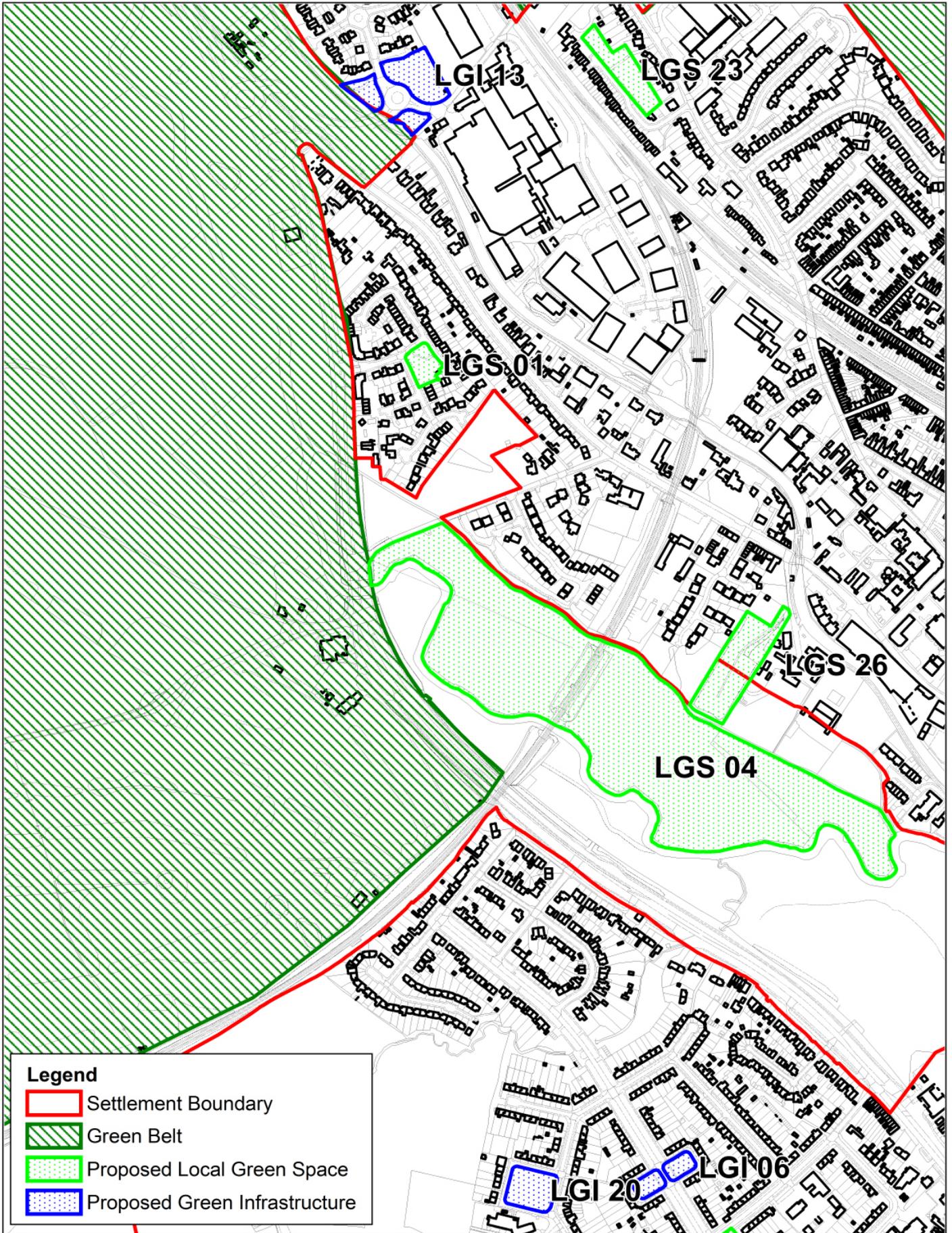


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# Stone Local Green Space & Infrastructure Zone 3

Date: February 2020

Not to scale



**Legend**

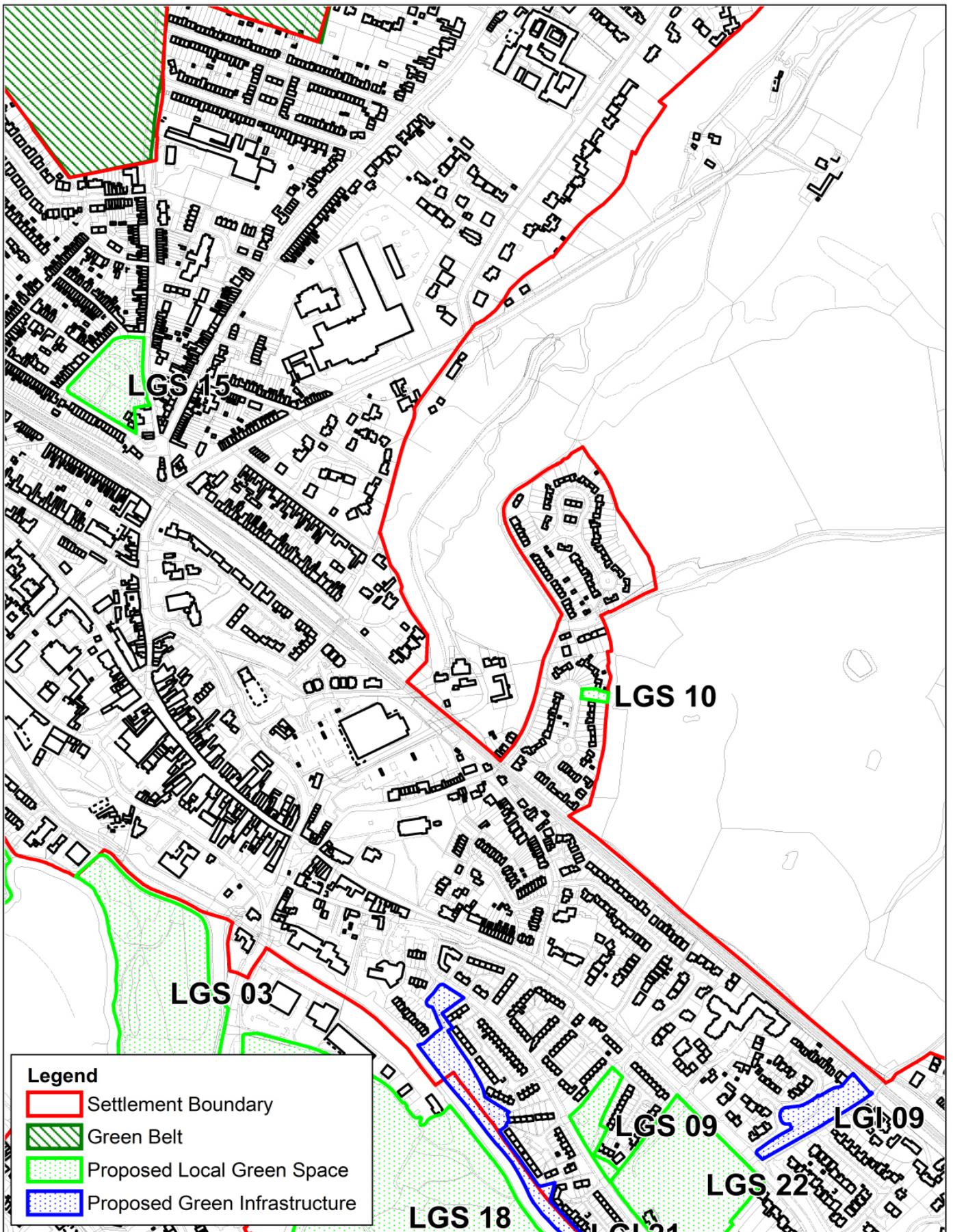
- Settlement Boundary
- Green Belt
- Proposed Local Green Space
- Proposed Green Infrastructure

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# Stone Local Green Space & Infrastructure Zone 4

Date: February 2020

Not to scale



**Legend**

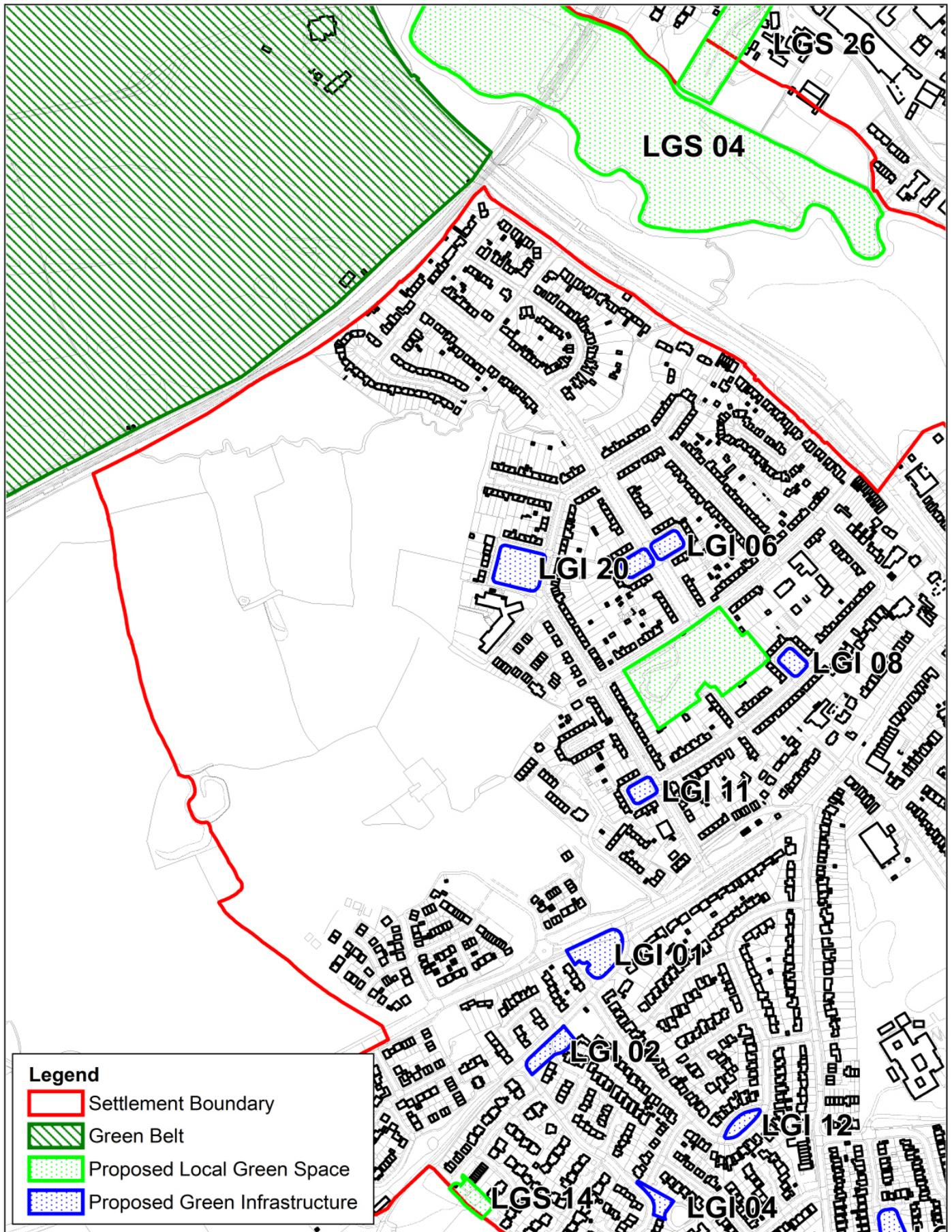
- Red outline: Settlement Boundary
- Green diagonal hatching: Green Belt
- Green dotted pattern: Proposed Local Green Space
- Blue dotted pattern: Proposed Green Infrastructure

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# Stone Local Green Space & Infrastructure Zone 5

Date: February 2020

Not to scale

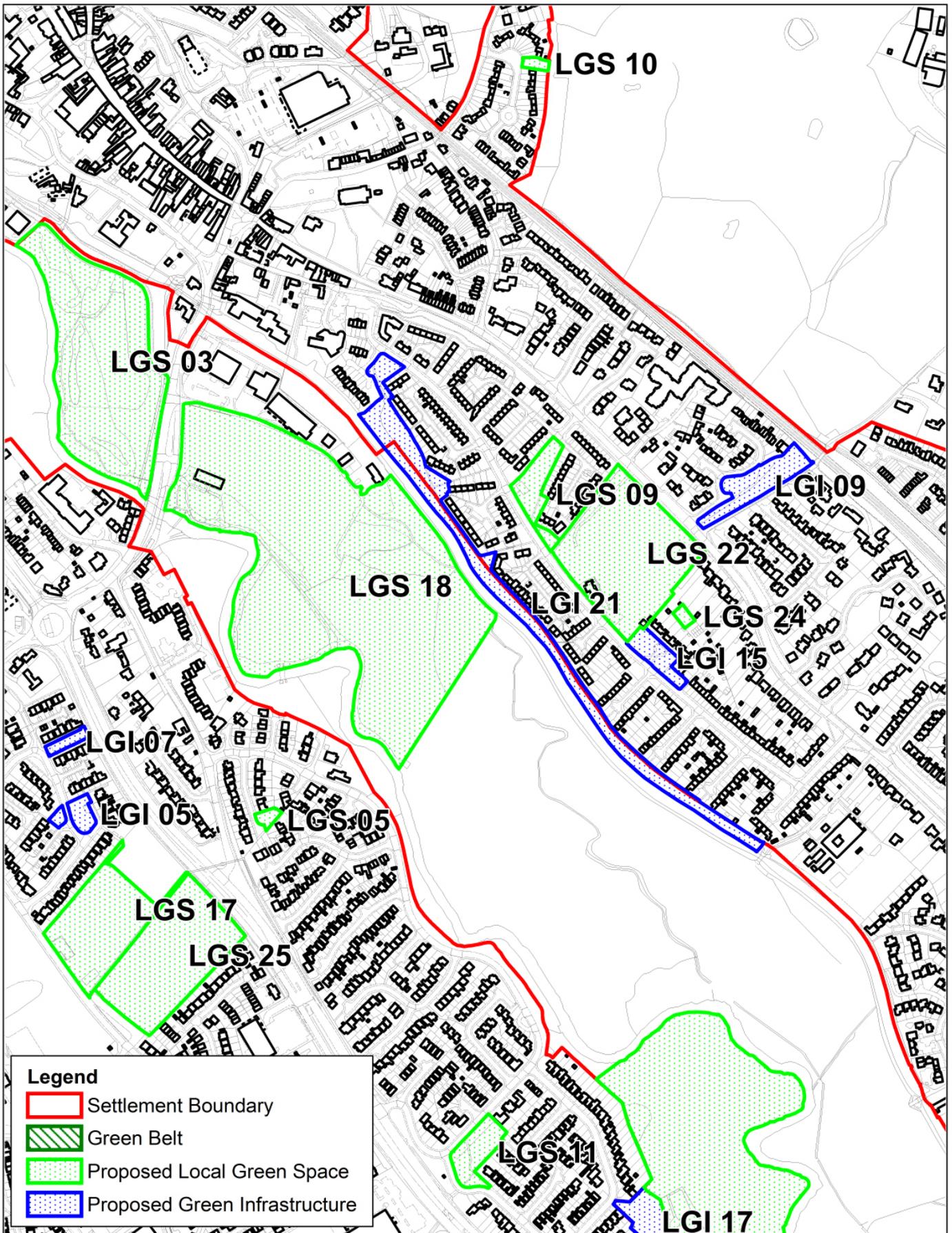


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# Stone Local Green Space & Infrastructure Zone 6

Date: February 2020

Not to scale

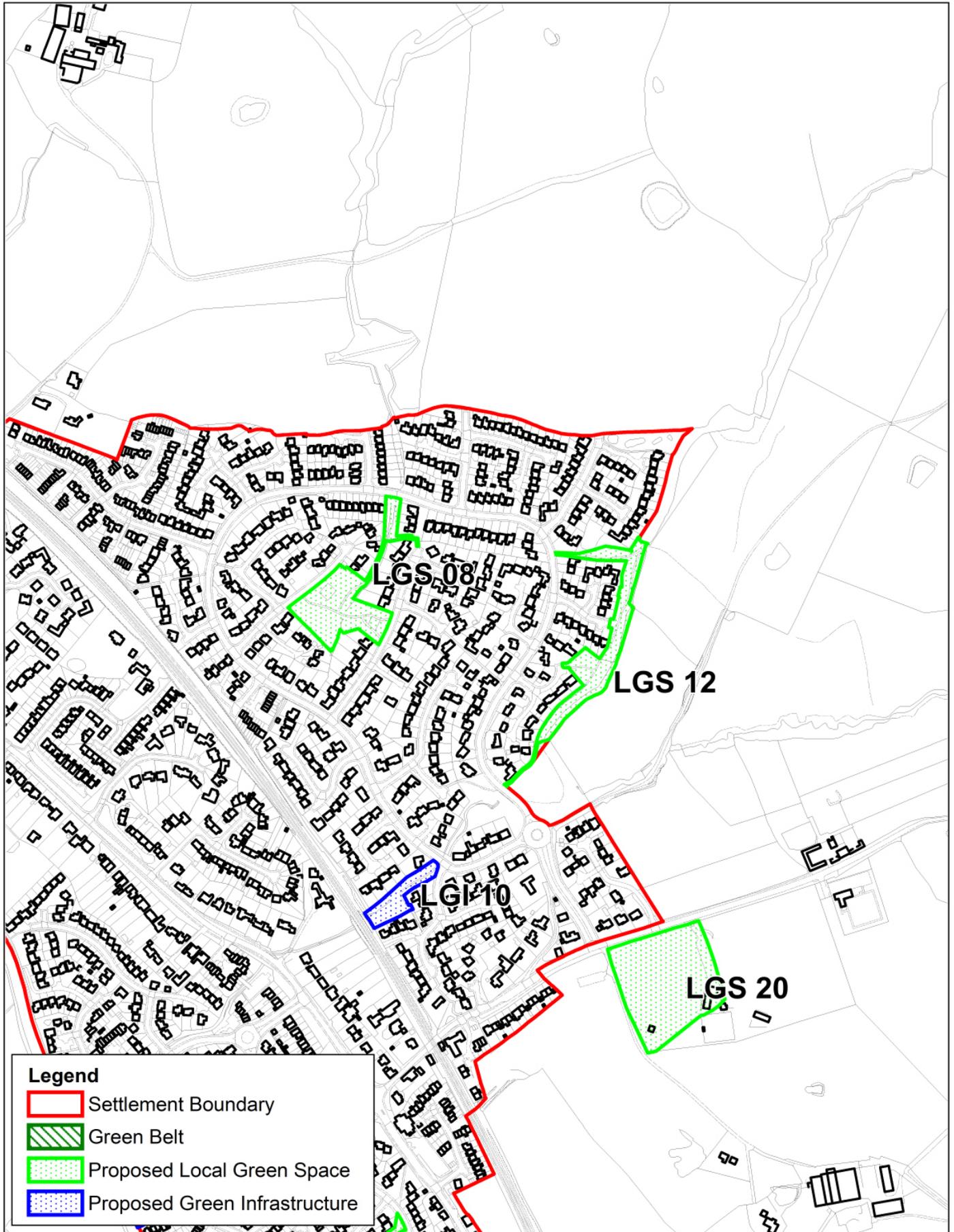


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# Stone Local Green Space & Infrastructure Zone 7

Date: February 2020

Not to scale

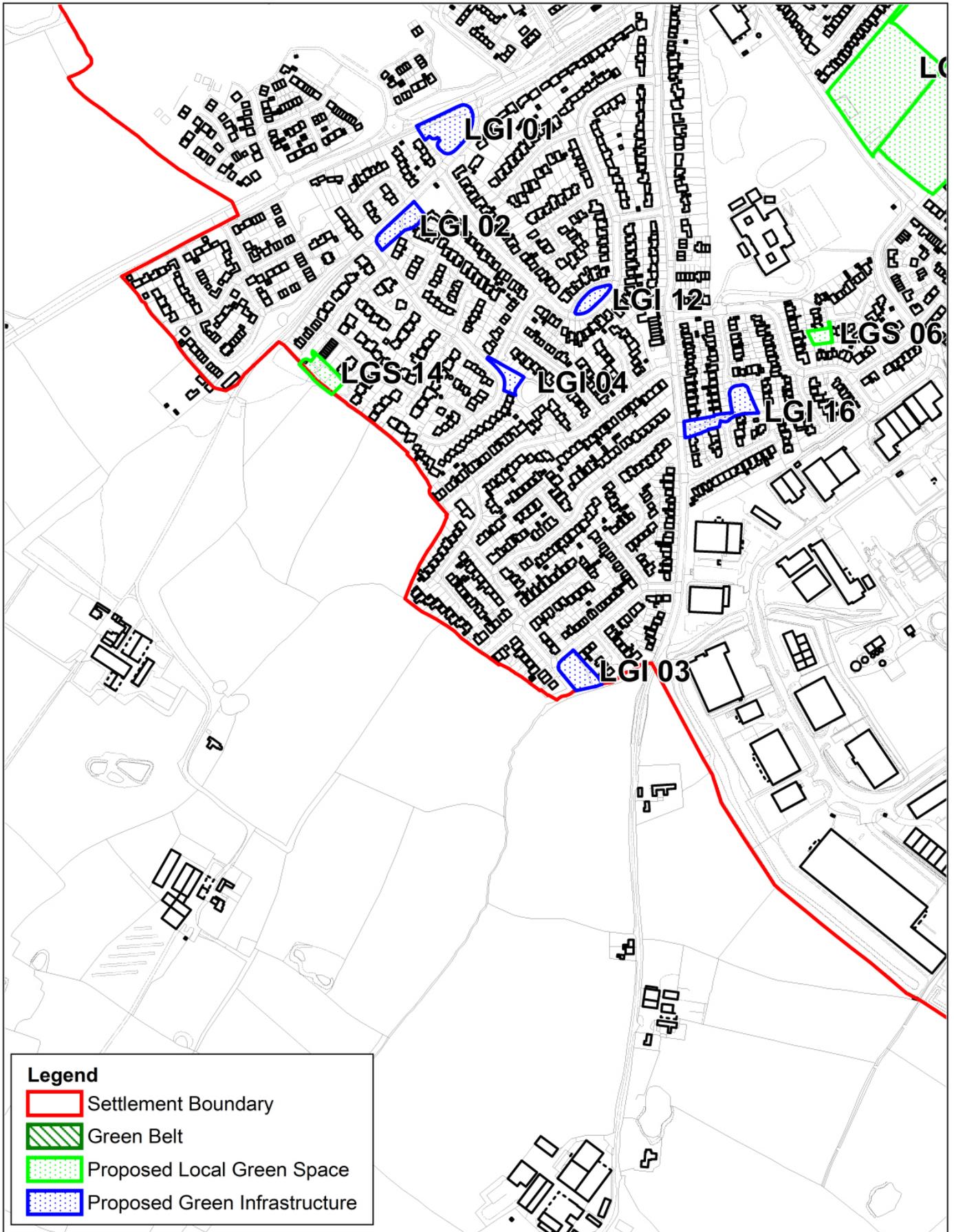


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# Stone Local Green Space & Infrastructure Zone 8

Date: February 2020

Not to scale

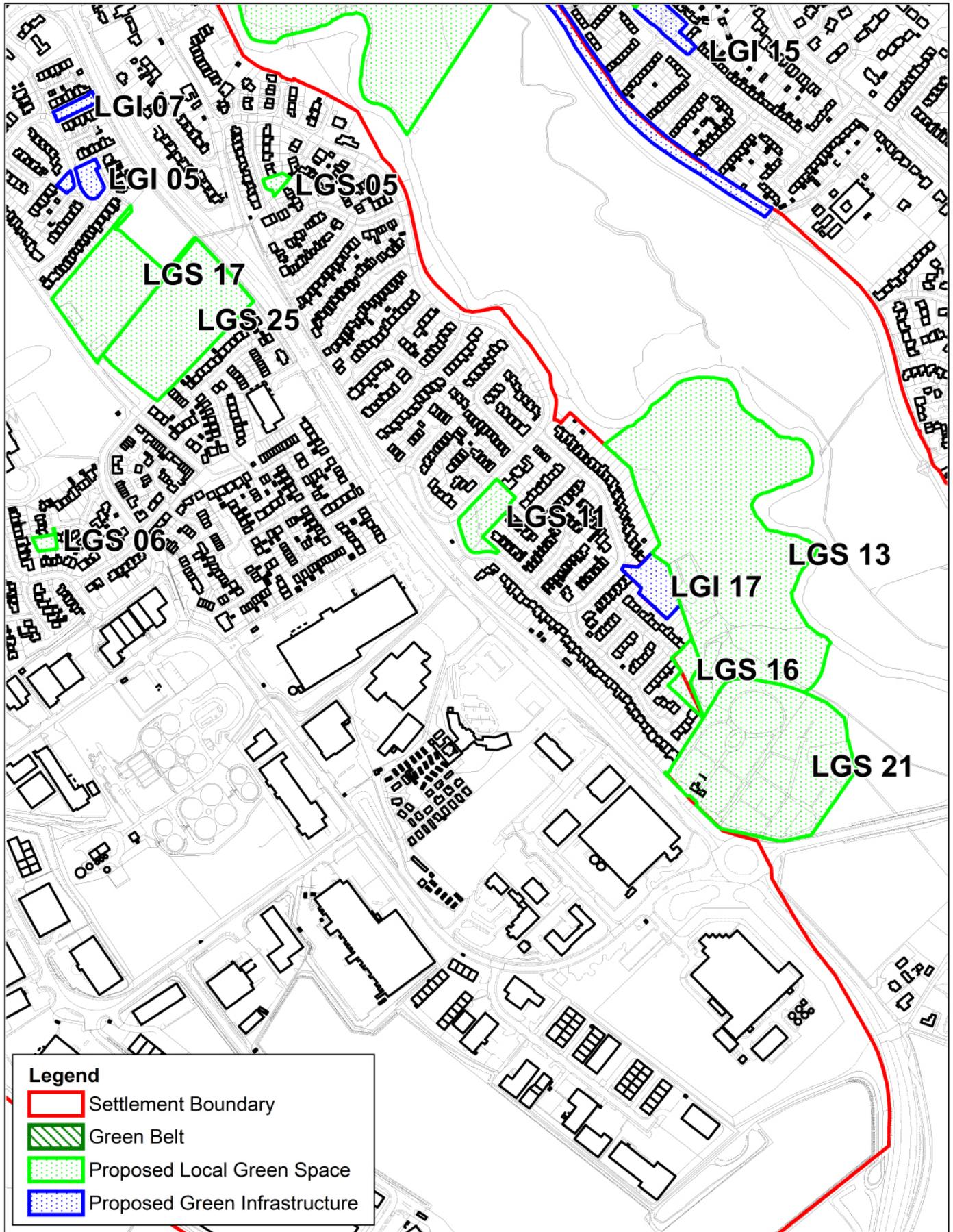


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# Stone Local Green Space & Infrastructure Zone 9

Date: February 2020

Not to scale



**Legend**

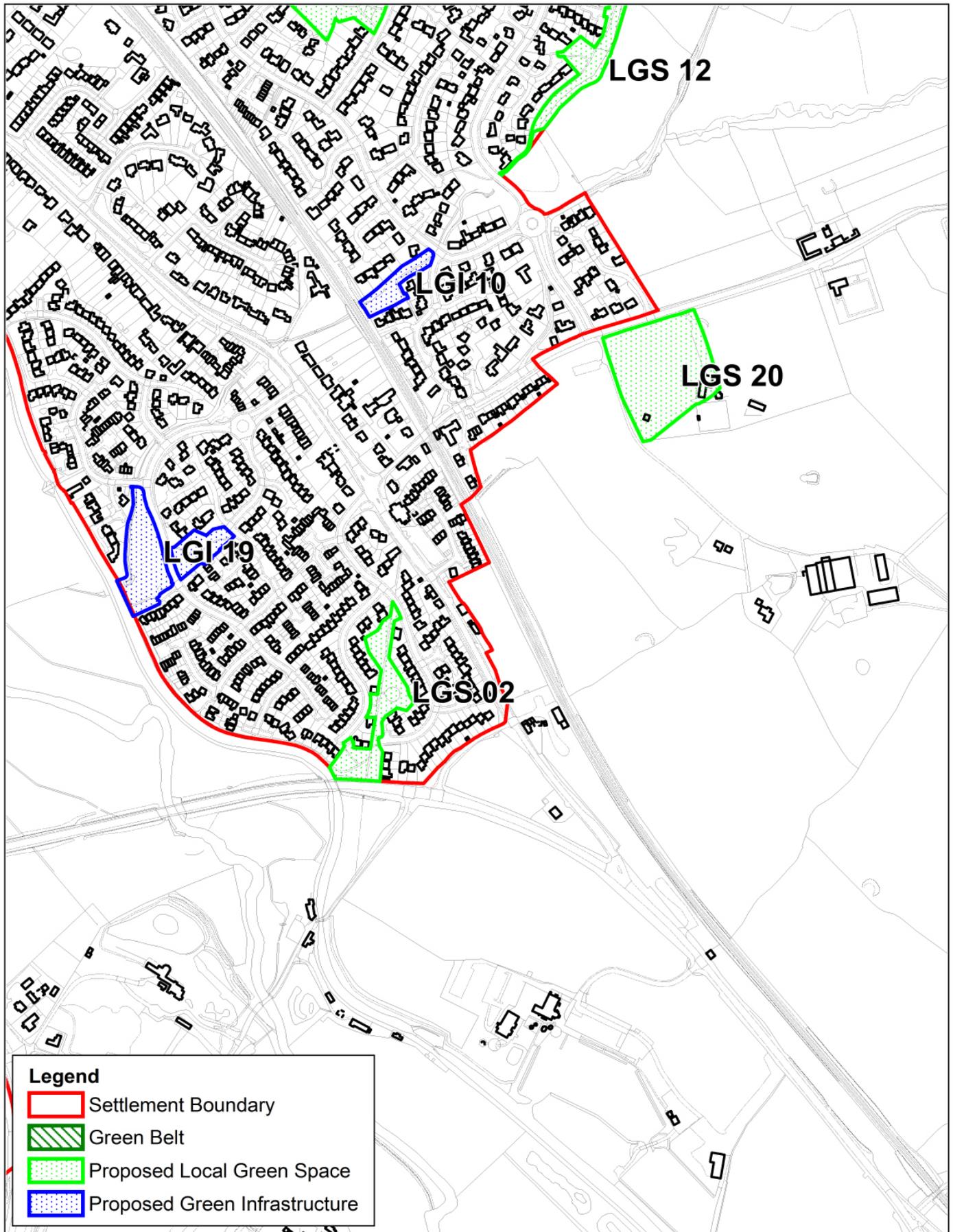
- Settlement Boundary
- Green Belt
- Proposed Local Green Space
- Proposed Green Infrastructure

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# Stone Local Green Space & Infrastructure Zone 10

Date: February 2020

Not to scale



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<b>Protected Reference</b>		LGS 01	<b>Site Description:</b>  This is a Local Equipped Area for Play and Amenity Greenspace, enclosed within a gated and hedged area in the centre of the residential development. It contains swings and a small slide for young children along with supervisory seating.
<b>Name</b>		Cauldon Way	
<b>Location</b>	<b>Post Code</b>	ST15 0WA	
	<b>OS Grid Ref</b>	SJ 897 343	
<b>Type of protection</b>		Local Green Space	
<b>NPPF Para 77 Criteria</b>		Is demonstrably special to a local community and holds a particular local significance; local in character and is not an extensive tract of land.	



**LGS 01**

Date: October 2019



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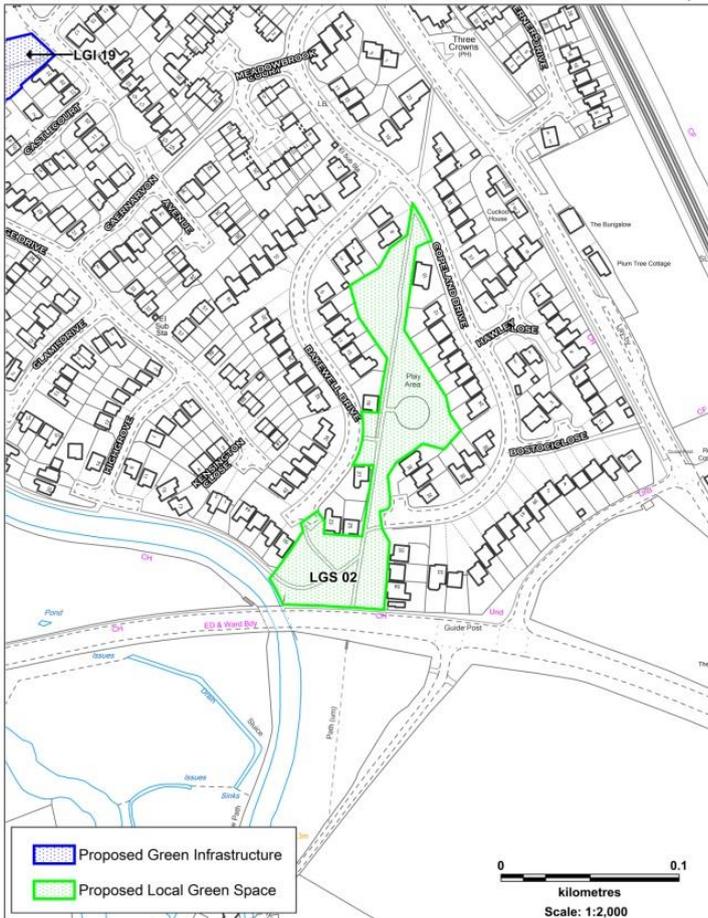


<b>Protected Reference</b>		LGS 02	<b>Site Description:</b>  It is a Local Equipped Area for Play and Amenity Greenspace with trees offering informal areas for play, social interaction and gentle exercise.  This is an elongated tract of land which links Copeland Drive to the Trent and Mersey Canal Area on an estate built in the 1990's. It contains a Local Equipped Area for Play for the under 12's containing activity trail, swings, cradle, slide and flat. The public footpath, which runs north east to south west passes through the Amenity greenspace.
<b>Name</b>		Copeland Drive	
<b>Location</b>	<b>Post Code</b>	ST15 8YR	
	<b>OS Grid Ref</b>	SJ 916 323	
<b>Type of protection</b>		Local Green Space	
<b>NPPF Para 77 Criteria</b>  Is demonstrably special to a local community and holds a particular significance; local in character and is not an extensive tract of land.			



**LGS 02**

Date: October 2019



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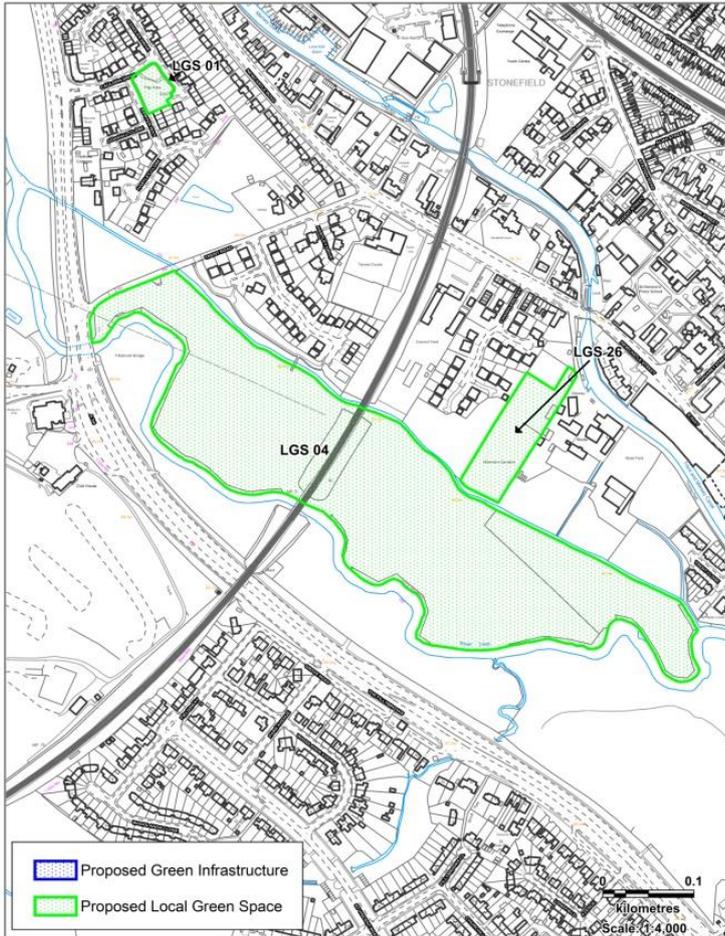


<b>Protected Reference</b>		LGS 03	<b>Site Description:</b>  It is a Local Nature Reserve within the Green Infrastructure along the Trent floodplain and is a natural and semi-natural greenspace situated in the river/canal corridor between the River Trent, the Trent and Mersey canal and the Scotch Brook. The Town Council owns and manages the reserve. In recent years this area has been greatly improved with the addition of a disabled friendly access bridge, new footpaths including a small circular walk, a small amphitheatre and two wetland scrapes heavily planted with indigenous wild flowers. It is managed as a hay meadow and being close to the heart of Stone it is a well-used site. It offers beautiful scenery tranquility and engenders a sense of well-being amongst local and visitors.
<b>Name</b>		Crown Meadow	
<b>Location</b>	<b>Post Code</b>	ST15 0HG	
	<b>OS Grid Ref</b>	SJ 901 335	
<b>Type of protection</b>		Local Green Space	
<b>NPPF Para 77 Criteria</b>  Is demonstrably special to a local community and holds a particular local significance.			



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<b>Protected Reference</b>		LGS 04	<b>Site Description:</b>  It is a Local Nature Reserve (LNR) within the Green Infrastructure and contains natural and semi-natural greenspaces in the river/ canal corridor. Formerly referred to as the Northern Meadow, this approx. 9 ha site is part of the Trent floodplain. It is low lying, with the remnants of archaeologically important flood meadow field systems still visible today. The meadow has been agriculturally improved in the past, but work is now underway to create new sections of flower rich meadows.
<b>Name</b>		Goodall Meadow	
<b>Location</b>	<b>Post Code</b>	ST15 0HP	
	<b>OS Grid Ref</b>	SJ 897 329	
<b>Type of protection</b>		Local Green Space	
<b>NPPF Para 77 Criteria</b>		Is demonstrably special to a local community and holds a particular local significance.	



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<b>Protected Reference</b>		LGS 05	<b>Site Description:</b>  Is a Local Equipped Area for Play with 4 swings, cradle and flat with a seated area for supervision, in a small, hedge enclosed, amenity greenspace situated on a 1970's housing estate.
<b>Name</b>		Heathfield Avenue	
<b>Location</b>	<b>Post Code</b>	ST15 0HD	
	<b>OS Grid Ref</b>	SJ 903 330	
<b>Type of protection</b>		Local Green Space	
<b>NPPF Para 77 Criteria</b>		Is demonstrably special to a local community and holds a particular local significance.	



<b>Protected Reference</b>		LGS 06	<b>Site Description:</b>  It is a Local Equipped Area for Play with 4 swings, cradle and flat with a seated area for supervision, in a small amenity greenspace situated on a 1970's housing estate.
<b>Name</b>		Hill Crescent	
<b>Location</b>	<b>Post Code</b>	ST15 0AT	
	<b>OS Grid Ref</b>	SJ 900 325	
<b>Type of protection</b>		Local Green Space	
<b>NPPF Para 77 Criteria</b>			
Is demonstrably special to a local community and holds a particular local significance.			



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<b>Protected Reference</b>		LGS 07	<b>Site Description:</b>  Set in an acre of land, this local equipped area for play and amenity greenspace offers the local community a place to enjoy leisure activities. Importantly it provides a link between the west and east sides of the loop road that circumnavigates the development.
<b>Name</b>		Navigation Loop Play Area	
<b>Location</b>	<b>Post Code</b>	ST15 8ZH	
	<b>OS Grid Ref</b>	SJ 891 350	
<b>Type of protection</b>		Local Green Space	
<b>NPPF Para 77 Criteria</b>  Is demonstrably special to a local community and holds a particular local significance.			



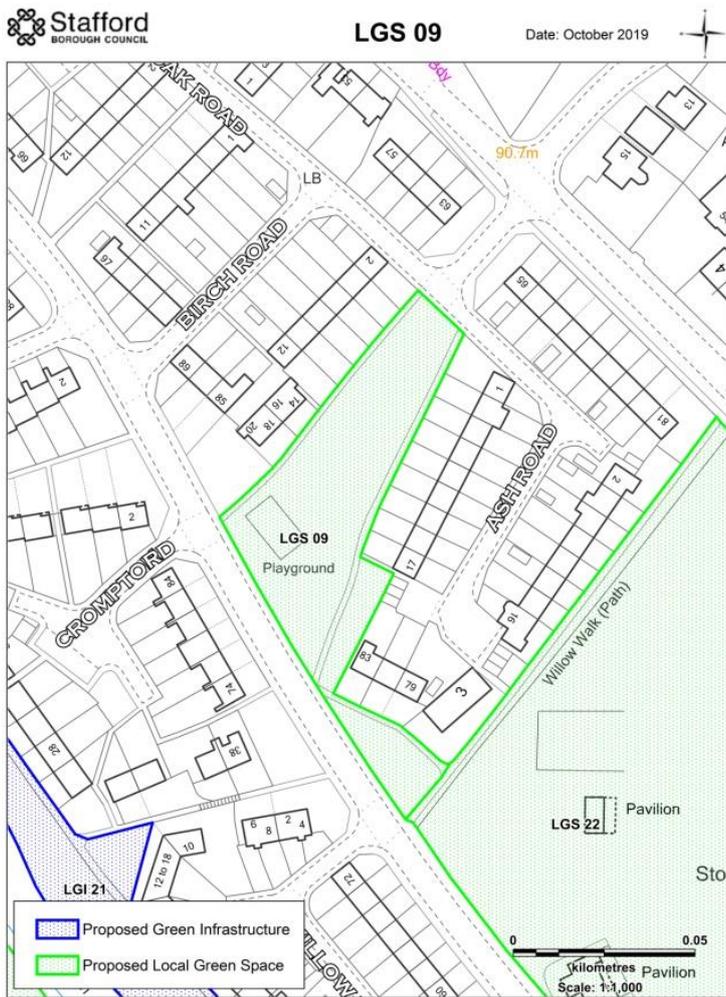
<b>Protected Reference</b>		LGS 08	<b>Site Description:</b>  It contains two Local Equipped Areas for Play and Amenity Greenspace situated between two residential streets in the centre of the Aston Lodge housing estate. One play area is for the under 12's containing a springer, stepping pods, swings and cradle. As second area for older children has an activity trail, basketball net and a Youth Shelter for children to sit and chat.  The amenity greenspace contains trees, shrubs and a small stream which attracts wildlife and is popular with those wishing to take a gentle stroll or exercise their dogs. A tree lined pathway also links through to Saddler Ave.
<b>Name</b>		Pembroke Drive	
<b>Location</b>	<b>Post Code</b>	ST15 8TU	
	<b>OS Grid Ref</b>	SJ 915 332	
<b>Type of protection</b>		Local Green Space	
<b>NPPF Para 77 Criteria</b>  Is demonstrably special to a local community and holds a particular local significance.			



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<b>Protected Reference</b>		LGS 09	<b>Site Description:</b>  This is a local equipped area for the under 10's, surrounded by an area of amenity greenspace, providing a safe area for both formal and informal play.
<b>Name</b>		Priory Road	
<b>Location</b>	<b>Post Code</b>	ST15 8NH	
	<b>OS Grid Ref</b>	SJ 906 334	
<b>Type of protection</b>		Local Green Space	
<b>NPPF Para 77 Criteria</b>		Is demonstrably special to a local community and holds a particular local significance.	



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<b>Protected Reference</b>		LGS 10	<b>Site Description:</b>  It is a local equipped area for play for the under 10's, squeezed between two houses on a development built between the wars. It has a small semi natural green space at the rear.  It is the only green space available in the area for young children to play safely and hence is highly valued by the local community.
<b>Name</b>		Redhill Garden	
<b>Location</b>	<b>Post Code</b>	ST15 8BH	
	<b>OS Grid Ref</b>	SJ 906 339	
<b>Type of protection</b>		Local Green Space	
<b>NPPF Para 77 Criteria</b>		Is demonstrably special to a local community and holds a particular local significance.	



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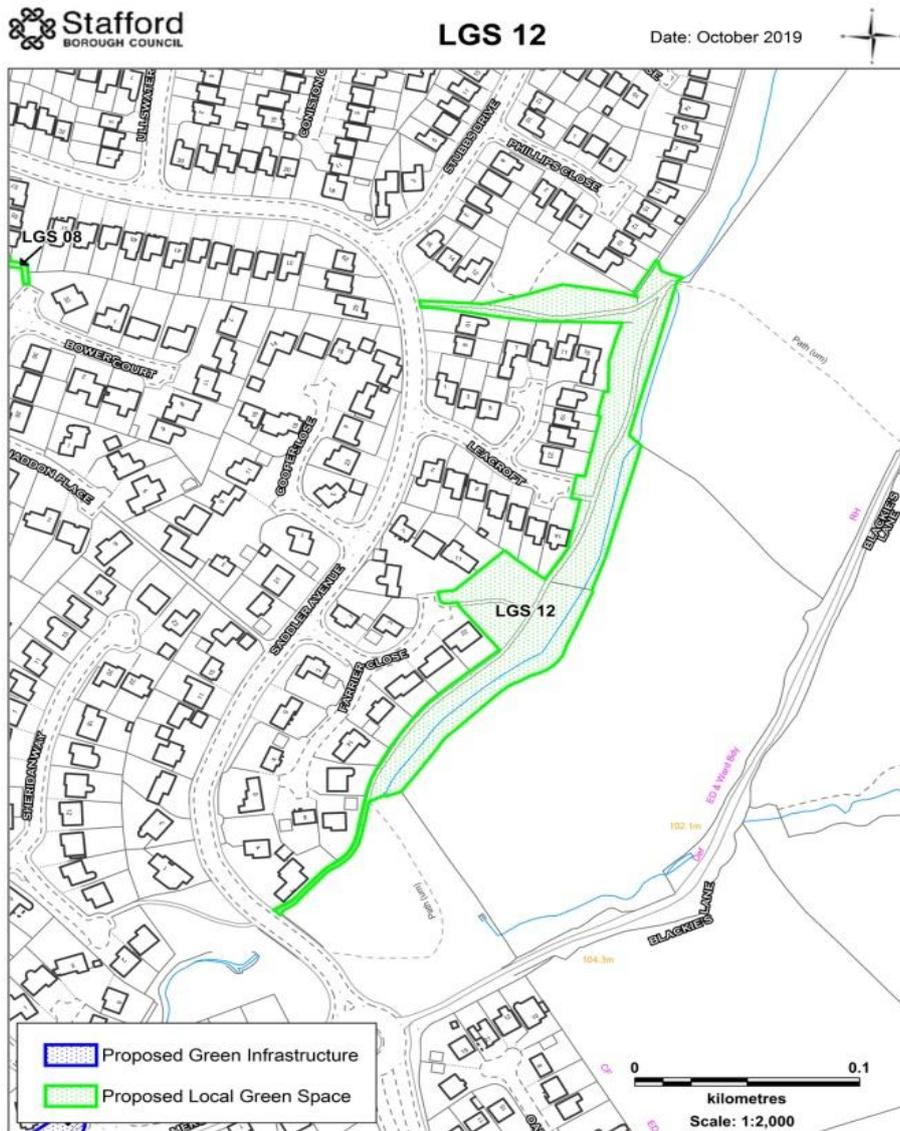
<b>Protected Reference</b>		LGS 11	<b>Site Description:</b>  These two conjoined areas of green space are the remains of what is left of the grounds of a house called the Cedars evidenced on the 1887 OS6" map. The area has a footpath passing through it from a pelican crossing off the A34 to the housing estates that constitutes Cherryfields to the south and the Valley Road area to the north and east. There is a small plantation which contains amongst other trees, veteran cedar trees after which the property was probably named. Similarly, there are purposely placed copper beech trees potentially of a similar age. The greenspace that specifically borders the A34 has a tilled area used by "Stone in Bloom" for the annual planting of wild flowers, creating an expanse of colour in the summer.
<b>Name</b>		Redwood Avenue	
<b>Location</b>	<b>Post Code</b>	ST15 0DB	
	<b>OS Grid Ref</b>	SJ 906 325	
<b>Type of protection</b>		Local Green Space	
<b>NPPF Para 77 Criteria</b>  Is demonstrably special to a local community and holds a particular local significance.			



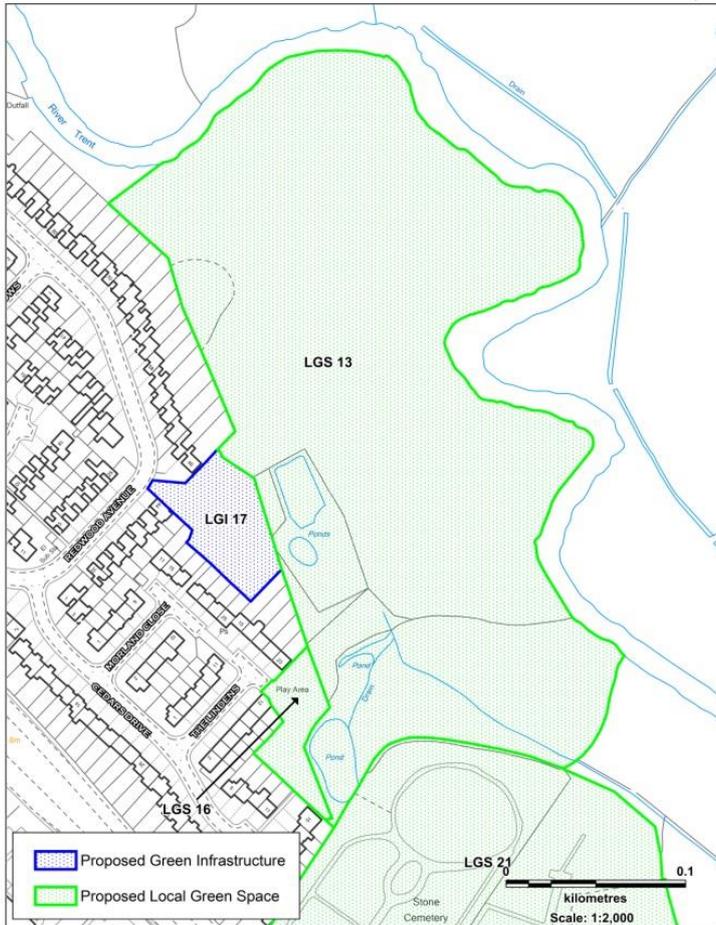
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<b>Protected Reference</b>		LGS 12	<b>Site Description:</b>  The natural and semi-natural greenspace is situated by a partly wooded footpath with green setting that runs to the east of the housing estate. Two culverted streams in the area are a haven for wildlife.
<b>Name</b>		Saddler Avenue	
<b>Location</b>	<b>Post Code</b>	ST15 8XP	
	<b>OS Grid Ref</b>	SJ 917 330	
<b>Type of protection</b>		Local Green Space	
<b>NPPF Para 77 Criteria</b>  Is demonstrably special to a local community and holds a particular local significance.			



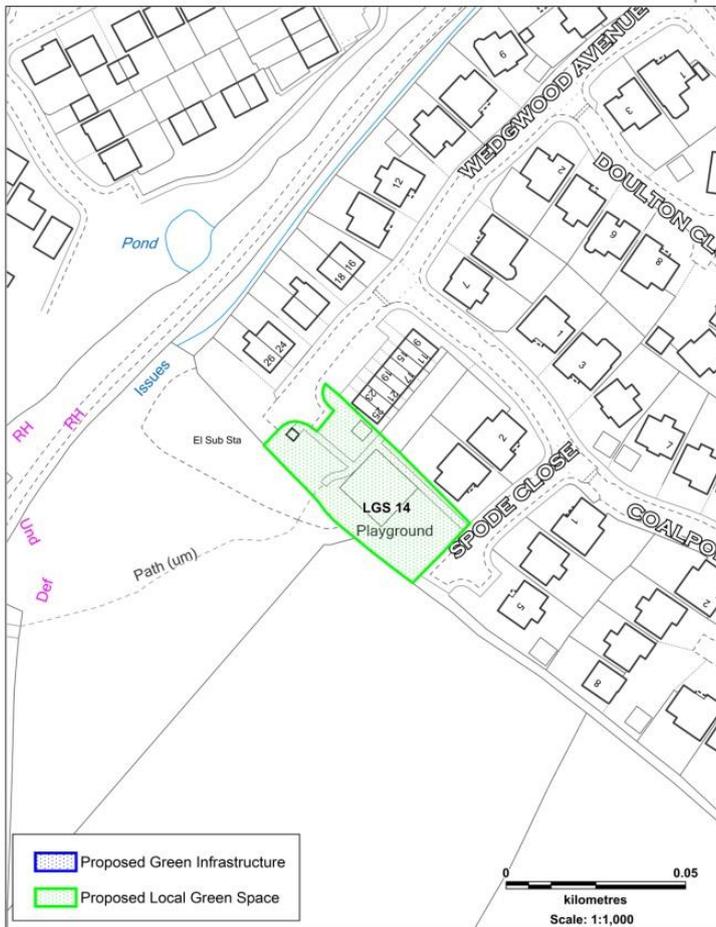
<b>Protected Reference</b>		LGS 13	<b>Site Description:</b>  The meadow is a Local Nature Reserve, (LNR), consisting of about 5ha of low-lying ground on the River Trent flood plain, situated close to the cemetery and the A34/A51 road junction. The southern and western edges provide significant botanical interest with dominant varieties such as Willow and Alder found alongside the rare Black Poplar. The area is walked by the local community is renowned for its beauty, tranquillity, and richness in wildlife. There are two public access points, one off Valley Rd and the other via an area of grassed amenity public open space just off Redwood Avenue.
<b>Name</b>		Southern Meadow	
<b>Location</b>	<b>Post Code</b>	ST15 0BD	
	<b>OS Grid Ref</b>	SJ 908 324	
<b>Type of protection</b>		Local Green Space	
<b>NPPF Para 77 Criteria</b>  Is demonstrably special to a local community and holds a particular local significance.			



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<b>Protected Reference</b>		LGS 14	<b>Site Description:</b>  This local equipped area for play and amenity greenspace is a play area for children under 12 sited within a development that was built 12 years ago. It backs onto open fields (Walton Heath), and is linked by a path to the adjacent natural and semi-natural greenspace at the top of Common Lane.
<b>Name</b>		Spode Close	
<b>Location</b>	<b>Post Code</b>	ST15	
	<b>OS Grid Ref</b>	SJ	
<b>Type of protection</b>		Local Green Space	
<b>NPPF Para 77 Criteria</b>		Is demonstrably special to a local community and holds a particular local significance.	

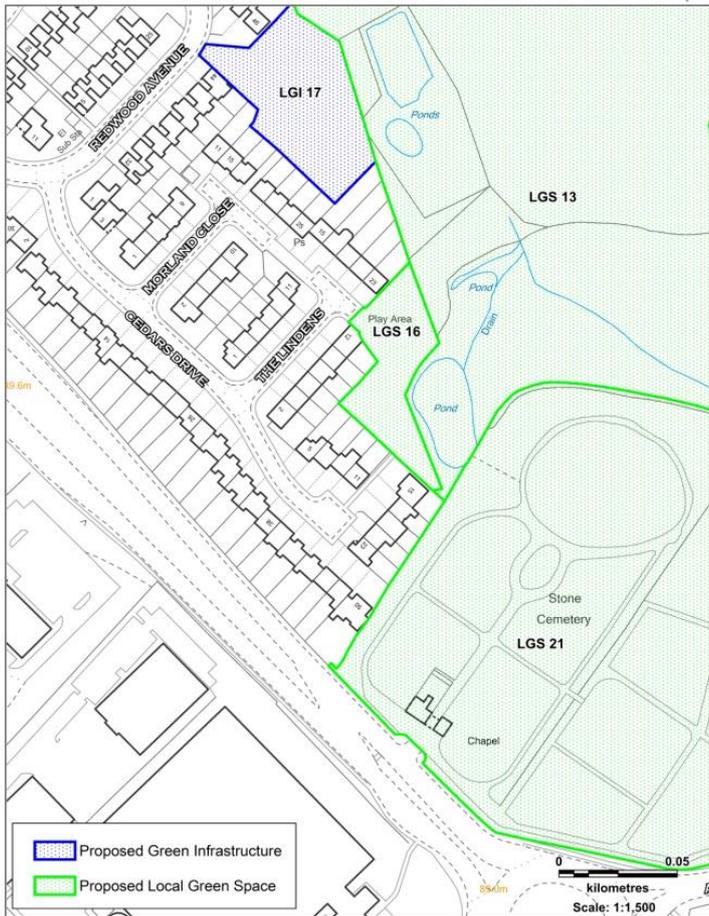


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<b>Protected Reference</b>		LGS 15	<b>Site Description:</b>  This is a park & garden i.e. a pocket park owned by Stafford Borough. It was awarded the prestigious Heart of England Green Flag award 2016). It is situated in a traditional residential neighbourhood surrounded by terraced housing. Opened in 1928 it is very traditional in what it offers the local community, with crown green bowling, two tennis courts, a local equipped play area for small children (containing a roundabout, slide, swings, cradle and flat), a small aviary and seating areas amongst beautiful formal flower beds. It is contained within a hedged boundary and is locked at dusk. It is much loved by the local community, demonstrated by the high feelings which surface when change is discussed.
<b>Name</b>		Stonefield Park	
<b>Location</b>	<b>Post Code</b>	ST15 8HQ	
	<b>OS Grid Ref</b>	SJ900 343	
<b>Type of protection</b>		Local Green Space	
<b>NPPF Para 77 Criteria</b>		Is demonstrably special to a local community and holds a particular local significance.	



<b>Protected Reference</b>		LGS 16	<b>Site Description:</b>  The space contains a local equipped area for play and amenity greenspace for small children with several play activity structures along with seating for use by those who are supervising.  In addition, the area acts as a buffer zone being positioned between housing and Southern Meadow (local Nature Reserve) which contains rare Black Poplar trees.
<b>Name</b>		The Lindens	
<b>Location</b>	<b>Post Code</b>	ST15 0BD	
	<b>OS Grid Ref</b>	SJ908 325	
<b>Type of protection</b>		Local Green Space	
<b>NPPF Para 77 Criteria</b>		Is demonstrably special to a local community and holds a particular local significance.	



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<b>Protected Reference</b>		LGS 17	<b>Site Description:</b>  Approximately 1 ha in size, it is a protected space with a sports field (football pitch), and a Local Equipped Area for Play in one corner for use by young children.  This area is important as not only does it serve the whole community of Walton, but due to pedestrian bridge access over the A34, it can readily be used by those who reside on the east side of the A34 where there are no similar sizeable facilities. There is potential for improving the use of this open green space for the overall benefit of a large section of the community that sits west of the River Trent.
<b>Name</b>		Tilling Drive	
<b>Location</b>	<b>Post Code</b>	ST15 0AH	
	<b>OS Grid Ref</b>	SJ901 328	
<b>Type of protection</b>		Local Green Space	
<b>NPPF Para 77 Criteria</b>  Is demonstrably special to a local community and holds a particular local significance.			



**LGS 17**

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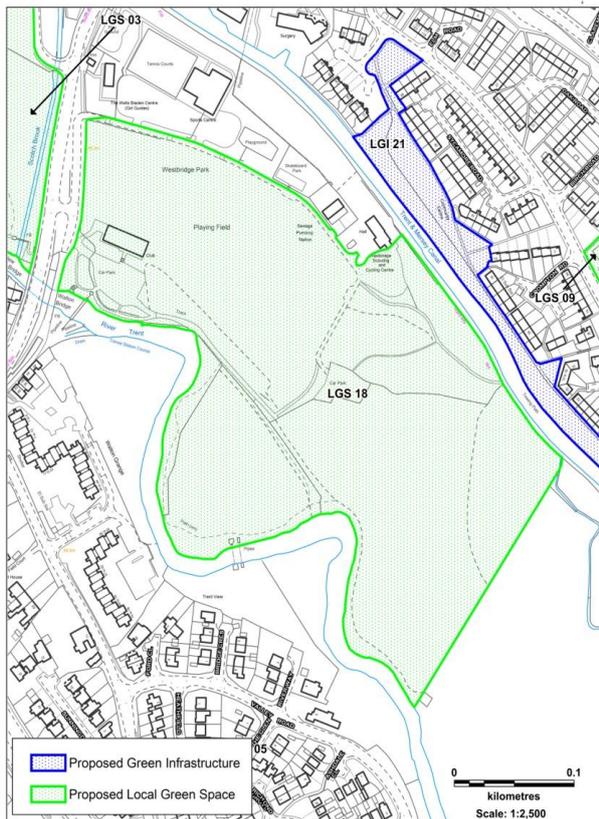


<b>Protected Reference</b>		LGS 18	<p>situated between the Trent and Mersey Canal and River Trent. The park was opened in 1951 as part of the Town's Festival of Britain Celebrations and to commemorate the event a pair of wrought iron gates were produced by a local blacksmith. These gates are still there today by the pedestrian entrance to the park. Owned by Stafford Borough Council, facilities include expansive areas of grass, three tennis courts, a local equipped play area for children, a skate park, Scout and Guide buildings, and a fitness centre. It is also home to Stafford &amp; Stone Canoe Club. The lower part of the park has just been seeded with wildflower seed and it is hoped to cultivate a meadow in this area.</p> <p>It is the venue for many of the town's festivals and events including Festival Week, the Food and Drink Festival, the Town Bonfire and the fair at the end of festival week in June each year. It also offers the opportunity for peaceful walks both in the meadows and along the canal and river, where the adjoining woodland is rich in wildlife.</p>
<b>Name</b>		Westbridge Park	
<b>Location</b>	<b>Post Code</b>	ST15 8QW	
	<b>OS Grid Ref</b>	SJ903 335	
<b>Type of protection</b>		Local Green Space & Community Facilities (Destination & Festival Park)	
<b>NPPF Para 77 Criteria</b>			
<p>Is demonstrably special to a local community and holds a particular local significance.</p>			
<p>Site Description: This is a park containing protected pitches and spaces. It also has natural and semi natural greenspaces extending beyond play areas. The Park is identified within Policies CAF1, CAF2, CAF3 &amp; CAF4. Westbridge Park takes its name from Westbridge House which once stood where the park is today, and presumably that name had its origins from being west of the bridge that spanned the River Trent. It is</p>			



LGS 18

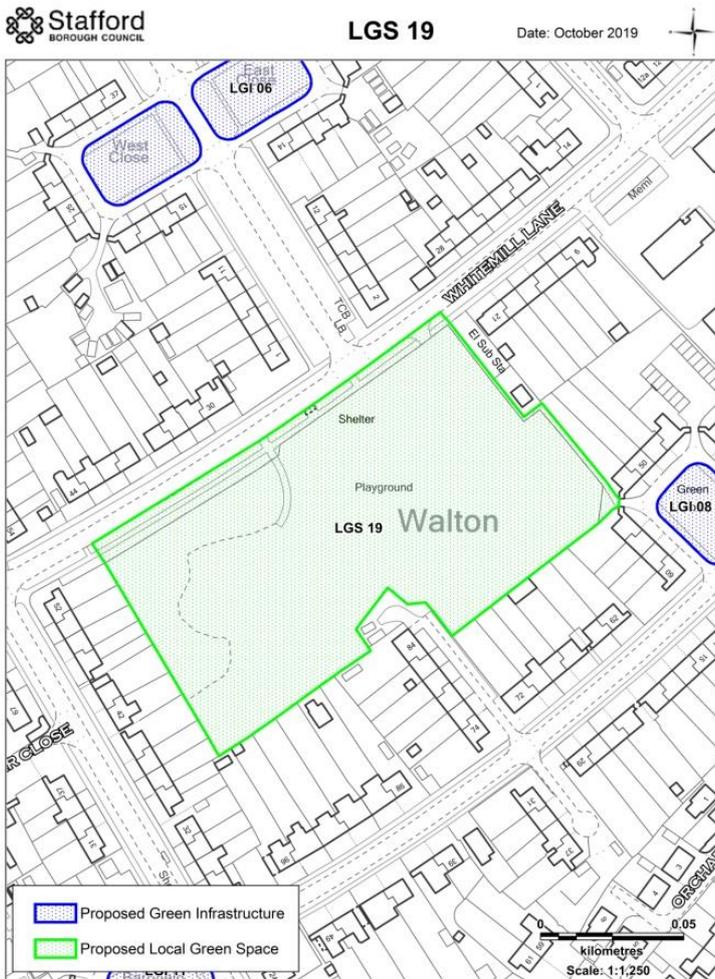
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<b>Protected Reference</b>		LGS 19	<b>Site Description:</b>  It is an important local equipped area for play and amenity green space. It contains a football pitch and basketball hoop and a large area of grass with mature trees and a thicket. Children use the space for both informal play and more formal games, whilst adults also exercise in the space.
<b>Name</b>		Whitemill	
<b>Location</b>	<b>Post Code</b>	ST15 0EG	
	<b>OS Grid Ref</b>	SJ 896 331	
<b>Type of protection</b>		Local Green Space	
<b>NPPF Para 77 Criteria</b>  Is demonstrably special to a local community and holds a particular local significance.			



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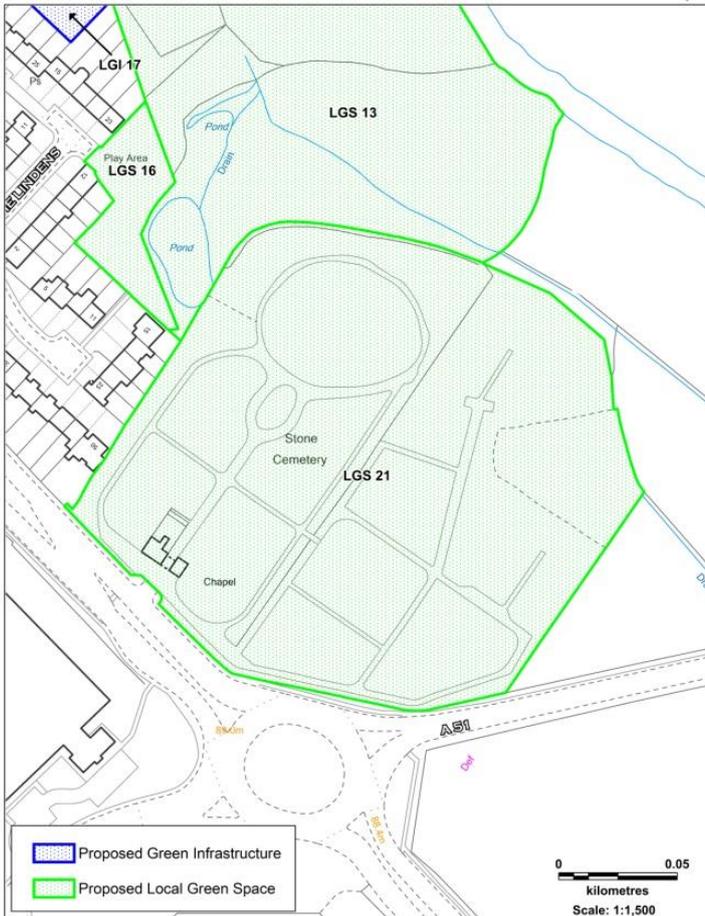


<b>Protected Reference</b>		LGS 20	<b>Site Description:</b>  An area of semi natural green playing fields, cricket wickets and bowling greens. Little Stoke Cricket Club was established in 1946 and considerable investment has been made over the years providing excellent playing and social facilities fir the club including extensions to the pavilion and the construction of a new cricket ground. In 2007 a new Crown Green Bowling Club was constructed. There is a full Junior development programme leading into three senior sides which have produced many players for Staffordshire.
<b>Name</b>		Little Stoke Cricket Club	
<b>Location</b>	<b>Post Code</b>	ST15 8RZ	
	<b>OS Grid Ref</b>	SJ919 328	
<b>Type of protection</b>		Local Green Space & Community Facilities	
<b>NPPF Para 77 Criteria</b>		Is demonstrably special to a local community and holds a particular local significance.	



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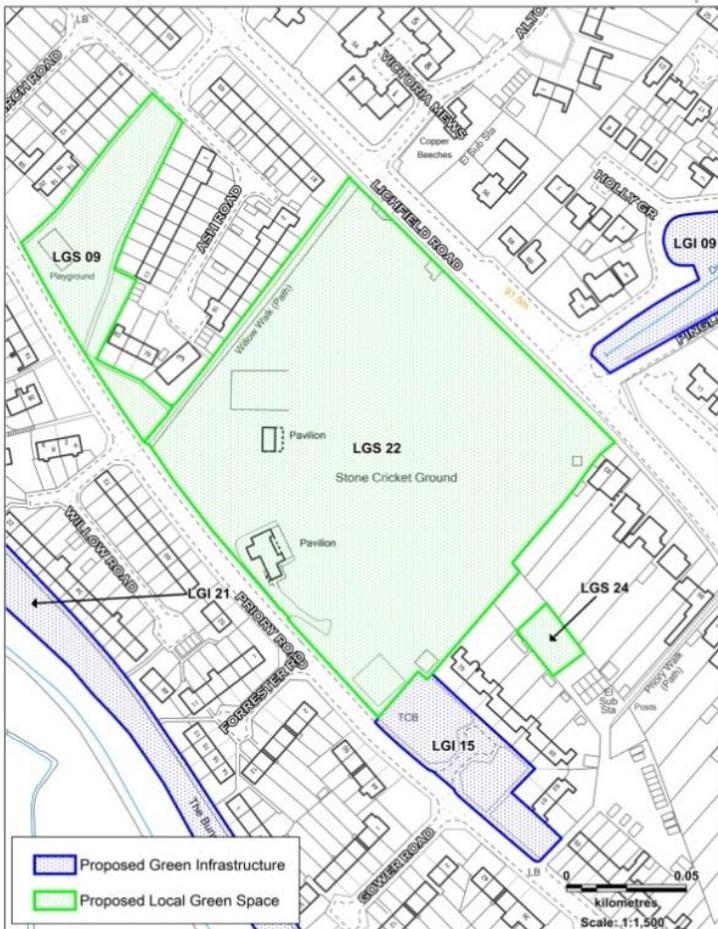
<b>Protected Reference</b>		LGS 21	<b>Site Description:</b>  The cemetery on Stafford Road was opened on 5 September 1903. Is a community facility – cemetery and is part of the Green Infrastructure (GI). It has paved pathways, mature trees and open vistas onto the Trent floodplain (GI) and Southern Meadow (LNR). It offers a place for quiet contemplation and provides a rich environment for Flora e.g. Black Poplar and fauna.
<b>Name</b>		Stone Cemetery	
<b>Location</b>	<b>Post Code</b>	ST15 0BQ	
	<b>OS Grid Ref</b>	SJ909 323	
<b>Type of protection</b>		Local Green Space	
<b>NPPF Para 77 Criteria</b>		Is demonstrably special to a local community and holds a particular local significance.	



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<b>Protected Reference</b>		LGS 22	<p>The facilities include a county standard cricket pitch, which in the past has hosted major games including those between the Minor Counties and international touring teams like Australia and Pakistan. This is supported by cricket nets, car parking, practice areas and a Pavilion. The latter is also used by the community for appropriate events, functions, meetings and charity events.</p> <p>The club is over 100 years old and an integral part of the recreational offer of the town for both playing and spectators. It hosts junior cricket from under 8 to under 19, plus senior cricket.</p> <p>The club contributes to the physical wellbeing and social cohesion of the local community. The ground is held in trusteeship to preserve its restricted function to cricket related activities.</p>
<b>Name</b>		Stone Cricket Club	
<b>Location</b>	<b>Post Code</b>	ST15 8HQ	
	<b>OS Grid Ref</b>	SJ908 333	
<b>Type of protection</b>		Local Green Space & Community Facilities	
<p><b>NPPF Para 77 Criteria</b></p> <p>Is demonstrably special to a local community and holds a particular local significance.</p> <p>Site Description:</p> <p>The Stone SPP Cricket Club has primary access off Lichfield Road with a secondary access off Priory Road. It is a private members cricket club who are members of the North Staffordshire &amp; South Cheshire Cricket League, affiliated to the English Cricket Board.</p>			



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<b>Protected Reference</b>		LGS 23	<b>Site Description:</b>  These allotments are owned by Stone Town Council. They are valued by the local community for the benefits they bring such as exercise, healthy lifestyle, home grown produce, and social interaction with likeminded people. They are also essential habitats for wildlife and therefore should be retained.
<b>Name</b>		Chestnut Grove Allotment	
<b>Location</b>	<b>Post Code</b>	ST15 8GP	
	<b>OS Grid Ref</b>	SJ 895 347	
<b>Type of protection</b>		Local Green Space	
<b>NPPF Para 77 Criteria</b>		Is demonstrably special to a local community and holds a particular local significance.	



LGS 23

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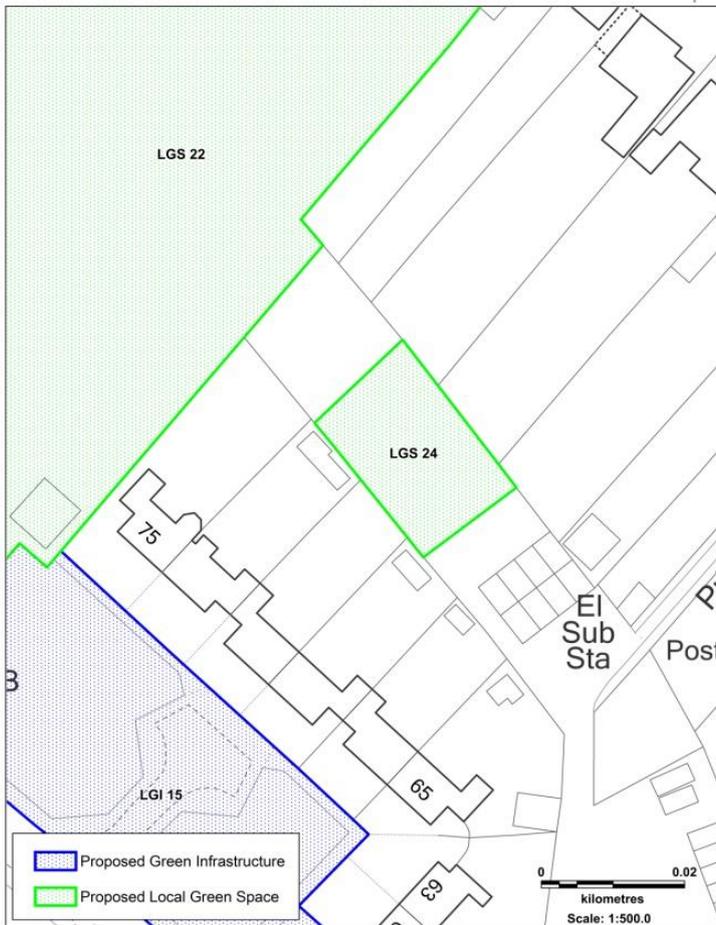


<b>Protected Reference</b>		LGS 24	<b>Site Description:</b>  Community Allotments. These small recently developed community allotment spaces, are jointly owned by Stafford and Rural Homes, (a social housing provider), and local residents.
<b>Name</b>		Priory Road Allotment	
<b>Location</b>	<b>Post Code</b>	ST15 8NS	
	<b>OS Grid Ref</b>	SJ908 332	
<b>Type of protection</b>		Local Green Space	
<b>NPPF Para 77 Criteria</b>			
Is demonstrably special to a local community and holds a particular local significance.			



**LGS 24**

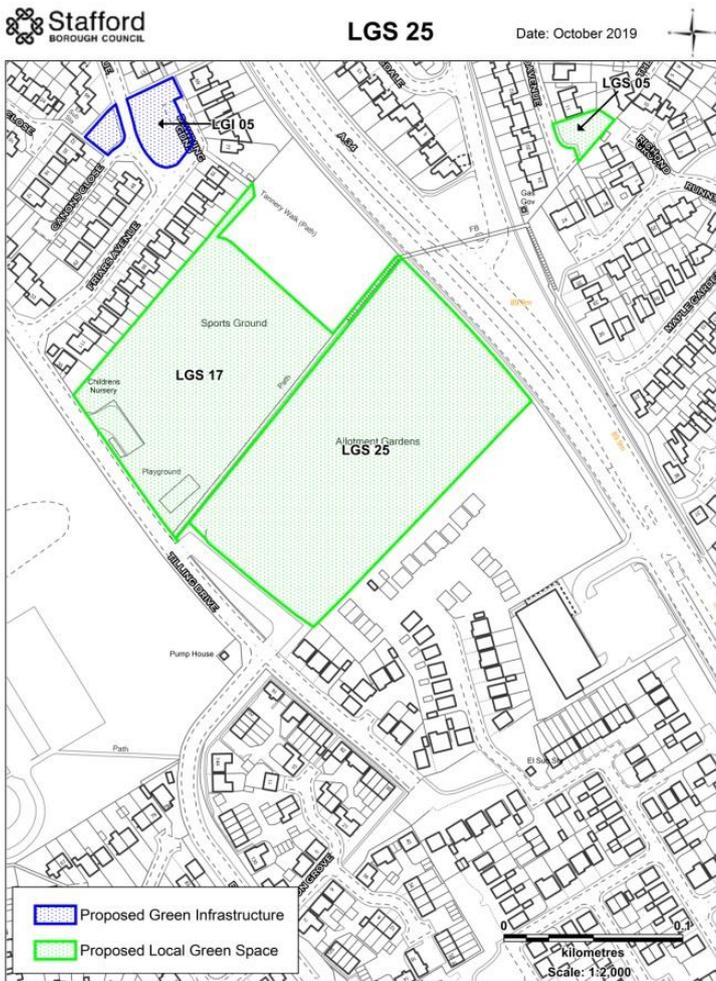
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<b>Protected Reference</b>		LGS 25	<b>Site Description:</b>  These allotments have existed for at least 40 years and contain around 100 plots. The land was previously owned by a private company and had been donated to the community resulting in the formation of Community Interest Company which oversees the allotments. It is very well tended, and evidences a strong and inclusive community ethos with a communal area for socialising, an area for children to grow produce and an easy access area with raised beds. It was commended in SBC Green Awards 2014 for their "Community Area".
<b>Name</b>		Tilling Drive Allotment	
<b>Location</b>	<b>Post Code</b>	ST15 0SJ	
	<b>OS Grid Ref</b>	SJ902 328	
<b>Type of protection</b>		Local Green Space	
<b>NPPF Para 77 Criteria</b>			
Is demonstrably special to a local community and holds a particular local significance.			



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<b>Protected Reference</b>		LGS 26	<b>Site Description</b>  This Local Green Space was once a former bottle tip belonging to Joules brewery and since has been reclaimed to form a community allotment owned by Stone Town Council. The land forms part of the Conservation Area identified as HUCA 6: "Trent and Mersey Canal" in the Stone Historic Character Assessment (May 2012) and defined as "Market Garden and allotment" in its Historic Character Type. The space acts as an important buffer zone for wildlife from the canal to Trent flood plain the south.
<b>Name</b>		Newcastle Road Allotment	
<b>Location</b>	<b>Post Code</b>	ST15 8LD	
	<b>OS Grid Ref</b>	SJ 897 339	
<b>Type of protection</b>		Local Green Space	
<b>NPPF Para 77 Criteria</b>		Is demonstrably special to a local community and holds a particular local significance.	



LGS 26

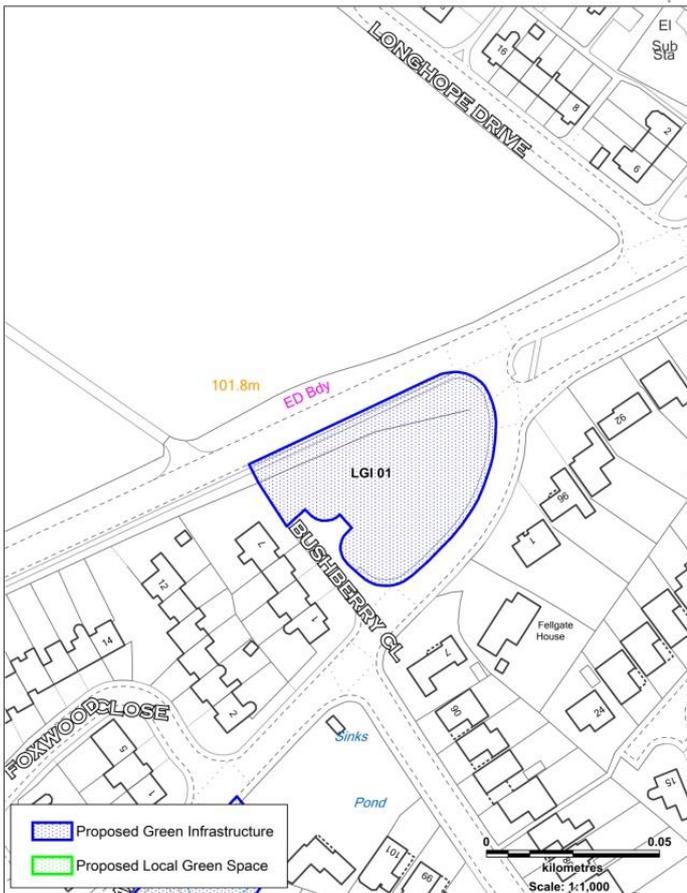
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<b>Protected Reference</b>		LGI 01	<b>Site Description:</b>  Bushberry is a small area of amenity greenspace containing four trees, which provides a pleasant entry into Common Lane and the high-density housing area of Walton. Historical OS maps dated 1887 identify it as a remnant of what would have been open fields up to Walton Heath, and it is to this that the community attributes value. Adjacent is Bank Side, a roadside verge and whilst not part of the designation, it is tree lined amenity greenspace, a continuation of Bushberry. Together they provide a corridor for wildlife and a pleasurable space for residents to walk along. It typifies the spacious feel of the gateway approaches into Stone, and is widely valued by the community.
<b>Name</b>		Bushberry	
<b>Location</b>	<b>Post Code</b>	ST15 0HP	
	<b>OS Grid Ref</b>	SJ 897 329	
<b>Type of protection</b>		Local Green Infrastructure (Policy CAF5)	
<p>This is a valued green space incidental to the original laying out of the housing estate.</p>			



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<b>Protected Reference</b>		LGI 02	<b>Site Description:</b>  This is a very attractive amenity greenspace containing a pond at the lower end, mature trees and a path which leads through to a smaller green space in Birchwood Close. It could be enhanced by adding seating so it could be used as a place to take time to contemplate and enjoy the immediate pleasant surroundings. The pond itself will be important for wildlife and provides an open aspect to the area.
<b>Name</b>		Common Lane	
<b>Location</b>	<b>Post Code</b>	ST15 0LN	
	<b>OS Grid Ref</b>	SJ 895 327	
<b>Type of protection</b>		Local Green Infrastructure (Policy CAF5)	
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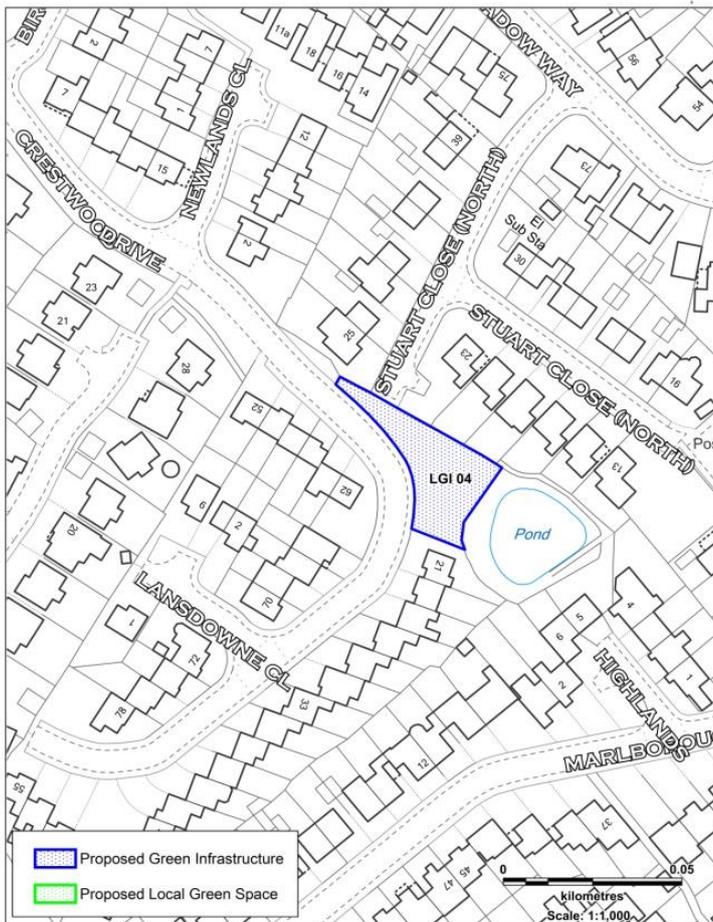
<b>Protected Reference</b>		LGI 03	<b>Site Description:</b>  This is a small amenity greenspace containing a tree and stream that is situated on the southerly edge of the Walton housing estate. It backs onto farmland and caters for an area of high density housing with a significant number of bungalows in the vicinity. As it is some distance from the natural green space at the top of Common lane, it has an important role to play in providing accessible open green space for those who are more elderly and infirm and cannot walk far. The provision of seating would enhance the enjoyment of the area which has pleasant views over to open farmland.
<b>Name</b>		Coombe Park Road	
<b>Location</b>	<b>Post Code</b>	ST15 0AY	
	<b>OS Grid Ref</b>	SJ 897 329	
<b>Type of protection</b>		Local Green Infrastructure (Policy CAF5)	
<p>This is a valued green space incidental to the original laying out of the housing estate.</p>			



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<b>Protected Reference</b>		LGI 04	<b>Site Description:</b>  It is an amenity green space encompassing a small copse which supports a variety of wildlife. The site does not include the neighbouring pond.
<b>Name</b>		Crestwood Drive	
<b>Location</b>	<b>Post Code</b>	ST15 0LW	
	<b>OS Grid Ref</b>	SJ 896 324	
<b>Type of protection</b>		Local Green Infrastructure (Policy CAF5)	
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<b>Protected Reference</b>		LGI 05	<b>Site Description:</b>  These are two amenity greenspaces with mature trees separated by Friars Ave. The areas are large grass verges with six trees, a short distance from Ernald Gardens, where similar points apply. It offers a sense of space as well as contributing to a feeling of well-being for the elderly local residents living in the vicinity.
<b>Name</b>		Downing Canon Garden	
<b>Location</b>	<b>Post Code</b>	ST15 0AH	
	<b>OS Grid Ref</b>	SJ 901 333	
<b>Type of protection</b>		Local Green Infrastructure (Policy CAF5)	
This is a valued green space incidental to the original laying out of the housing estate.			



LGI 05

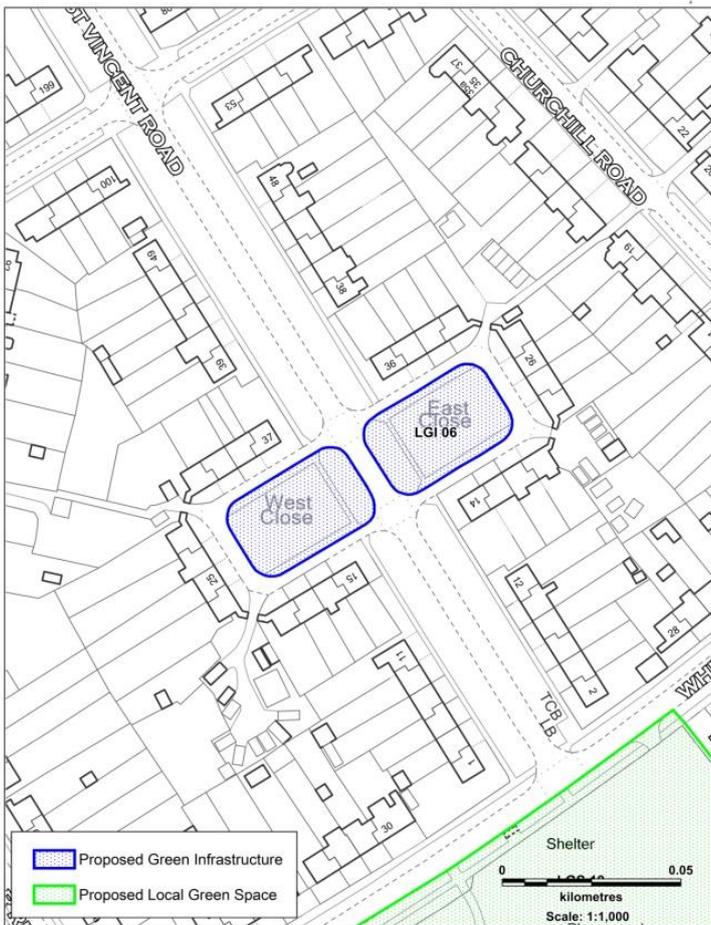
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<b>Protected Reference</b>		LGI 06	<b>Site Description:</b>  Is an amenity greenspace. These two Closes of around 550m each are mirror images and are bounded on three sides by housing. The roads around the closes are very narrow and were built in the early 1940's when there were few cars. Residents today often use these areas of green space for parking in the absence of alternative, albeit this is not permitted. They are also used for informal recreation, whilst the openness adds a sense of space to the estate, which helps to engender a feeling of well-being amongst its residents.
<b>Name</b>		East & West Close	
<b>Location</b>	<b>Post Code</b>	ST15 0EF	
	<b>OS Grid Ref</b>	SJ 896 333	
<b>Type of protection</b>		Local Green Infrastructure (Policy CAF5)	
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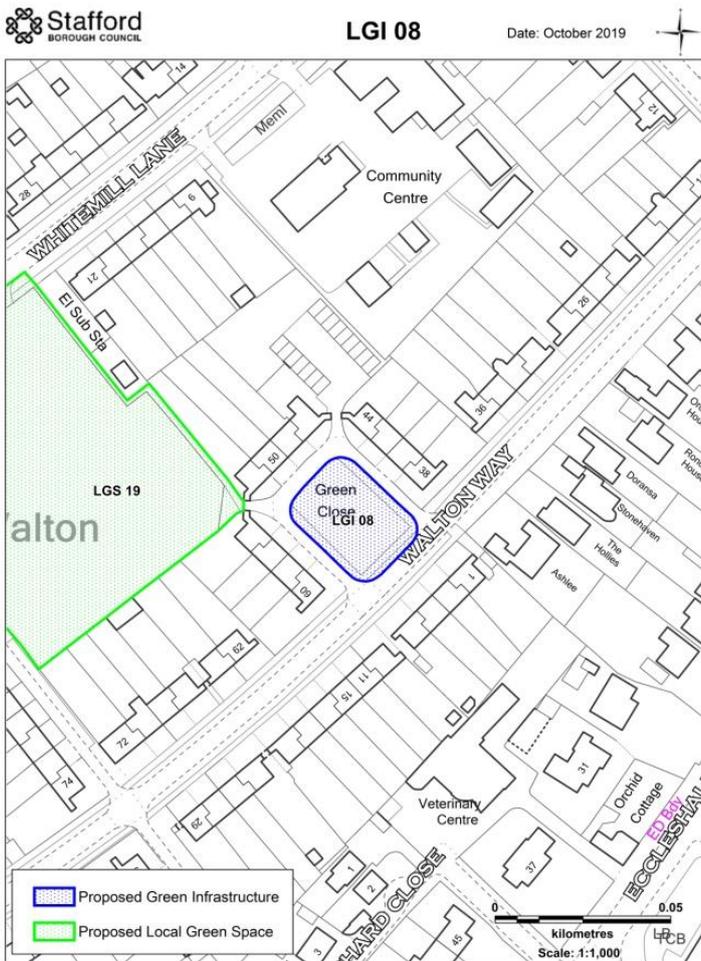
<b>Protected Reference</b>		LGI 07	<b>Site Description:</b>  This is a small amenity greenspace with a tree bounded by small bungalows on two sides. The immediate vicinity also consists in the main of other small bungalows which will cater for an older age group with potentially limited mobility. Having easy access to such small open green space should be a priority to maintain an appropriate quality of life and this further emphasises the importance of such areas. Improvements could be made by the provision of seating.
<b>Name</b>		Ernald Gardens	
<b>Location</b>	<b>Post Code</b>	ST15 0AE	
	<b>OS Grid Ref</b>	SJ 900 331	
<b>Type of protection</b>		Local Green Infrastructure (Policy CAF5)	
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<b>Protected Reference</b>		LGI 08	<b>Site Description:</b>  It is an amenity greenspace. As with other closes on the estate the roads surrounding the greenspace are very narrow and were built in an era when there were few cars. Although not permitted, residents today do sometimes use these areas of green space for parking, reflecting society's changing needs. They do however also provide space for informal recreation, as well as creating a sense of space in what is a densely populated area.
<b>Name</b>		Green Close	
<b>Location</b>	<b>Post Code</b>	ST15 0JG	
	<b>OS Grid Ref</b>	SJ 898 331	
<b>Type of protection</b>		Local Green Infrastructure (Policy CAF5)	
This is a valued green space incidental to the original laying out of the housing estate.			



<b>Protected Reference</b>		LGI 09	<b>Site Description:</b>  It is amenity greenspace containing a stream which encompasses land along the whole length of one side of the small housing development on Jordan Way extending up to the railway line. On the side adjacent to Pingle Lane it also includes a row of mature trees. Pingle Lane itself is an unmade track and public footpath to Stone Park Farm. This area is highly valued by the local community providing both an informal play area for children and an area for exercising dogs. It also serves as important corridor for people and wildlife and due to the amount of tree cover is alive with birdsong.
<b>Name</b>		Jordan Way	
<b>Location</b>	<b>Post Code</b>	ST15 8PD	
	<b>OS Grid Ref</b>	SJ 909 334	
<b>Type of protection</b>		Local Green Infrastructure (Policy CAF5)	
<p>This is a valued green space incidental to the original laying out of the housing estate.</p>			



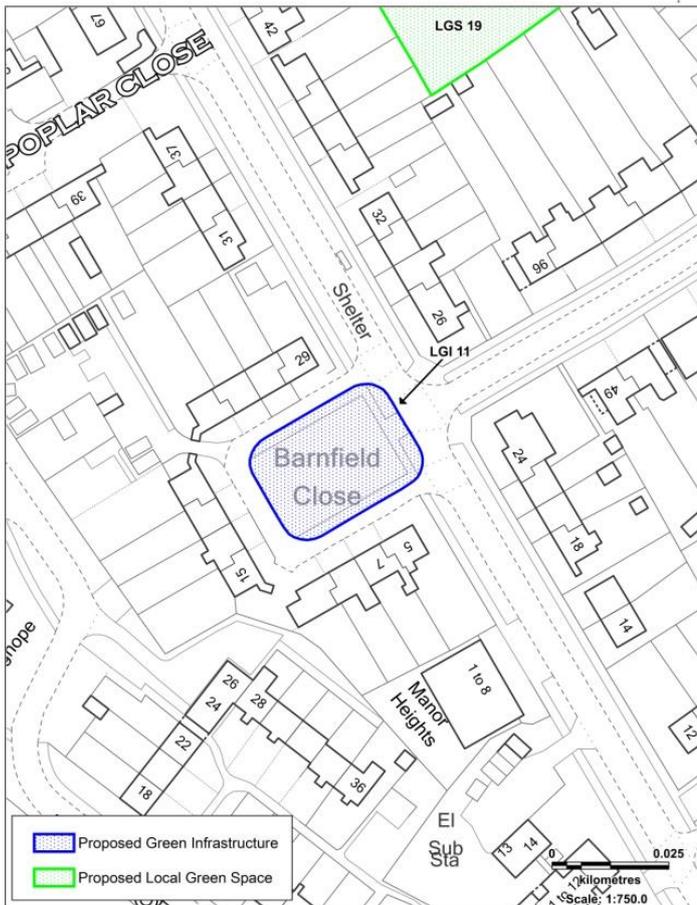
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<b>Protected Reference</b>		LGI 10	<b>Site Description:</b>  This is an amenity greenspace on the Aston Lodge housing estate which runs from Mercer Avenue down to the West Coast Rail Line where it ends. It contains the partly culverted Aston Lodge Brook which flows through an area of landscaped trees and shrubs. There is also a path which facilitates a pleasant, tranquil walk from Mercer Avenue to Lyndhurst Grove, often used by dog walkers.
<b>Name</b>		Lyndhurst Grove	
<b>Location</b>	<b>Post Code</b>	ST15 8TP	
	<b>OS Grid Ref</b>	SJ 916 329	
<b>Type of protection</b>		Local Green Infrastructure (Policy CAF5)	
This is a valued green space incidental to the original laying out of the housing estate.			



<b>Protected Reference</b>		LGI 11	<b>Site Description:</b>  This is a small amenity greenspace with housing on three sides. The roads around the close are very narrow and were built in an era when there were few cars. Although not permitted, some residents today use this area of green space for parking reflecting the changing needs of society. The green space can also be used for informal recreation.
<b>Name</b>		Manor Rise	
<b>Location</b>	<b>Post Code</b>	ST15 0HT	
	<b>OS Grid Ref</b>	SJ 896 330	
<b>Type of protection</b>		Local Green Infrastructure (Policy CAF5)	
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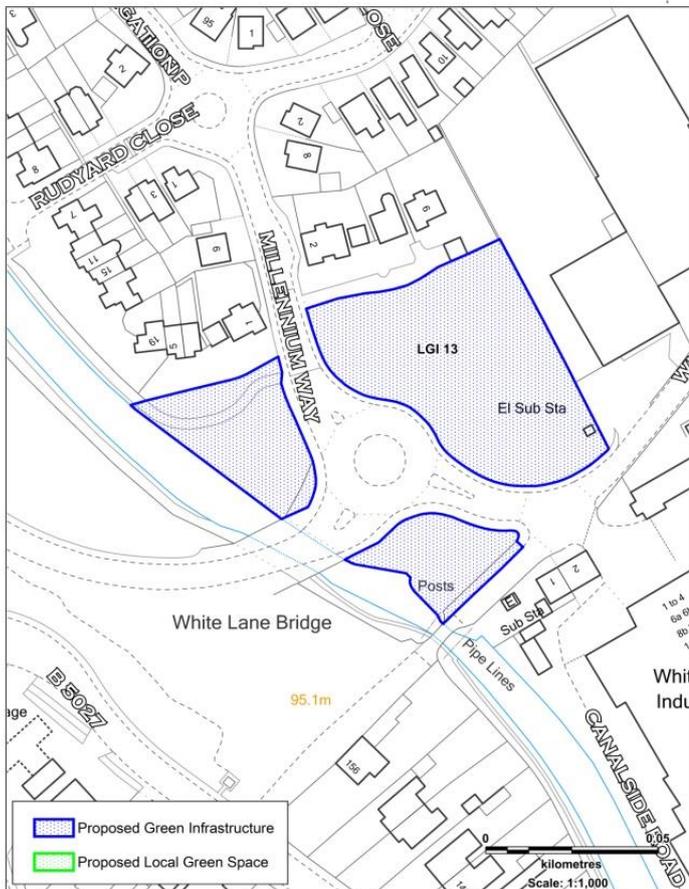
<b>Protected Reference</b>		LGI 12	<b>Site Description:</b>  This is a small amenity greenspace surrounded by bungalows that forms the top of the loop of Meadow Way.  It is analogous to a mini village green and provides a safe sense of space for those residents, who by the nature of the properties, are likely to be elderly. It could be enhanced by the placing of seating and flowers to encourage further social interaction amongst the community.
<b>Name</b>		Meadow Way	
<b>Location</b>	<b>Post Code</b>	ST15 0JY	
	<b>OS Grid Ref</b>	SJ 897 326	
<b>Type of protection</b>		Local Green Infrastructure (Policy CAF5)	
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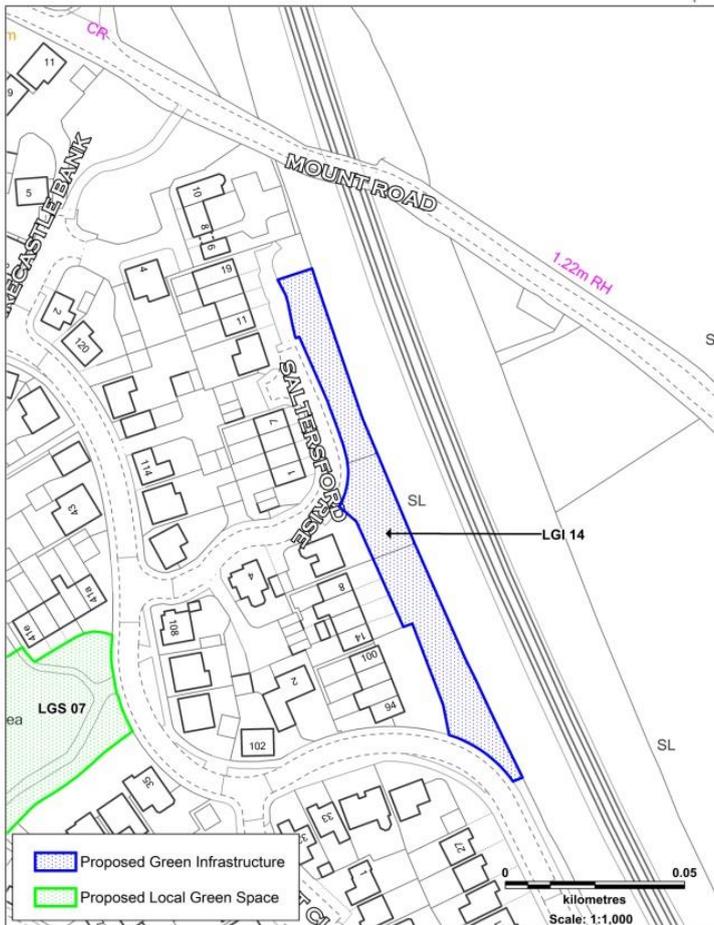
<b>Protected Reference</b>		LGI 13	<b>Site Description:</b>  This area encompasses 3 distinct and different sized parcels of landscaped amenity greenspace, planted with trees and shrubs which are bisected by the feeder road to the industrial estate. These parcels of land also back onto the canal and incorporate land to the east of Millennium Way.  Together they constitute a significant piece of open space for informal recreational use by the community, as well as providing a habitat for wildlife and enhancement of the entrance to the large Whitebridge housing development. All these factors help promote a sense of well-being for the local community in the area.
<b>Name</b>		Millennium Way	
<b>Location</b>	<b>Post Code</b>	ST15 8ZQ	
	<b>OS Grid Ref</b>	SJ 893 347	
<b>Type of protection</b>		Local Green Infrastructure (Policy CAF5)	
<p>This is a valued green space incidental to the original laying out of the housing estate.</p>			



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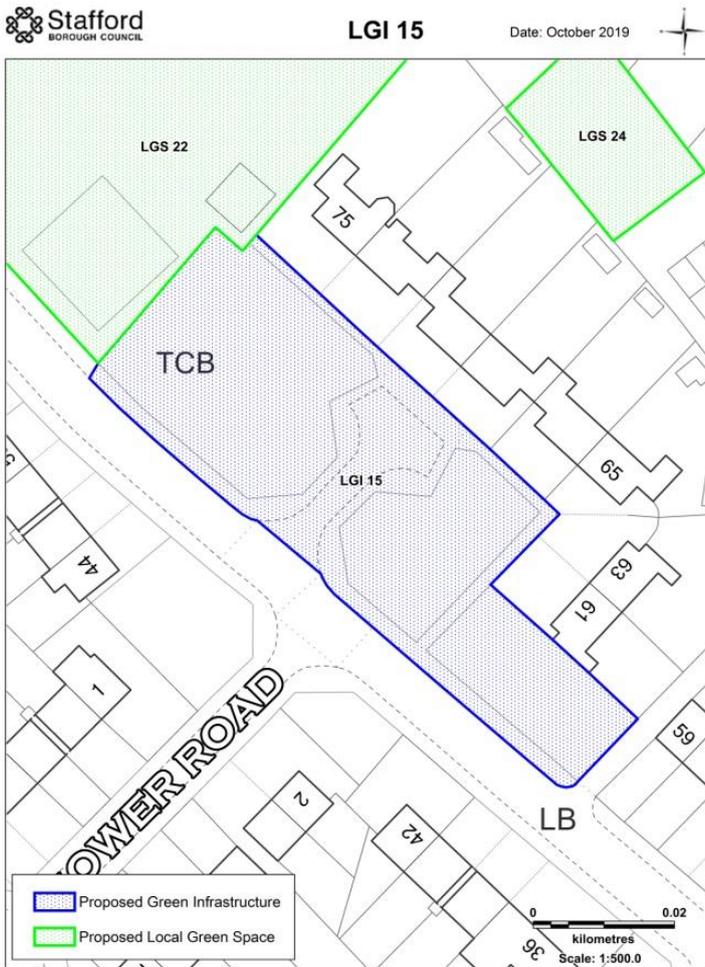
<b>Protected Reference</b>		LGI 14	<b>Site Description:</b>  This well-kept amenity greenspace affords a buffer to the houses from the nearby railway cutting. It offers space for children to play informally within sight of their homes and its trees and shrubs provide a wild life corridor along the side of the railway.
<b>Name</b>		Navigation Loop	
<b>Location</b>	<b>Post Code</b>	ST15 8YZ	
	<b>OS Grid Ref</b>	SJ 893 350	
<b>Type of protection</b>		Local Green Infrastructure (Policy CAF5)	
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<b>Protected Reference</b>		LGI 15	<b>Site Description:</b>  It is an informal play and semi natural amenity greenspace which affords a sense of space to this residential area.  If these areas were enhanced with bench seating and flowers, they could provide space to “while away a few minutes” and indeed afford the elderly of the estate a place for social interaction.
<b>Name</b>		Priory Road	
<b>Location</b>	<b>Post Code</b>	ST15 8NS	
	<b>OS Grid Ref</b>	SJ 908 332	
<b>Type of protection</b>		Local Green Infrastructure (Policy CAF5)	
This is a valued green space incidental to the original laying out of the housing estate.			



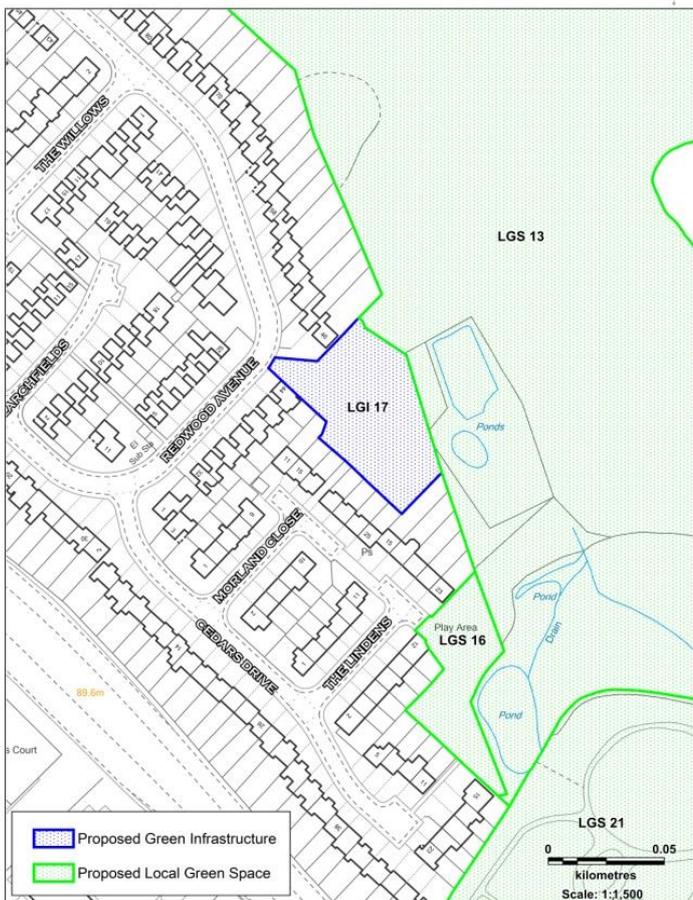
<b>Protected Reference</b>		LGI 16	<b>Site Description:</b>  Virtually opposite Redfern Road is an amenity greenspace containing a tree lined path planted with daffodils. It provides a pleasant route from the upper parts of the housing developments at Walton, to those at a lower level, such as Spring Gardens and the Beacon Rise area. It is walkway which also offers the opportunity for children and parents to walk to the Walton Middle School and Pirehill 1 <sup>st</sup> School along an enjoyable, traffic free route. Its value and importance to the local community therefore lies in it being both a pleasurable and tranquil communication link between different parts of Walton, and a corridor for wildlife.
<b>Name</b>		Heath Gardens	
<b>Location</b>	<b>Post Code</b>	ST15 0AS	
	<b>OS Grid Ref</b>	SJ 899 324	
<b>Type of protection</b>		Local Green Infrastructure (Policy CAF5)	
<p>This is a valued green space incidental to the original laying out of the housing estate.</p>			



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<b>Protected Reference</b>		LGI 17	<b>Site Description:</b>  This small amenity greenspace is accessed via a path between two properties on Redwood Drive. It backs onto woodland which forms part of the Southern Meadow Local Nature Reserve (LNR) contained within the Trent floodplain (GI), which adds to the sense of being connected to nature. It also contains an access point to Southern Meadow. Although spatially not far from the Lindens, the two areas are not joined together. This area is large enough to allow ball games, and is used by the local community for various activities, such as dog walking and picnicking.
<b>Name</b>		Redwood Avenue	
<b>Location</b>	<b>Post Code</b>	ST15 0DB	
	<b>OS Grid Ref</b>	SJ 908 325	
<b>Type of protection</b>		Local Green Infrastructure (Policy CAF5)	
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<b>Protected Reference</b>		LGI 18	<b>Site Description:</b>  This is a moderately sized amenity greenspace of landscaped grass and shrubs on the western edge of the Whitebridge housing development. It includes an interesting 'v' section along the canal side known as a "winding hole". This large residential development has limited green space within its boundary and this area provides an attractive wide corridor leading from the estate to the canal tow-path.
<b>Name</b>		Rendel Grove	
<b>Location</b>	<b>Post Code</b>	ST15 8ZN	
	<b>OS Grid Ref</b>	SJ 891 349	
<b>Type of protection</b>		Local Green Infrastructure (Policy CAF5)	
This is a valued green space incidental to the original laying out of the housing estate.			



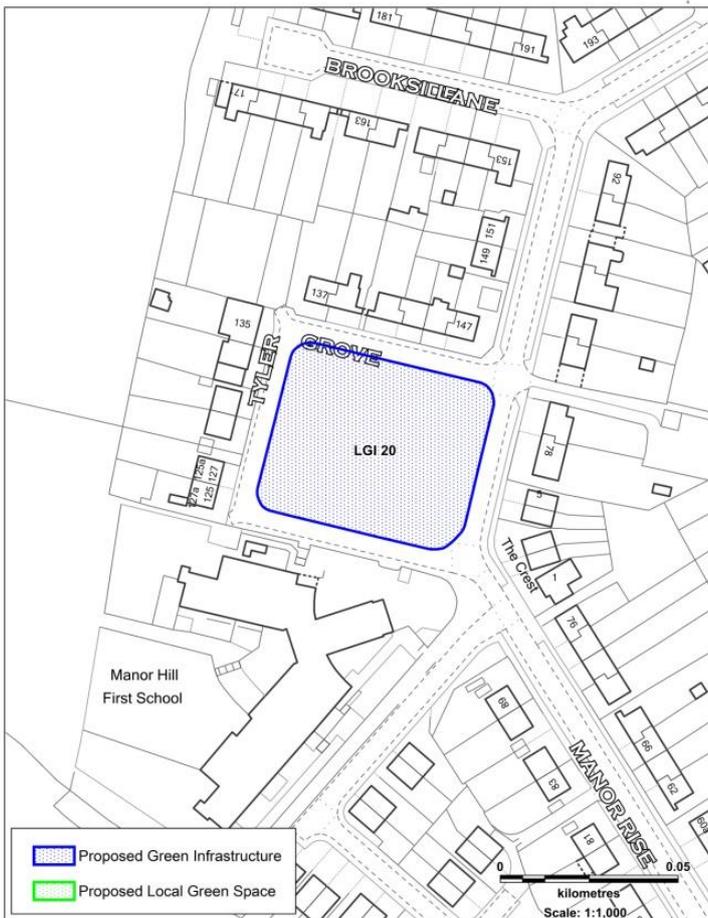
<b>Protected Reference</b>		LGI 19	<b>Site Description:</b>  An area of amenity greenspace split into two parts by Saxifrage Drive. This development was built on land belonging to Brassworks Farm which was Grade II listed (1986) and is now surrounded by housing. This is the only green space on the development providing a link corridor for residents and wildlife to the Trent and Mersey canal. It contains a footpath and Aston Chase Brook skirts the western periphery. It is a well maintained and popular area for informal play and hence is of considerable importance to the local community.
<b>Name</b>		Saxifrage Drive	
<b>Location</b>	<b>Post Code</b>	ST15 8XY	
	<b>OS Grid Ref</b>	SJ 912 325	
<b>Type of protection</b>		Local Green Infrastructure (Policy CAF5)	
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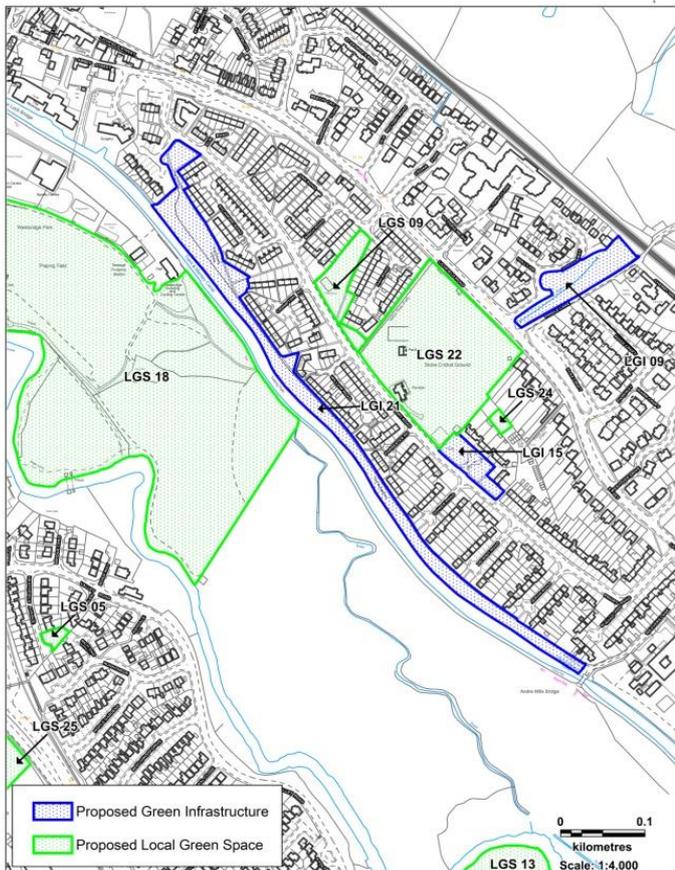
<b>Protected Reference</b>		LGI 20	<b>Site Description:</b>  This is a larger amenity greenspace off Manor Rise with housing on three sides which has far more potential for informal recreation than the smaller closes on this 1940's development. It generates a strong sense of space to this densely populated area and further enhancement could be made by the provision of seating, flowerbeds and a possible community orchard.
<b>Name</b>		Tyler Grove	
<b>Location</b>	<b>Post Code</b>	ST15 0JA	
	<b>OS Grid Ref</b>	SJ 894 333	
<b>Type of protection</b>		Local Green Infrastructure (Policy CAF5)	
This is a valued green space incidental to the original laying out of the housing estate.			



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<b>Protected Reference</b>		LGI 21	<b>Site Description:</b>  This is a semi-natural amenity greenspace situated in an established and densely populated housing development. It has an entrance marked by four mature trees. Two parallel pathways, located either side of a wrought iron fence which delineates the canal side, offer access to the area. It is popular one mile circular route with walkers, dog owners, anglers and joggers who can enjoy being close to nature.
<b>Name</b>		Sycamore Road	
<b>Location</b>	<b>Post Code</b>	ST15 8NJ	
	<b>OS Grid Ref</b>	SJ 905 335	
<b>Type of protection</b>		Local Green Infrastructure (Policy CAF5)	
This is a valued green space incidental to the original laying out of the housing estate.			

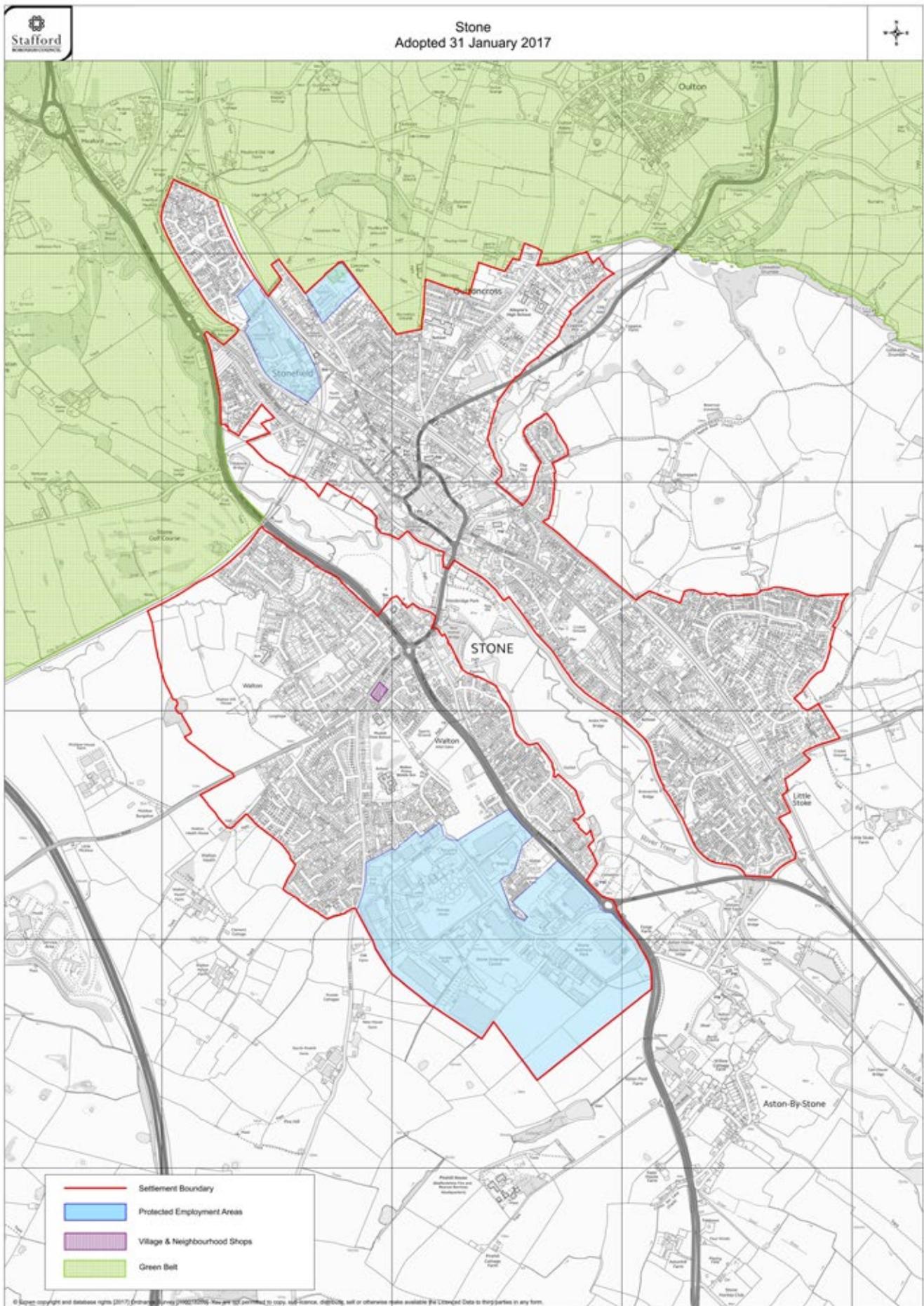


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# Appendix D – Plan of Stone Settlement Boundary

Source: Plan for Stafford Borough - Part 2 (Stafford Borough Council)



# Appendix E – Views and Vistas



1. Along the River Trent corridor and flood plain
2. From Stafford Road towards the town centre
3. From Westbridge Park to The Moorings and tower of the Church of St Michael's
4. From Longton Road towards various historic buildings, including the Church of St John
5. From Lichfield Road towards the town centre
6. The Station Approach vista
7. Views and vistas along the Trent and Mersey Canal corridor
8. Views into the urban area from A34





# Stone

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