

Former Wedgwood Memorial College, Barlaston

Development & Design Guide



**August 2013
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2014)**

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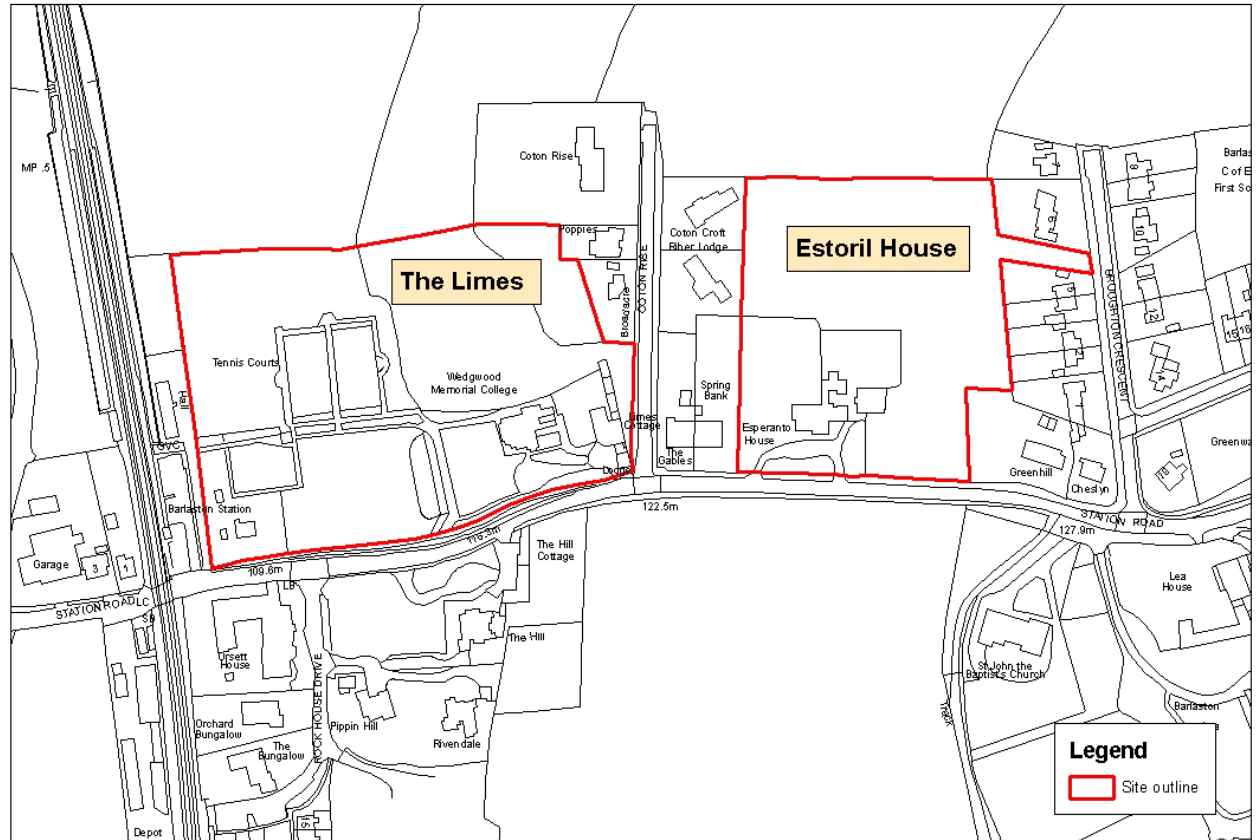
1. Introduction

1.1 The purpose of this brief is to provide a clear Development and Design Guide for the redevelopment of the former Wedgwood Memorial College sites off Station Road, Barlaston. The two sites are known as Estoril House which is the smaller of the two sites at 1.49 hectares (3.7 acres), and The Limes, which measures 2.47 hectares (6.1 acres). The extent of the two sites is identified on Plan 1 opposite. It is envisaged that the redevelopment of these sites will be for predominately residential use, with the potential for some community and / or institutional use, and the provision of accommodation for the Esperanto Society.

1.2 The brief provides an assessment of the sites' context, in terms of relevant policy, as well as constraints and attributes of the physical area. An analysis of each site's context is given. This appraisal of the site and context is used to support and identify some urban design principles, and provide guidance for overall design, layout, local distinctiveness and wider community benefit. The guidance is illustrated with indicative site plans for Estoril House and The Limes on page 22.

1.3 In terms of planning policy and S106 obligations, the guide requires the two sites to be considered individually.

Plan 1: Site Location – The Limes and Estoril House



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2. Policy Context

2.1 Policy Context

2.1.1 The current policy context for the redevelopment of this site is provided by the National Planning Policy Framework (NPPF) and the ‘saved’ policies of the adopted Stafford Borough Local Plan 2001, together with ‘The Plan for Stafford Borough’, which, when approved, will supersede the adopted Local Plan. In February 2013 Stafford Borough Council published the version of the emerging Local Plan, which was subsequently submitted to the Secretary of State in August 2013. The final plan was adopted in June 2014 and therefore the policies of the adopted Plan are relevant to the redevelopment of the site.

2.1.2 The NPPF and the adopted Local Plan all support the principle of redevelopment of the Former Wedgwood Memorial College site, including redevelopment principally for housing, or for a mix of uses, for example community uses that could contribute to sustainable development in the context of Barlaston.

2.1.3 The National Planning Policy Framework

The NPPF sets out the Government’s policies for England and how they are expected to be applied. It identifies the purpose of the planning system as being to contribute to the achievement of sustainable development and its policies taken as a whole constitute the Government’s view of what sustainable development means in practice. Although it is not part of the Statutory Development Plan, the Framework must be taken into account in the preparation of Local and Neighbourhood Plans, and is a material consideration in planning decisions. The Plan for Stafford Borough, adopted in June 2014, is the statutory Development Plan for the area.

2.1.4 Although there are no locationally specific policies in the NPPF, its core planning principles and policies are relevant to the redevelopment of the Former Wedgwood Memorial College (The Limes and Estoril sites). Its core principles seek to secure high

quality design and a good standard of amenity for existing and future occupants of land and buildings, and support a transition to a low carbon future in a changing climate.

2.1.5 Significant relevant NPPF policies call on Local Planning Authorities to boost significantly the supply of housing, to plan for a mix of housing and to consider housing applications in the context of a presumption in favour of sustainable development. Policies state that in new development good design is essential, establishing a strong sense of place, creating and sustaining an appropriate mix of uses that supports local facilities and transport networks, and responds to local character and history. Authorities should plan positively for community facilities in order to promote healthy communities and take account of various elements of the natural, built and historic environment in development decisions.

2.1.6 A list of relevant policy sections of the NPPF is included at Appendix 1.

2.1.7 The Development Plan

The Plan for Stafford Borough 2011-2031 is the adopted Local Plan for the area. The policies and proposals in the Plan are supported by an up-to-date evidence base, as required by the NPPF. The new Local Plan identifies Barlaston as a Key Service Village with new development to be considered against Spatial Principle 7 prior to settlement boundaries being established. The College site lies within the built up area of the village. There is a general presumption in favour of proposals for residential development within settlements, subject to proposals being consistent with other policies of the Plan. In terms of uses that may be appropriate within the redevelopment of the site, the overall policy context is that, in principle, a range of uses may be acceptable, including redevelopment for residential development, or for a mix of uses where, for example, community, leisure, or educational uses could be included alongside residential use.

2.1.8 The new Local Plan includes policies for the provision of open space and affordable housing, which are considered separately below. A number of policies dealing with the provision of infrastructure, design and environmental protection are also included and these are listed in Appendix 1.

2.1.9 In terms of the principles of redeveloping the College site, importantly the Plan identifies Barlaston as one of a number of Key Service Villages across the Borough. Part of the role of these villages is to accommodate a small proportion of the housing growth required across the Borough during the Plan period to 2031. The Plan proposes a review of current settlement boundaries to be carried out through the Neighbourhood Plans or through a Site Allocations Development Plan Document. At Barlaston there is little scope for a future expansion of the current settlement boundary because the village is surrounded by the North Staffordshire Green Belt, which is not subject to be reviewed as part of the new Local Plan. This means that the College site represents one of the few local opportunities to achieve development objectives.

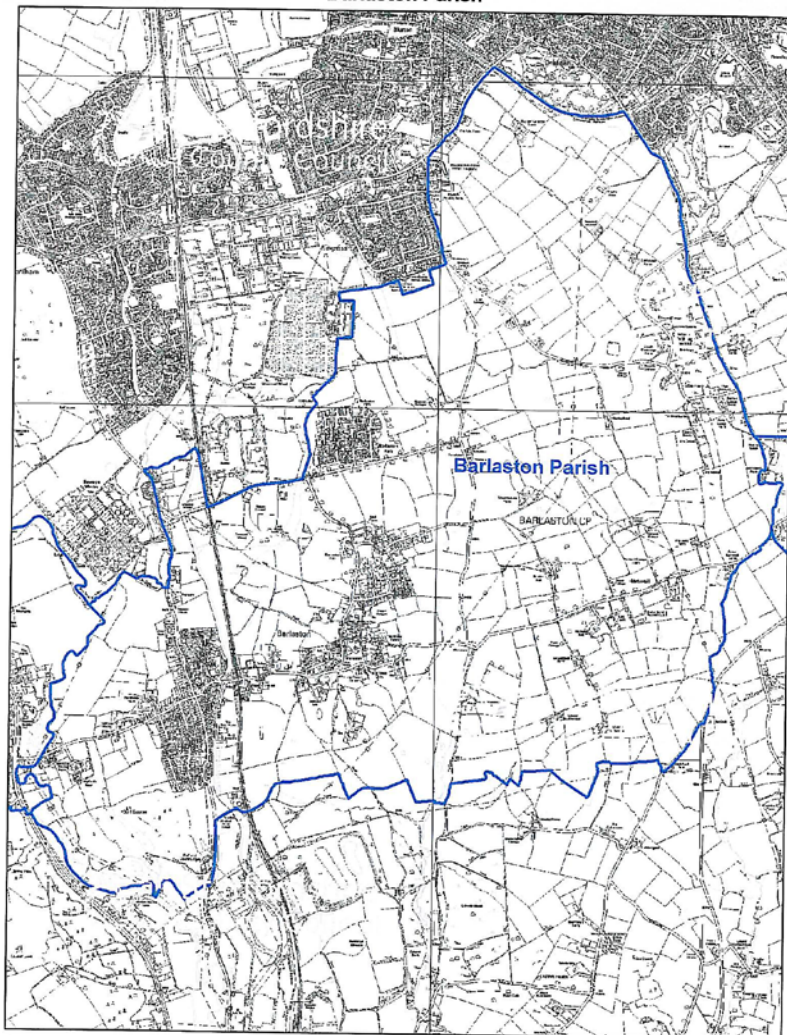
2.1.10 Given the overall planning policy context, the key to redeveloping the site will be to achieve an appropriate form and high quality of design of redevelopment that takes account of the significant local context, including the considerable element of tree cover, existing buildings within the site and neighbouring residential uses, and the need to provide for appropriate local infrastructure to support the uses provided.

2.1.11 Barlaston Neighbourhood Plan

Barlaston Parish Council has begun the preparation of a Neighbourhood Plan for the Parish. The National Planning Policy Framework calls for Local and Neighbourhood Plans to include policies that set out the quality of development that would be expected for the area, and for applicants to work closely with those directly affected by their proposals to evolve designs that

take account of the views of the community. Developers of this site should therefore actively engage with the local community, including the Neighbourhood Plan process, at an early stage in developing their proposals.

Plan 2: Barlaston Designated Neighbourhood Area



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2.2 Open Space, Sport and Recreation

- 2.2.1 The National Planning Policy Framework identifies an important role for planning, to facilitate the development of healthy communities. The aim is to achieve places that promote opportunities for communities to meet, and to create safe and accessible developments. A specific aspect of healthy communities considered in the NPPF is having access to high quality open spaces and opportunities for sport and recreation.
- 2.2.2 As required by the NPPF, Stafford Borough Council has carried out an assessment of open space, sport and recreation provision within the Borough, and developed a Strategy and Local Standards for provision. This has been used to develop policies for provision within new developments in the Plan for Stafford Borough, and is used as evidence to support open space and recreation requirements arising from new developments. The assessment identifies that Barlaston and the north of the Borough has deficiencies in allotments, multi-functional green space, under-12's provision, teenage facilities, multi-use games areas and swimming pools.
- 2.2.3 There is existing open space and some recreation facilities on the site, which are now in a poor state as a result of the closure of the College. These include a children's play area, sports pitch and tennis court.



Google Maps

2.2.4 Local Plan policy for the development would require, as a preference, on-site provision for open space, sports and recreation facilities and to avoid the loss of existing facilities. However, taking account of the impact that this would have on the viability of redeveloping the site as a whole (together with the constraints of a large number of protected trees), the Borough Council is prepared to accept off-site provision to meet the requirements of the development in accordance with the Local Standards, although amenity open space would still be required. The requirements are therefore:

- site specific requirements for some children’s play provision within the village to be confirmed with Stafford Borough Council;
- the off site provision of an alternative sports pitch within the local area to mitigate for the loss of the existing pitch;
- a commuted maintenance payment to meet the cost of off-site open space provision.

2.3 Housing Provision and Affordable Housing

2.3.1 Stafford Borough Council completed a Strategic Housing Market Assessment (SHMA) in 2008 and updated the Assessment in 2012, to provide up-to-date evidence of housing needs within the Borough and in particular the need for affordable housing. Barlaston lies in the northern part of Stafford Borough where there are strong linkages with Stoke on Trent that influence the housing market.

2.3.2 The Assessments show that demographic changes will lead to the need to accommodate more one person households, a need for more smaller house types, and to more closely align new housing with the needs of the local community. These factors have influenced the development of new policies, included within the Plan for Stafford Borough and forming the basis of requirements for the site.

2.3.3 Based upon the evidence in the SHMA and a separate Affordable Housing Viability Study, the Plan for Stafford Borough includes policies for general housing provision and for affordable housing. These state that new housing developments should provide an appropriate mix of dwelling types and, above defined thresholds, should also provide affordable housing. The range of dwelling types and sizes provided should be influenced by the Strategic Housing Market Assessment and current waiting list data, but should also be linked to design issues, which is particularly relevant to this site.



- 2.3.4 Conversions of existing buildings to residential will be supported, subject to meeting criteria on amenity and impact (Policy C4 of the Plan for Stafford Borough).
- 2.3.5 Within the overall need for new housing provision in the Borough, the SHMA has identified difficulties in affordability of housing and a continuing need for affordable housing, with a total need for 210 additional affordable dwellings annually across the Borough. Evidence from the Assessment shows a growing population and a changing population structure, in particular an increasing proportion of older age groups, and these factors will influence future affordable housing needs. It shows that affordable housing need is greatest for smaller house types and to meet the needs of older people.
- 2.3.6 The adopted Plan for Stafford Borough 2011-2031 include policies requiring the provision of affordable housing on sites above a certain threshold. For the adopted Local Plan in Barlaston 40% affordable housing is required on developments of 12 dwellings or more. Therefore provision of affordable housing would be required for the Former Wedgwood Memorial College if redeveloped for housing.
- 2.3.7 In terms of the level and type of affordable housing required, the Plan for Stafford Borough sets a target proportion of 40% affordable housing for Barlaston. The Borough Council would wish to see this provision based around 30% as social housing for rent and 10% provided as intermediate housing.

2.4 Trees and Woodland

- 2.4.1 A major part of the larger portion of the College site, (The Limes), comprises an arboretum containing several hundred trees. The smaller part of the site, known as Estoril, also contains trees that are part of the arboretum. In combination, the two sites contain over six hundred trees described within the arboretum schedule (see Appendix C of Tree Survey). The trees on these two sites are covered by Tree Preservation

Orders (TPO) Nos. 552 and 553 of 2012 (see Appendix A). Whilst the trees on the Estoril site are likely to be able to be accommodated within a development layout, The Limes presents a significant challenge to development due to the constraints imposed by the trees.

- 2.4.2 It is important to the locality that the future of the arboretum is assured. The redevelopment of the site needs to secure its long-term viability and maintenance as part of the development process. This may be through an agreement with a third party such as a charitable Trust, or through the Parish Council. The Borough Council will request an agreement to be made that secures the Arboretum for the future.
- 2.4.3 Many of the trees within the site are dedicated as memorial trees or have been adopted by individuals or groups for the life of the tree. It is beyond the scope of this brief to identify all the trees which have this status. Many of the memorial trees are within groups identified on the tree survey and are thus without an individual description. However, it is reasonable to assume that interested parties will want to be informed if works are to be carried out to their tree or if it is to be removed. Therefore any schedule of works, whether connected to a proposed development or not, and any tree strategy or agreement for the future of the trees on site, will need to take these trees into account and to keep the interested parties informed. The memorial trees are noted within the Arboretum Schedule at Appendix C of the Tree Survey.



2.5 Climate Change

- 2.5.1 The NPPF requires planning and development to meet the challenge of climate change, helping to secure radical reductions in greenhouse gas emissions and providing resilience to the impacts of climate change. The has responded to climate change issues within a number of policies in the new Local Plan, but in particular by setting standards for new developments, including housing. These have been used as the basis of the requirements for the redevelopment of Wedgwood Memorial College.
- 2.5.2 The development must incorporate sustainable design features contributing to a reduction in the consumption of natural resources. It should incorporate Sustainable Drainage Systems to achieve the standards set out in Policy N2 of the Plan for

Stafford Borough. New residential development should incorporate sustainable design and construction technology to achieve zero carbon development through a combination of fabric energy efficiency, carbon compliance and allowable solutions in line with Government policy, to provide for recycling, ensure waste minimisation and employ sustainable construction techniques. All affordable housing within the sites should be constructed to the Homes and Communities Agency (HCA) minimum design standards.

2.6 Securing Sustainable Development

- 2.6.1 In order to make redevelopment of the College site sustainable it needs to provide for the new facilities that will be required to ensure that the impacts from the new uses on the site can be properly mitigated, particularly arising from the additional population resulting from residential redevelopment.
- 2.6.2 The following list sets out the headings for provision that need to be met as part of the redevelopment, but which may need to be met off-site or through management arrangements. The Borough Council will seek to secure these through a **Section 106 agreement** and / or other agreements as appropriate:
- Affordable Housing
 - Open Space, Sport and Recreation provision
 - Education contribution (pending capacity assessment of existing schools at the time of application)
 - Management Plan for Trees and Agreement securing the Arboretum and its future maintenance
 - Off-site open space, sport and recreation provision commuted sum.

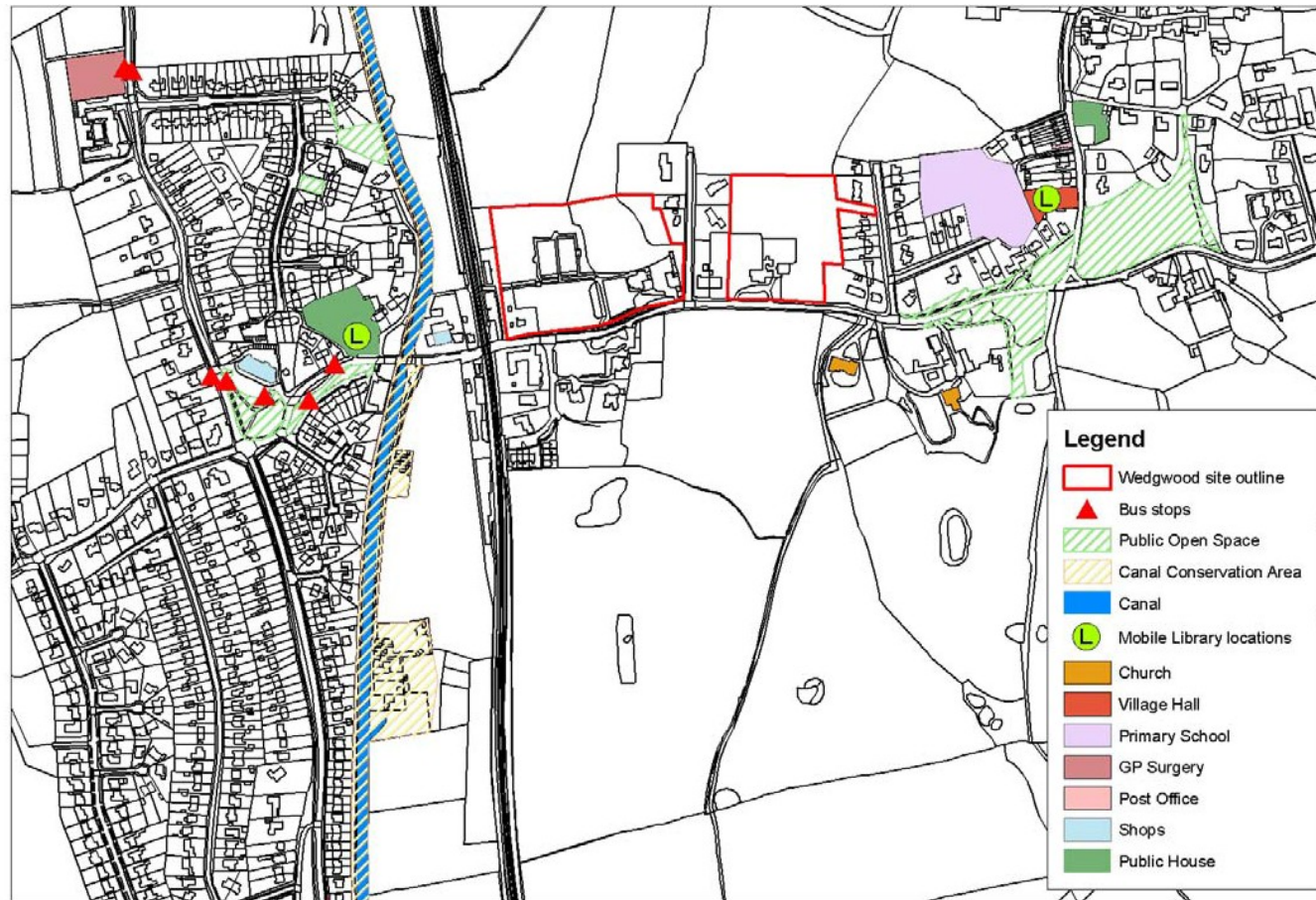
3. Physical context

3.1 Local Facilities

3.1.1 Barlaston contains some desirable places to live, not least the quiet residential streets of Coton Rise and Broughton Crescent, which each back on to the respective sites. The relevant constraints and possibilities of the surrounding area are mapped on Plan 3.

There are existing local facilities within approximately 150-250 metres of the Memorial College sites' boundaries, including local shops, a church and a public house. Bus services run along Meaford Road, Old Road and Station Road. The village also contains a primary school, off Broughton Crescent.

Plan 3: Local amenities and services



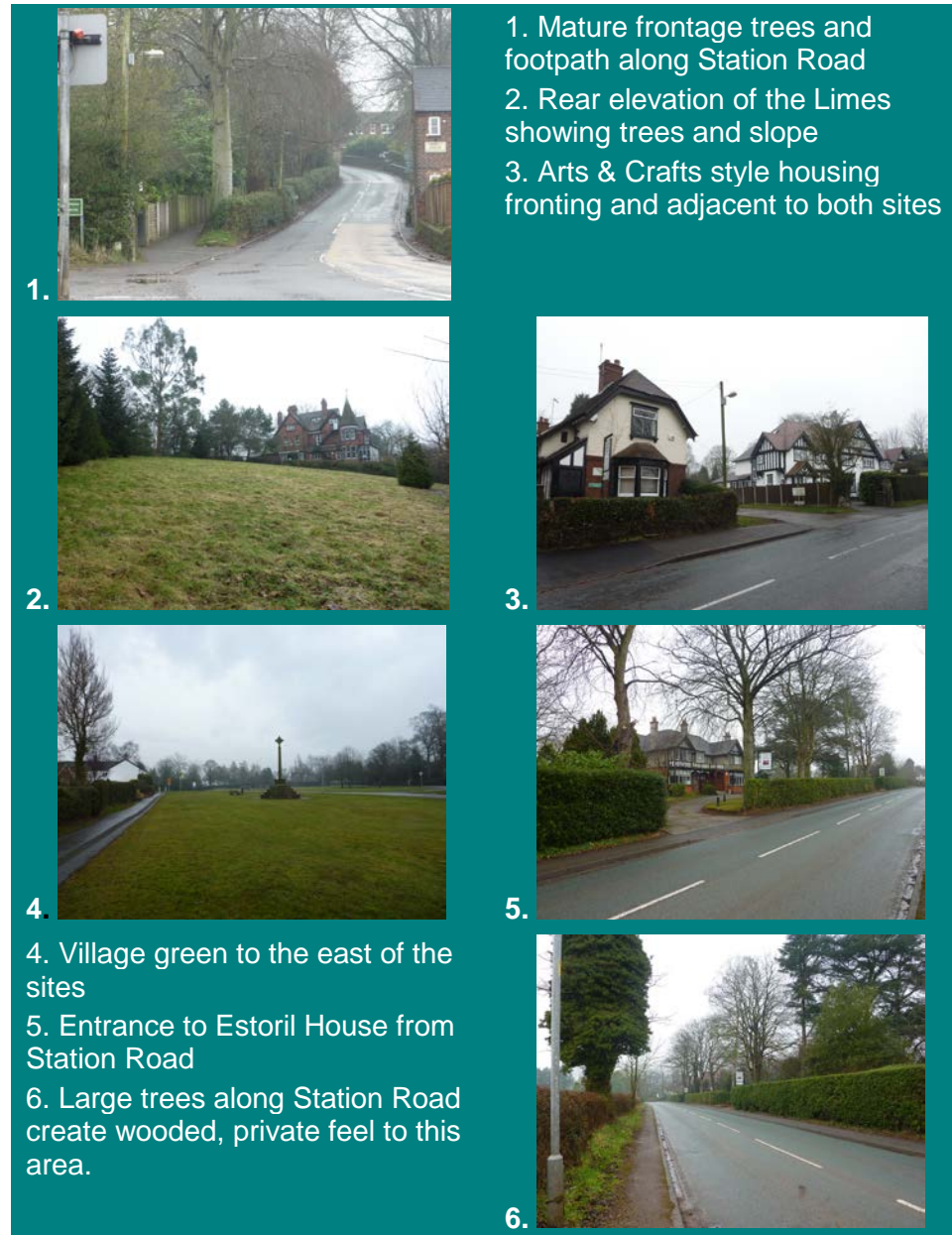
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3.2 Surrounding townscape:

3.2.1 The sites lie adjacent to the original village, east of the railway track, off Station Road. Here, the grain of built form is looser, characterised by substantial detached and semi-detached properties, introduced from the Victorian period onwards, but with closer-knit runs of terraced property along Kent's Row, leading out to the north from Barlaston Green.

3.2.2 The general perception is of a relatively busy country lane, with the houses and other buildings set back, behind hedges and other mature boundary planting. This effect is exaggerated where Station Road drops down, towards the railway level crossing and the bridge over the Trent & Mersey Canal, and the road and footway are separated, increasing the impact of a tree-planted embankment in front of the Memorial College site, formerly The Limes.

3.2.3 To the west of the railway line and canal, the majority of development is inter- and post-war, displaying a more regularised and tighter grain of built form, of mainly semi-detached and linked terraced houses. Original ribbon development along Station Road maintains the *village feel*, with the majority of properties set away from the roadside.



3.3 Site characteristics



Google Maps

3.3.1 Trees and topography:

3.3.2 The tree population within The Limes site is extensive and in many places very dense.

3.3.3 It appears that the intention of much of the planting was to create an arboretum by adding to the existing large 'framework trees' which are typical of Victorian plantings. These include large Beech, Copper Beech, Scots Pine, Oak and Cedar. It is acknowledged within the information on the arboretum that '...many trees have been planted too close for their full development and some selective thinning and replacement will be necessary in future.' This is borne out on site, with many trees within groups observed as suppressed and of mediocre form.

3.3.4 The Limes site occupies an elevated position over most of the rest of the site. The land slopes steeply away from the house in a grassed slope for the land to the North of the house and in landscaped steps for the land to the West. The land falls to its lowest point at the Western extreme of the site, which is closest to the railway.

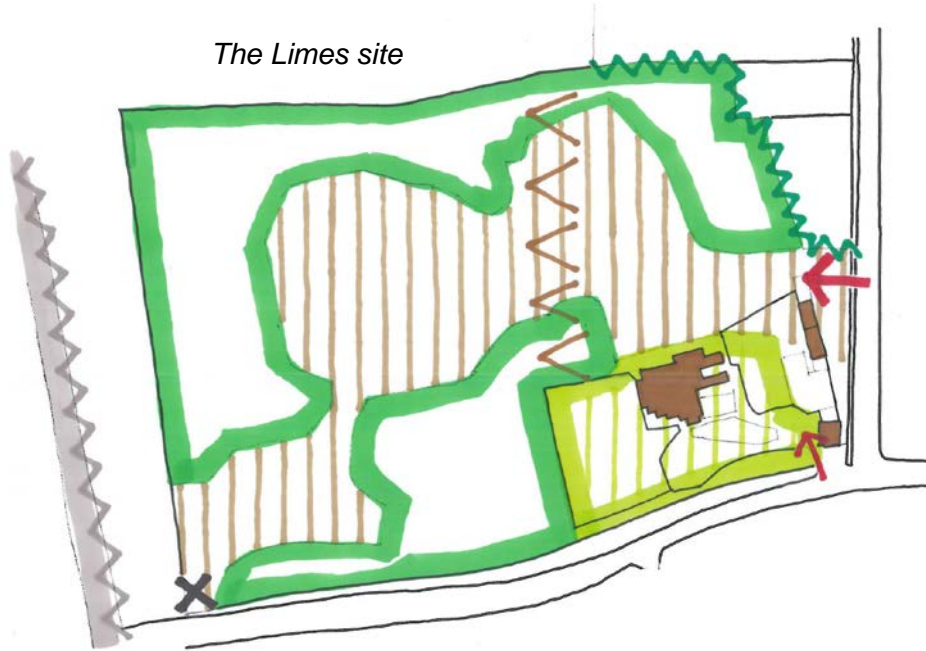
3.3.5 The Limes site is characterised by the extremely dense nature of the planting within the site and the relatively small open areas. This has been exacerbated by a general lack of maintenance within the site for a number of years. Some of the most recently planted trees (15-20 years old) are specimens of excellent form. These represent a number of tree genera and species.








3.3.6 The trees lining Station Road to the south of the site appear (in the main) to be contemporary with the early plantings within the site. They may actually have been within the site historically. These trees are important in the street scene as they frame Station Road and define its character. The tree survey plan for The Limes site is at Appendix F of the Tree Survey.





3.3.7 The Estoril House site is predominantly flat and has far less tree cover than The Limes, and the majority of these trees are planted on the periphery. There are some excellent mature broadleaf specimens of Oak and Ash, with diameters in excess of 1 metre. In addition the Northern boundary of the site has several large Poplar of various varieties. At the site frontage there is a grouping of Beech and Cedar (in the main) which defines, shelters and screens the existing buildings. There are also many young to early middle aged specimens that appear to have been planted to extend the arboretum. Again, these have suffered from a lack of formative pruning and general maintenance, despite some of them being unusual or rare specimens.

3.3.8 The tree survey plan for the Estoril House site can be found at Appendix G of the Tree Survey.

Plan 4: Site Analysis



-  Area of tree planting to be retained
-  Landscape setting for retained buildings
-  Potentially developable area
-  Building worthy of retention and conversion
-  Vehicular access not possible due to poor visibility
-  Steep gradient
-  Potential noise/disruption from railway line

-  Potential principal access point
-  Existing access points retained to serve converted buildings
-  Pedestrian access points retained and possible access for emergency vehicles
-  Rear and side boundaries of existing properties to be safeguarded

3.3.9 Built form:

Each site accommodates a substantial property – The Limes being Victorian, while Estoril House is Edwardian – both of which are worthy of retention for conversion. In each case, the house dominates the aspect from the entrance point, framed and complemented by the extensive, mature trees, as described above. Other elements of built form, whilst contemporary with the main building, need not be considered for retention.

3.3.10 Boundaries:

The boundaries of the site are particularly important, as this is where potentially new development interfaces with existing townscape and open landscape. The boundaries of both sites comprise the remnants of mature planting, the majority of which would have been introduced when these were high status, single, domestic properties.

3.3.11 In the case of The Limes, the site is not particularly apparent when travelling along Station Road, due to the mature boundary planting and the difference in levels. There are two, discrete entrance points. The boundaries running alongside the railway line to the west, and adjacent the open fields to the north, are both heavily treed. There is also extensive tree cover behind the houses fronting Coton Rise to the east but, nearer the junction with Station Road, there is Limes Cottage and a Lodge house, associated with the main house and visible from the public realm.



Footpath along the frontage of the Limes site is higher and separated from Station Road

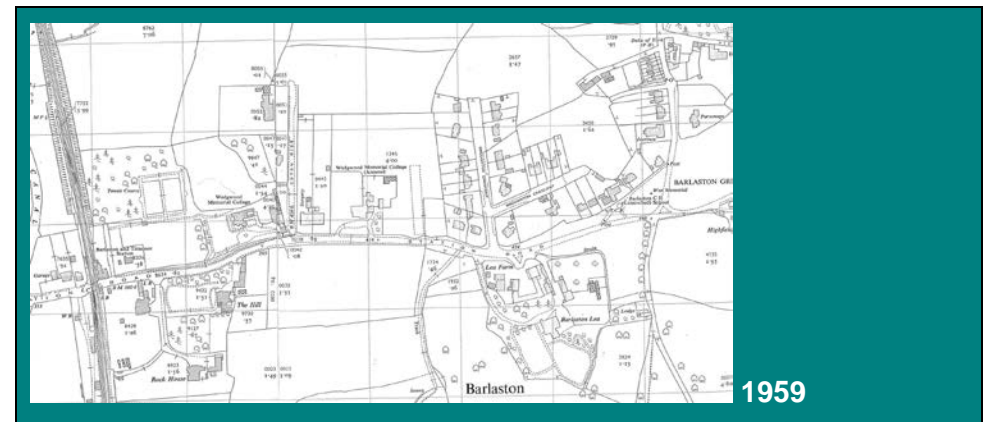
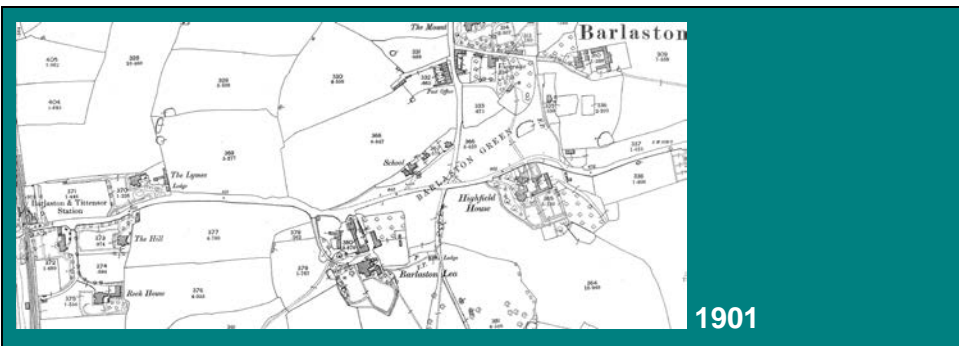
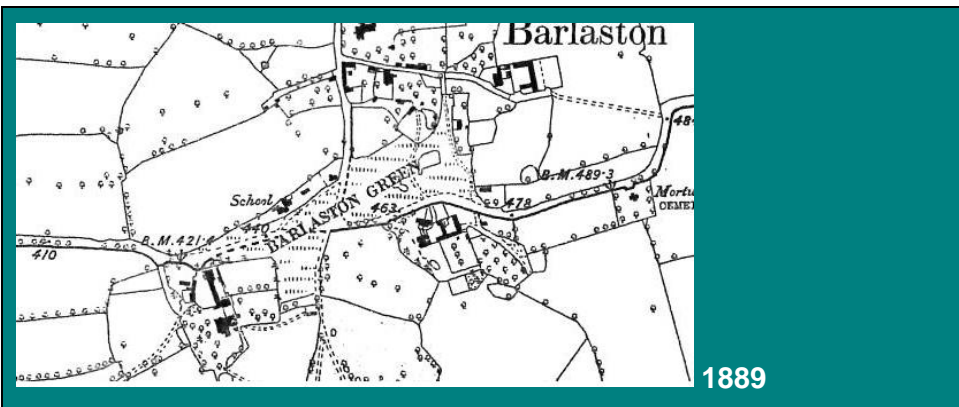
3.3.12 The eastern-most site is perhaps more apparent from Station Road, as it lies on a level with this route, with an open, D-shaped driveway, from which Estoril House is clearly visible. The remainder of this boundary, along Station Road, is dominated by trees and shrubs. Side and rear garden boundaries form the eastern and western edges of this site, with a stock fence and hedge, interspersed with mature trees, along the northern edge, delimiting the boundary to the open countryside beyond.

3.3.13 The above characteristics are illustrated in Plan 4: Site Analysis.

4. Analysis of Site within this Context

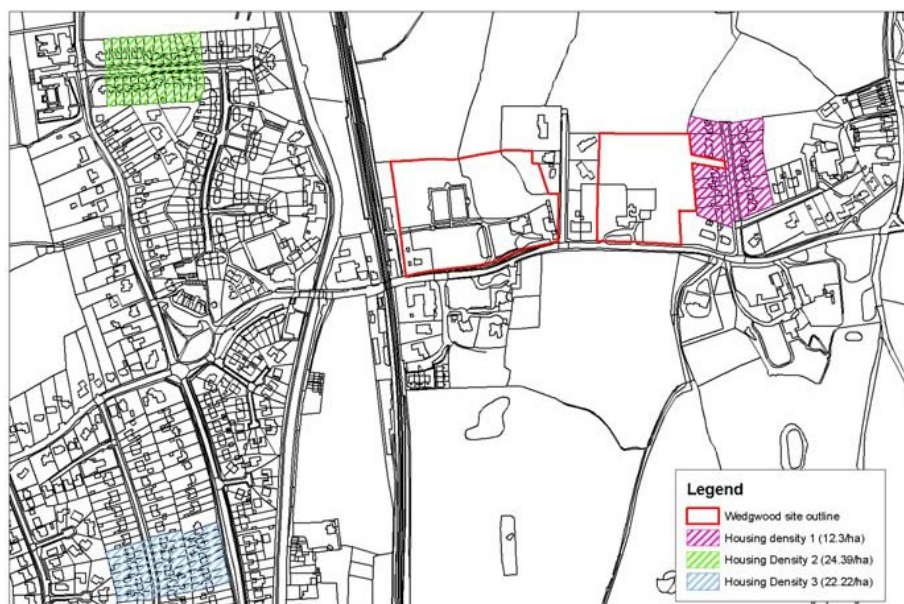
4.1 Site morphology

4.1.1 There are no obvious cues from the historical development of the sites that could guide more intensive development, other than the desirability of retaining the principal buildings, the apparent importance of some of the surviving planted areas and, more subtly, the patterns established by the previous subdivision and organisation of the plots. The original houses and the mature trees remain as defining features on site. Plans showing the development during the late 19th through the 20th century can be seen below and display a gradual infill of sites within established boundaries, and the proposed development of the Limes and Estoril House would continue this pattern.



4.1.2 Reference should be made to typical housing patterns in the vicinity of the site, particularly those associated with the looser grained, detached properties (at a net density equivalent to a minimum of 20 to 25 dwellings per hectare - see Plan 5). Higher density patterns will need to respond to the specific circumstances that the sites present.

Plan 5: Housing Patterns and Density Analysis



4.2 Type of Development

4.2.1 An assessment of the location of the potential development sites confirms the current owners’ desire to promote development for primarily housing, supported by additional community facilities if desired and viable. Associated requirements for open space and play equipment will also need to be satisfied.

4.3 Trees / Landscape led approach

4.3.1 Given the importance and visual dominance of the trees on the sites – particularly the arboretum within the grounds of The Limes – it is recommended that those worthy of retention are used to structure and define the possible developable areas. The groupings of A and B quality trees (as defined by BS5837 - 2012) are shown at Appendix H of the tree survey (Tree Constraints Plans). A significant proportion of The Limes is dominated – and therefore constrained – by large individual trees, groupings of trees and small woodlands. Effectively much of the site functions as a woodland.

4.3.2 The largest and oldest trees on site are contemporary or pre-date the construction of the main house in 1893. These include the Limes to the frontage of the site (presumably giving the site its recent name), the line of Beech and Copper Beech (T127 - 132), tree 99 (a Beech), tree 109 (an Oak) and tree 112 (a Lime). In addition the trees lining Station Road appear to be of the same era. These trees have diameters up to 1 metre plus and heights up to 25 metres. There have been several phases of planting since that period and these plantings, in total, make up the bulk of the trees included in the arboretum schedule. Many unusual, rare and exotic trees are planted within the grounds.

4.3.3 The Estoril site is also defined at its margins by its mature trees. Of note are the Beech and Cedar groupings between the houses and Station Road (trees 3, 5, 9, 10 & 12) and the large Oak and Ash around the perimeters of the grounds (trees 21, 37 & 76), Again these trees have diameters of over 1 metre and heights up to 20 metres. To the Northern boundary there is a grouping of Poplar which may provide a softening effect to the edge of any proposed development.

4.4 Treatment of edges

4.4.1 Where private gardens abut the sites, the amenities of existing residents need to be safeguarded and protected. Clearly, a

degree of additional overlooking, between new and existing properties, may be inevitable, but this can be kept to a minimum and existing private amenity space should be 'matched' by side / rear gardens, and / or private grounds for residents, as part of any development.

- 4.4.2 Responses to the sites' boundaries to the open countryside, to the north, should take cues from the similar relationships established by existing development – that is, to the back or side on to the open boundary.

4.5 Provision of Open Space

- 4.5.1 There are opportunities to integrate open space within a proposed development layout on either site. The Estoril site contains an existing playground which lies to the west of the property. This area is constrained by adjacent trees, both in terms of their root protection areas and in terms of the shade constraints they impose. The developable portion of this area is therefore relatively small and it may be more sustainable to retain this land as a playground than to attempt to site any development plots in this area.

4.6 Access

Following advice received from Staffordshire County Council in relation to a secondary access to The Limes site adjacent to the level crossing, it appears that the Western half of The Limes site will not be able to be accessed by road. This will provide opportunities for the integration of open space into the Western portion of the site. The retained converted buildings of the Limes and Estoril House sites will be served via the existing access points off Station Road.

5. Urban Design Principles: a brief for development

5.1 Introduction

5.1.1 The principles for development, outlined below, are borne out of, and justified by, the preceding analysis. They should be considered in the context of the NPPF Section 7, paragraphs 56 to 58.

5.2 Landscape character and public realm

5.2.1 The development layouts should be led by the retention of identified trees. The high tree density on The Limes site, in particular, will dictate the form of future development. In order to maximise the public benefit of the retained trees, and safeguard their future management, the preference would be for the vast majority to fall within public or communal spaces. Therefore, the spatial disposition of the trees should be used to provide a structure, between and around which supplementary landscape planting and communal open space can flow, across the sites. If the area is divided into private gardens or ownership, the applicant will need to demonstrate a satisfactory method of subdivision and future management of the collective tree stock. Natural and open boundary fencing will ameliorate the impact of such subdivision.

5.2.2 The existing tree stock is in need of careful but extensive management. In order to achieve this management once development has taken place a tree strategy should be produced for both sites as part of a development agreement.

5.3 Permeability and ease of movement

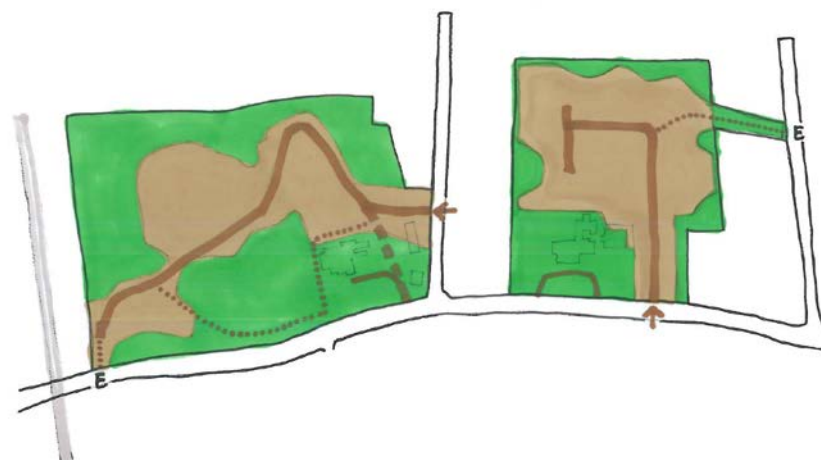
5.3.1 The Highways Authority advises that vehicular access to The Limes site should be gained off Coton Rise, although an alternative access may be achieved via the existing point of access to the Limes off Station Road. This would require the achievement of a visibility splay of 2.4m x 43m along Station Road and may involve works to Highway trees which will require

consent from Staffordshire County Council. A steep gradient, falling east to west, across this site means it is not possible to service the western portion of this site to adoptable standards, and as such, will need to remain private and be maintained through a maintenance management company. The Highway Authority advises that the gradient should not exceed 10% for the majority of the service road length; however, shorter sections of up to 12% may be acceptable. Pedestrian movement could be encouraged across this site, between Coton Rise and Station Road.

5.3.2 The indicative internal layout shown on Plan 11 (page 22) will impact on the retention of some of the trees within the site. However most of the trees affected will be within category C and could not be considered a constraint on development. Within G2 there would be a substantial number of trees affected. However there is potential to successfully transplant some of these trees and therefore offset the impact of the operation. This potential transplanting is referenced at 5.5.2. The exact extent of the impact of the internal road on retained trees will not be clear until a detailed development layout is produced along with a detailed engineering layout. This will determine the numbers of trees to be removed and those to be transplanted. The layout will need to avoid the root protection areas of the A and B category trees adjacent to the proposed road which, given the available area within the site, should be achievable.

5.3.3 Vehicular access to the Estoril House site is more straight forward, off Station Road, although it is recommended that a new access point is created in order to maximise this site's development potential. Again, pedestrian movement could be encouraged, between Broughton Crescent and Station Road. An access and movement layout (Plan 6) illustrates the possible new points of vehicular access and pedestrian links.

Plan 6: Access and Movement Diagram



- ↑ Main access point
- ▬ Roadway
- ▬ Private drive
- ⋯ Pedestrian path
- E Emergency vehicle access (if required)

5.4 Legibility of existing / proposed movement pattern(s)

5.4.1 The topography and tree cover, along with the necessary single points of access, suggests a design strategy whereby each site is developed as a separate 'enclave'. The pruning of the existing shrub masses will improve visual permeability and legibility from Station Road, although the mature trees will remain, and physical permeability is unlikely to alter for all but the new residents of these developments.

5.4.2 The retention of mature trees and planting, and the requirement for succession planting, will give any new development ready acceptability into the existing, surrounding village. The mature trees along the northern boundary will maintain a visual relationship between these sites and the open countryside beyond. The setting of the retained, historic buildings will be maintained by existing trees as noted at 4.3.

5.4.3 Both sites will be penetrated by a single, vehicular cul-de-sac, although it is considered best practice to allow pedestrian permeability through each site, in order to integrate these new developments into the village and connect with Station Road. That said, it is unlikely that there will be a strong pedestrian desire line across either of these sites, and maximising pedestrian permeability must be balanced against new and existing residents' security and privacy.

5.5 Developable areas

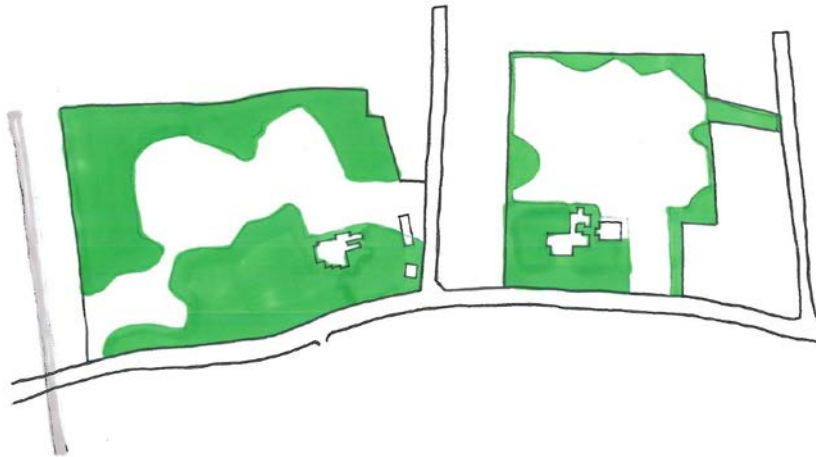
5.5.1 The trees and open space provision, with the proposed access and movement networks, create a developable area within each site (Plan 7). As a matter of principle, the amenities of existing residents bordering each site must be fully considered. Where rear / side gardens bound the site, these should be matched with private or semi-private amenity spaces in the new developments – thus creating clearly defined areas of public and private realm.

Approximate Developable Area

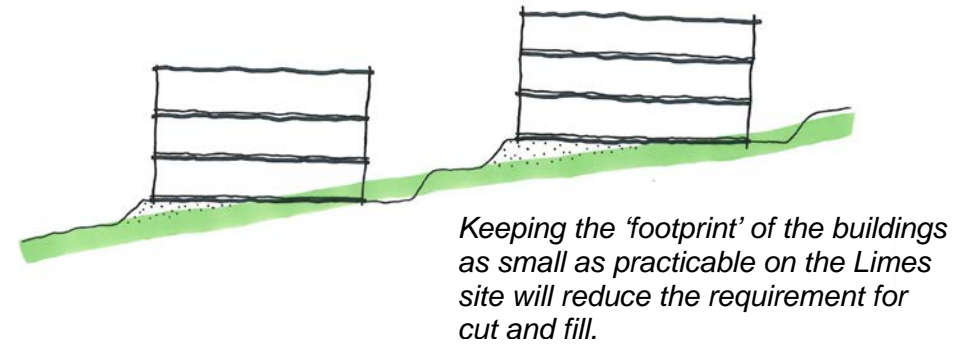
The Limes site: 1.0 ha

Estoril House site: 0.9 ha

Plan 7: Area of Protected Trees and Landscape Planting

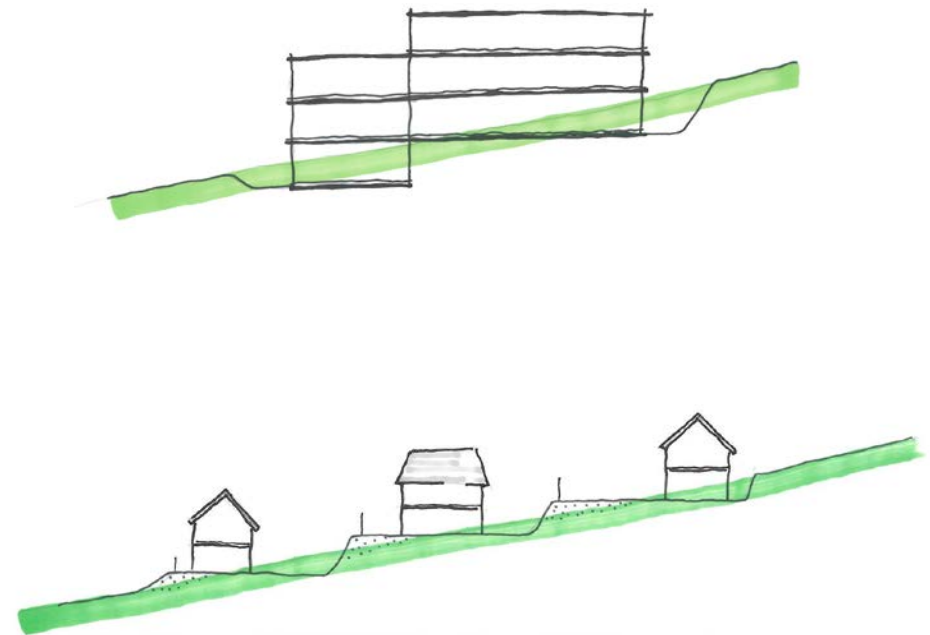


Plan 8: Potential cut-and-fill section



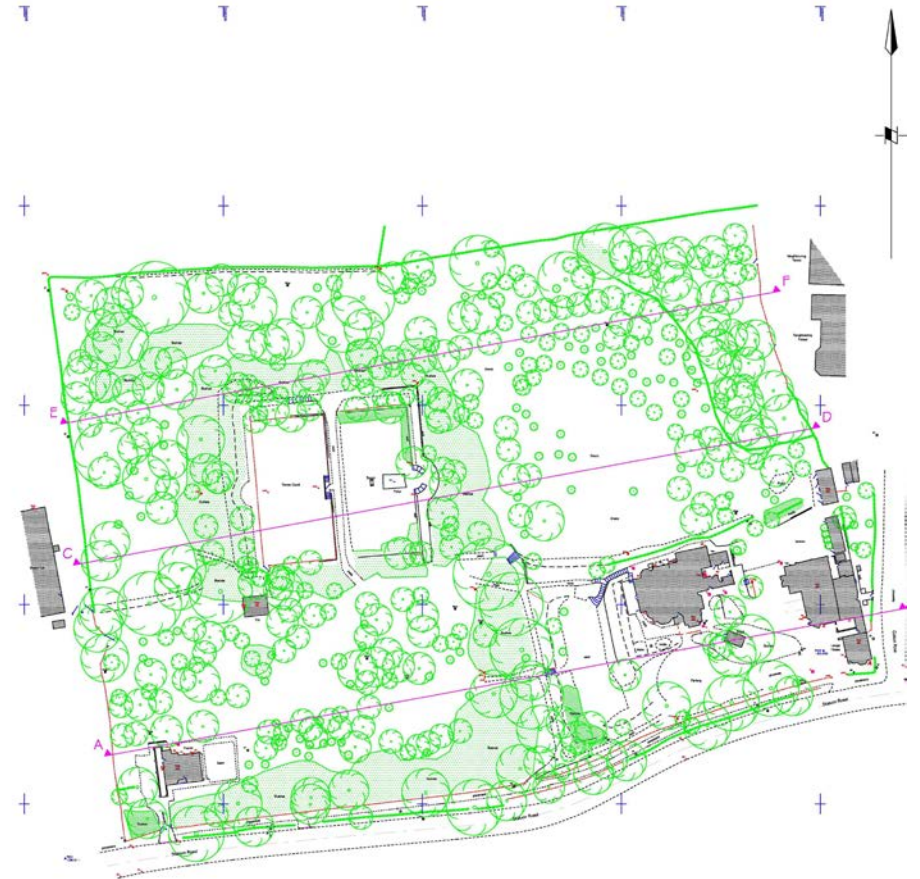
5.5.2 The steepness of gradient and the proliferation of trees on The Limes site will necessitate some remodelling of the land. Whether flattened development or clusters of detached dwellings, floor plates will need to be formed to respond to the slope and 'step down' the gradient. It is suggested that some of the semi mature trees towards the centre of the site could be transplanted in order to create a practicable, developable area. Trees 44 to 53, trees 67 to 80 and selected individuals from G2 could be transplanted to other locations within both sites which could accommodate and benefit from good quality trees. An estimate for the cost of the works has been obtained from a company specialising in transplanting semi mature trees. It is estimated that forty trees would need to be transplanted to achieve a suitable area for development. This would cost in the region of £10,000.

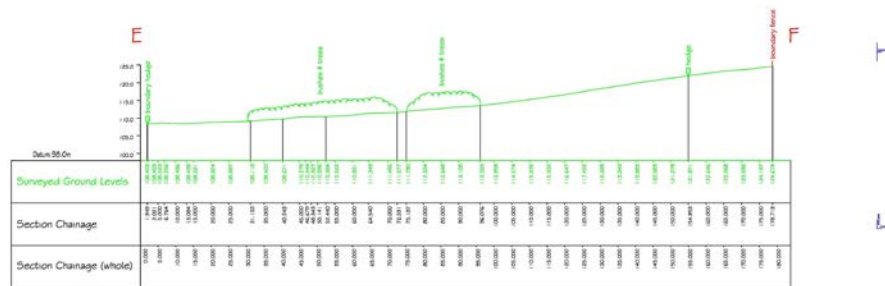
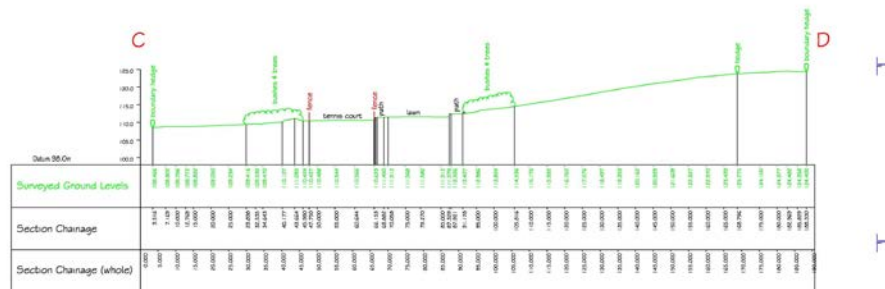
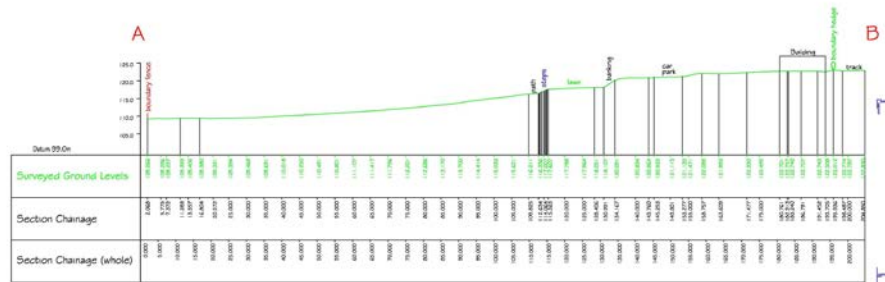
5.5.3 By contrast, potential development within the Estoril House site is relatively unfettered by gradient and tree cover.





Plan 9: The Limes Tree Survey plus cross sections demonstrating significant changes in levels





5.5.4 New dwellings should front on to newly created public streets and shared driveways, and overlook areas of communal planting, pathways and open space, thus creating natural surveillance of these shared, open areas.

5.5.5 The Limes and Estoril House are of notable architectural merit and are worthy of retention and conversion. Uses could include:

- Use Class C3 – residential, or
- Use Class C2 – residential institution, or
- Use Class D1 – non residential institution.

5.6 Character and local distinctiveness

5.6.1 The type and density of existing tree and plant cover on The Limes site may not easily subdivide into private gardens, and suggests forms of residential development that promote amalgamated units within shared communal gardens, such as apartments, sheltered accommodation or houses with private gardens and communal grounds, or other appropriate uses in Classes C2, or D1 (see paragraph 5.5.5). New buildings should be positioned away from the Victorian house, and should be no more than 3 storeys in height, in order to respect the mass and setting of any retained structure(s) and surrounding houses.

5.6.2 Respecting the existing character of the area, the Estoril House site should accommodate two storey detached and semi-detached properties. There may be opportunity to increase to 2½ storey properties within the site, to mark key views or junctions, for example, where it can be demonstrated that existing and future residents will not be adversely affected by overlooking. The introduction of three storey flatted development in the central part of the site could complement the conversion of Estoril House.

Plan 10: Development Strategy: Developable Areas



- 5.6.3 Within portions of this site, there is the opportunity to tighten the grain of built form with more repetitive designs, and increase the density to approximately 30 dwellings per hectare (net). Indicative layouts are shown in Plan 11. Houses should back, or side, on to the open field to the north, respecting the existing patterns of development. However, the internal layout, and the mass of houses within the site, should not impose upon the appearance and amenity of more substantial properties along Broughton Crescent, and respect the open setting of the retained Estoril House. The large trees in corners of the site (e.g. T21 and T37) can be accommodated within the larger plots of detached properties, in order to maintain sufficient usable garden areas.
- 5.6.4 The footprint of the majority of dwellings should be rectilinear, rather than square. Rectilinear plans provide more effective

forms when constructing street patterns and present opportunities for natural light and warmth, through orientation.

- 5.6.5 The layout may accommodate a building for the Esperanto Society which could be as existing or alternative provision.
- 5.6.6 The public and semi-private realms defined and created by the new dwellings should not be dominated by car parking. Curtilage parking is typical in Barlaston village and parking should be provided on plot, for houses, and within clearly defined communal courts, for flatted development.
- 5.6.7 Whilst it is the patterns of built form that will broadly define the character of any future developments, materials will also be important. The village contains an eclectic mixture of housing forms and types but, taking cues from these surroundings and the buildings to be retained on site, dwellings should be brick faced, with the use of render for accentuation. Pitched roofs of traditional form should be tiled.
- 5.6.8 Affordable housing should be provided across both sites, (in accordance with paragraph 2.3.7) in combination or in small clusters. The tenure of housing should not be apparent from its designed appearance.

Plan 11: Indicative Layout



An alternative approach would be to provide enclaves of detached housing within the developable areas as illustrated in the pull outs above.

Examples of similar development (to supplement indicative layouts on Plan 11)



Flatted development within a wooded setting.



Trees and woodland showing the landscape privacy afforded by flatted development in a wooded setting.



Flatted development on a graded site and within a wooded setting.



Well proportioned traditional semi detached / terrace housing within a small rural development showing the relationship of housing to open space and the wider countryside.



Traditional semi and detached housing within a small rural development.



Larger detached housing set within a mature landscape.

Appendix 1: List of Relevant Policies

The National Planning Policy Framework: Government Policies relevant to redevelopment of the site:

Paragraph 17: Core Planning Principles

Section 4, Paragraphs 29 – 41: Promoting sustainable transport

Section 6, Paragraphs 47 – 55: Delivering a wide choice of high quality homes

Section 7, Paragraphs 56 – 68: Requiring good design

Section 8, Paragraphs 69 – 78: Promoting healthy communities

Section 9, Paragraphs 79 – 92: Protecting green belts

Section 10, Paragraphs 93 – 108: Meeting the challenge of climate change, flooding and coastal change

Section 11, Paragraphs 109 – 125: Conserving and enhancing the natural environment

Section 12, Paragraphs 126 – 141: Conserving and enhancing the historic environment

Paragraphs 186 – 219: Decision taking, including Planning conditions and Obligations, paragraphs 203 - 206

Annex A: Implementation

The Plan for Stafford Borough 2011 – 2031: Adopted 19 June 2014

Development Strategy: (Spatial Principles)

- SP1: Presumption in Favour of Sustainable Development
- SP3: Stafford Borough Sustainable Settlement Hierarchy
- SP4: Stafford Borough Housing Growth Distribution
- SP6: Achieving Rural Sustainability
- SP7: Supporting the Location of New Development

Transport

- T1: Transport
- T2: Parking and Manoeuvring Facilities (and Appendix B Parking Standards)

Communities

- C1: Dwelling Types and Sizes
- C2: Affordable Housing
- C3: Specialist Housing
- C4: Housing Conversions and Subdivisions
- C7: Open Space, Sport and Recreation

Environment

- N1: Design (includes: use, form, space, movement)
- N2: Climate Change
- N4: The Natural Environment and Green Infrastructure
- N8: Landscape Character:
- N9: Historic Environment

Infrastructure

- I1: Infrastructure Delivery Policy

Appendices:

- B: Parking standards
- G: Local Space Standards

Evidence Base for The Plan for Stafford Borough:

Stafford Borough Strategic Housing Market Assessment 2012

Affordable Housing Viability Study 2011

PPG 17 Assessment and Open Space, Sports and Recreation Facilities Strategy 2009

Water Cycle Study and Surface Water Management Plan 2010

Staffordshire County-wide Renewable / Low Carbon Energy Study 2010

Appendix 2: Arboricultural Report & Appendices

Available as a separate document.

Appendix 2 must be read in conjunction with the brief.

Appendix 2 contains:

Appendix A: Tree Preservation Orders

Appendix B: Topographic surveys

Appendix C: Arboretum Schedule

Appendix D: Tree survey schedules and methodology

Appendix E: Section Plan, The Limes site

Appendix F: Tree survey plan, The Limes site

Appendix G: Tree survey plan, The Estoril House site

Appendix H: Tree constraints plan



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