

# MEECEBROOK GARDEN COMMUNITY

## Questions and answers



### **What is a garden community?**

A garden community is a sustainable vibrant, mixed-use community where people can live, work, and play for generations to come and offer opportunities for significant longterm housing and economic growth in a local area.

### **What is Meecebrook?**

Is the working name for an area that the Council has identified as a potential location for a new 'garden community.' This will include schools, GP and other health care provision, homes, employment space, community facilities, green space and transport links.

### **Where is Meecebrook?**

The proposed area is close to Cold Meece, which is near to Yarnfield and Eccleshall.

### **Why Meecebrook?**

Meecebrook was successful in being included in the Government's Garden Community Programme and meant funds were made available to carry out further investigations to its feasibility as a garden community.

It was then put forward as one of seven possible sites for strategic (large) development in Stafford Borough in the Local Plan Issues and Options document. Following consultation, Meecebrook has been put forward as part of the Local Plan 2020-2040 'Preferred Options' for growth.

Meecebrook is suitable for many reasons, including its location, scale, accessibility and sustainability. The Preferred Options document explains in full detail.

### **Is it in the Local Plan?**

We are currently working on a new Stafford Borough Local Plan that covers the period up to 2040 - Meecebrook is included in preferred options for development. The next stage of the Local Plan is consulting on these options.

## Has it got planning permission?

Not yet, it's still too early to be making an application for planning permission. Lots of work is being done to include Meecebrook in our new Local Plan, with a consultation proposed from 24 October to 12 December 2022. When a planning application is submitted, we'll let people know how they can view the plans and say what they think before any decision is made.

## Why do you want to build more houses?

Every council area in the country has to have something known as a five-year supply of housing land. This is calculated based on the number of new homes that need to be built and reflects the need for housing based on population figures. For Stafford Borough we currently need to deliver (give planning permission for) 500 new homes each year.

## When will building start?

If Meecebrook is taken forward through the Local Plan there are no plans to start until at least 2030 - and Meecebrook will be developed over a long period which could span a 30 year or more period.

## It's just more homes, isn't it?

**No.** A garden community includes employment space, schools, leisure facilities, GP and other health care provision, as well as green space.

## How much money has been spent on this project?

£1.4m. This is money from the government for important technical reports and studies that will help us plan the site. They include water provision, transport, energy, design and environment.

## Why couldn't the funding be put towards improving current services and infrastructure before developing other sites?

The funding we've received from Government is specific to the Garden Communities programme and we can only spend it on work related to Meecebrook.

## Is the Ministry of Defence (MOD) site a part of Meecebrook?

**No.** When Meecebrook was first suggested as a possible development location the MOD land was considered for inclusion at some point in the future. As you can see from the plan that's been shared for Meecebrook this doesn't include the MOD site.

## What about GP services and schools?

These services are being considered as part of the project planning. A Health Impact Assessment will look at a range of health-related issues at the design stage of the development. There will also be new schools planned as part of the development. We are in the very early stages and there will be plenty of opportunities for people to give their views before work begins.

## What about roads?

We have already started work on transport studies looking at road and rail access to the site, and roads within the site. One of our important considerations is that Meecebrook would reduce the need to travel to and from the area, thinking about how we reduce carbon emissions to help tackle climate change. We are in the very early stages of planning Meecebrook and there will be plenty of opportunities for people to give their views before any work begins.

## What about the railway station?

The station is very much part of the planning and development for Meecebrook. The project is in the very early stages, but we have already started doing technical work, which will continue over the next year, to see how a station can be delivered in the plans. There will be plenty of opportunities for people to give their views before any work begins.

## Any more questions?

If you have any questions that are not covered here, please contact us via the details below and we will be happy to answer them for you.

# Contact us

Website: [staffordbc.gov.uk/meecebrook-new-garden-settlement](http://staffordbc.gov.uk/meecebrook-new-garden-settlement)

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