

**Stafford Borough  
Local Plan 2020 - 2040:  
Preferred Options  
Responses**

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**Residents and General Public**

**Consultation Period: 24 October - 12 December 2022**

**Published: February 2023**

<b>Reference ID Code</b>	<b>Name / Organisation</b>	<b>Parts</b>	<b>Page Number</b>
141	Ainsworth, B.		1
142	Ainsworth, H.		3
143	Ainsworth, R. and A.		6
144	Ainsworth-Hickman, M.	A, B	8
145	Aldridge, A.		11
146	Alecock, M.		15
147	Alker, R.		16
148	Allbutt, L.		20
149	Allman, S. and K.		24
150	Allsop, C. and G.		25
151	Angell, M.		26
152	Ankers, D.		27
153	Argyle, K.		30
154	Ash Flats Residents Action Group		34
155	Ashwell, L.		36
156	Assiter, L.		40
157	Aston, G.		44
158	Aston Lodge Residents Association and Stone Town Councillor		48
159	Atkin, S.		53
160	Aukim, A.		57
161	Aukim, G.		58
162	Bailey, C.		62
163	Baker, S.		66
164	Ball, B.		67
165	Ball, H.		69
166	██████████		71
167	Banks, J.		78
168	Baskerville, P. and W.	A, B	79
169	Bates, A.		81
170	Bates, L.		82
171	Beacall, C.		83
172	Beddoes, R.		87
173	Beeston, L.		94
174	Beeston, Malcolm		98
175	Beeston, Michelle		99
176	Beeston, S.		103
177	Bellis, J.		104
178	Bennett, E.	A, B	106
179	Bennett, J.		116
180	Bennett, L.		120
181	Bennion, D.		124
182	Bennison, W.		128

<b>Reference ID Code</b>	<b>Name / Organisation</b>	<b>Parts</b>	<b>Page Number</b>
183	Bertram, G.		132
184	Best, G.		133
185	Birch, E.		137
186	Birchall, J.		141
187	Birchall, P.	A, B	145
188	Blacklock, D.		150
189	Blakeman, M.		152
190	Blakeman-Barratt, D.		156
191	Bodkin, J.		160
192	Bonsall, A.	A, B	161
193	Bonsall, G.	A, B	164
194	Bonsall, H.		166
195	Bould, K. and G.		171
196	Boulton, L.		172
197	Bowden, K.		176
198	Bradley, B.		180
199	Bramall, S	A - G	181
200	Branson, K.		194
201	Bromley, V.		198
202	Brooke, C.		202
203	Brooke, L.		206
204	Broughton, J. and T.		210
205	Brown, A.		214
206	Brown, D.		219
207	Brown, P.		223
208	Buchele, M.		227
209	Buck, C.		228
210	Buckley, S.		232
211	Burgess, S.		236
212	Burns, L.		240
213	Burslem, M.		241
214	Buswell, P.		244
215	Butler, M.		247
216	Buxton, P.		248
217	Cairns, D.		249
218	Callen, M.		257
219	Cannell, E.		260
220	Cannell, R.		264
221	Cannell, Y.		266
222	Carmichael, M.		268
223	Carr, R. and N.		272
224	Cashmore, W.		277
225	Cawdell, J.		278

<b>Reference ID Code</b>	<b>Name / Organisation</b>	<b>Parts</b>	<b>Page Number</b>
226	Chambers, R.	A, B	282
227	Chapman, F.		285
228	Chapman, K.		289
229	Chew, S. and N.		293
230	Clark, A.	A, B	294
231	Clark, J.		297
232	Clews, A.		298
233	Clews, B.		299
234	Clews, M.		303
235	Collisson, F.		304
236	Common, E.		305
237	Cooper, I.		309
238	Cope, J.		312
239	Copeland, C.		313
240	Court, A.		316
241	Court, J.		319
242	Court, R.		324
243	Cox, D.		329
244	Cox, H.		330
245	Cox, I.		332
246	Cox, S.		334
247	Crabtree, J.		336
248	Craddock, G.		337
249	Cranson, I.		341
250	Crawshaw, A.	A, B	345
251	Croft, G.		347
252	Cunningham, J.		348
253	Cunningham, V.		349
254	Davenport, P.		350
255	Day, K. and V.		351
256	Deane, J.		355
257	DeBell, H.		359
258	Dilmitis, R.		363
259	Dobson, P. and B.	A, B	364
260	Dobson, R.	A, B	370
261	Door, V.		372
262	Dyett, C.		378
263	Dykes, J.		382
264	Dykes, J.E.		383
265	Eccleshall Flood Action Group	A, B	384
266	Edge, C.		404
267	Edge, H.		407
268	Edge, J.		408



<b>Reference ID Code</b>	<b>Name / Organisation</b>	<b>Parts</b>	<b>Page Number</b>
269	Edge, R.		411
270	Edge, S.		415
271	Egerton, D.		418
272	Eld, R.		423
273	Embrey, R. and M.		427
274	Evans, A.		428
275	Farden, N.		432
276	Farden, D. and J.		436
277	Fearnside, G.		440
278	Fielding, R.		441
279	Finister, R.		442
280	Finney, A.		443
281	Flather, A.		447
282	Ford, P.		451
283	Fowler, R.		452
284	Francis, D.		456
285	Francis, J.		459
286	Frankish, D.		463
287	Freeman, B.		465
288	Freeman, M.		469
289	French, Y.		473
290	Friend, F.	A - C	474
291	Friends of Norton Bridge	A - C	481
292	Gait, B.		489
293	Gamble, D.	A, B	493
294	Gayter, V. and D.		495
295	George, E.		499
296	Ginnis, E.		503
297	Goldthorpe, J.		507
298	Goosey, M.		509
299	Graham, C.		512
300	Greason, D.		516
301	Greenwood, A.		520
302	Gregory, G.		524
303	GRID	A, B	526
304	Grime, D.		532
305	Grime, M.		534
306	Grime, R.		535
307	Grove, R. and E.	A, B	538
308	Hall, C.		543
309	Hall, S.	A, B	545
310	Halls, E.		549
311	Halsey, G.		553

<b>Reference ID Code</b>	<b>Name / Organisation</b>	<b>Parts</b>	<b>Page Number</b>
312	Hammond, A.		554
313	Handford, P.		556
314	Hanvey, M.		560
315	Hardenberg, M.		563
316	Harding, C.		564
317	Harding, M.		568
318	Harding, R.		572
319	Harding, S.	A, B	576
320	Harrison, D.		581
321	Hartley, J.		584
322	Headley, J.		585
323	Heal, J.		586
324	Heath, J.	A - C	590
325	Heaton, D.		614
326	Heelis, C.	A, B	615
327	Heelis, D.	A, B	625
328	Herus, A.		637
329	Heyes, C.		638
330	Hickman, S.		639
331	Hicks, F.		640
332	Hicks, K.		644
333	Hicks, S.		648
334	Higgs, C.		652
335	Hill, G.		656
336	Hodgens, A.		661
337	Holden, H.		665
338	Holmes, N.		669
339	Hooper, A. and D.		673
340	Hope, J.		674
341	Hopper, A.		678
342	Hordern, D.		681
343	Horridge, D.		684
344	Houghton, A.		685
345	Houghton, J.		686
346	Houghton, Sally		687
347	Houghton, Sarah		688
348	Hughes, A.		692
349	Hughes, M.		693
350	Hughes, R.		694
351	Hutsby, H.		697
352	Hyder, N.		698
353	Jackson, D.		702
354	Jackson, E.		706

<b>Reference ID Code</b>	<b>Name / Organisation</b>	<b>Parts</b>	<b>Page Number</b>
355	Jackson, J., Allen, L. and Allen, D.		709
356	Jenkins, J.		740
357	Jones, A.		741
358	Jones, R.	A, B	745
359	Joynes, C.	A, B	750
360	Joynes, G.		753
361	Kettleborough, C. and Ringsell, R.		755
362	Key, A.	A - C	756
363	King, A.		768
364	Kinnersley, C.		772
365	Kinnersley, L.		774
366	Kirwan, M.		776
367	Knight, G.		780
368	Konczyk, A.		784
369	Kostrova, D.		785
370	Kovacs-Mazur, N.		789
371	Lapthorne, L.		792
372	Latos, G.		795
373	Law, C. and M.		799
374	Lawson, J.		801
375	Lear, Z.	A, B	802
376	Leather, C.	A, B	805
377	Leonard, C.		830
378	Lewis, C.		833
379	Lewis, M.		834
380	Llewellyn, D.		838
381	Lovell, Andrew		842
382	Lovell, Anthony		843
383	Lowe-Hodgkins, S.		847
384	Maddy, L.		851
385	Malkin, J.		855
386	Malkin, S.		876
387	Malpass, A.		880
388	Marsden, D.		883
389	Marsh, R.		886
390	Marsh, S.		889
391	Marsh, W.		891
392	Martin, M.		895
393	Martin, P.		897
394	Matthews, S.		901
395	Mayer, H.		905
396	Mayer, K.		909
397	McCandless, J.		913

<b>Reference ID Code</b>	<b>Name / Organisation</b>	<b>Parts</b>	<b>Page Number</b>
398	McKeown, S.		914
399	Mellor, S.		918
400	Mifflin, S.		919
401	Millward, J. and M.		920
402	Mitchell, K.		921
403	Mitchell, R.		925
404	Moore, S.		929
405	Moore, S. and K.		932
406	Morris, D.		933
407	Morton, J.	A - E	934
408	Moth, J.		946
409	Mouton, F.		947
410	Mugglestone, F.		950
411	Nadin, K.		951
412	Nawrot, T.		953
413	Newport Road Area Residents Association	A - C	957
414	Newton, I.		964
415	Newton, M.		968
416	Nicholls, K.		972
417	Nixon, M.		976
418	Nixon, R.		977
419	Norris, M.		981
420	Oliver, D.	A, B	985
421	Oliver, R.		992
422	Orr, G.		993
423	Park, P.		994
424	Parlato, E.		995
425	Parrott, W.		997
426	Parry, K.	A, B	998
427	Paul, J.		1003
428	Peake, D.		1006
429	Pearce, R.	A, B	1008
430	Pemberton, H.		1013
431	Penn, M.		1017
432	Phillips, C. and N.		1021
433	Phillips, J.		1022
434	Plant, A.		1023
435	Plant, S.		1027
436	Presswood, M.		1031
437	Presswood, S.		1035
438	Price, P.	A, B	1039
439	Pugh, D.		1045
440	Pugh, L.		1046

<b>Reference ID Code</b>	<b>Name / Organisation</b>	<b>Parts</b>	<b>Page Number</b>
441	Rafe, R.	A, B	1047
442	Redding, J.		1049
443	Reid, A.		1053
444	Rich, P., Rich, J. and Rich L.		1058
445	Rickett, J. and A.		1059
446	Riley, F.		1063
447	Roberts, D.		1065
448	Roberts, D.J.		1067
449	Roberts, S.		1071
450	Roberts, Stephen		1072
451	Robins, K.		1076
452	Rodgers, J. and S.		1077
453	Roser, S. and C.		1081
454	Rowe, F.		1082
455	Ruscoe, P.		1086
456	Sammons, S.		1090
457	Sanders-Peppitt, K.		1094
458	Semple, A.		1098
459	Seville, B.		1099
460	Shenton, D.		1103
461	Shortt, P.		1107
462	Sidley, R.		1111
463	Sigley, G.		1115
464	Skerratt, M.		1119
465	Slann, J.		1120
466	Slindon, Ankerton and Mill Meece Residents Group	A, B	1125
467	Smith, L.		1142
468	Smith, M.		1146
469	Smith, Q.		1148
470	Smithson, I.		1149
471	Southam, D.		1153
472	Spencer, G.		1157
473	Spencer, G.W.		1158
474	Stafford, B.		1162
475	Stansby, A.		1166
476	Stewart, C.		1170
477	Stokes, J.		1174
478	Strange, S. and A.		1178
479	Stringer, B.		1179
480	Stringer, M.		1182
481	Stuart, R.		1186
482	Sullivan, J.	A - D	1193

<b>Reference ID Code</b>	<b>Name / Organisation</b>	<b>Parts</b>	<b>Page Number</b>
483	Sullivan, L.	A, B	1219
484	Sullivan, M.	A, B	1224
485	Sutcliffe, B.		1227
486	Swainston, D.	A - C	1230
487	Swan, E.		1239
488	Swan, M.		1244
489	Swaries, R.		1252
490	Taylor, Alan	A, B	1254
491	Taylor, Amy		1260
492	Taylor, Angela		1263
493	Taylor, D.		1268
494	Thacker, D.		1273
495	Thacker, M.		1274
496	Thayre, A.		1275
497	Thompson, H.		1279
498	Timmis, C.		1280
499	Timmis, K.		1281
500	Tolley, J.		1282
501	Topley, M.		1284
502	Townsley, J.		1288
503	Treanor, J. and A.		1292
504	Turnock, P.	A, B	1294
505	Turvey, B.		1296
506	Turvey, M.		1300
507	Tweed, D.	A, B	1304
508	Tweed, M.		1306
509	Tweed, P.	A, B	1309
510	Wainwright, D.		1311
511	Wakefield, D.	A, B	1312
512	Wakeman, S.		1328
513	Wallis, Z.		1332
514	Ward, G. and M.		1336
515	Wardle, S.	A - C	1338
516	Weaver, A.		1345
517	Went, J.		1348
518	Weston, K.	A, B	1353
519	White, C.		1356
520	White, J.		1359
521	White, L.		1360
522	Whitehouse, A.		1364
523	Whitfield, T.		1368
524	Whittingham, D.		1369
525	Whitworth, R.	A, B	1373

<b>Reference ID Code</b>	<b>Name / Organisation</b>	<b>Parts</b>	<b>Page Number</b>
526	Whyle, T.		1376
527	Wildblood, A.		1377
528	Wilkinson, E.L.		1378
529	Williams, H.		1379
530	Williams, S. and K.		1383
531	Wills, D.		1384
532	Willshaw, I.		1388
533	Wilson, M.		1392
534	Winkle, J.		1393
535	Winkle, R.		1394
536	Wood, M.		1395
537	Woodhead, M.		1399
538	Woods, M. and Snoding, M.		1403
539	Woolley, A. and J.		1405
540	Wragg, P.		1406
541	Yeomans, A.		1410

[REDACTED]

[REDACTED]

[REDACTED]

Dear Sir/Madam

5<sup>th</sup> December, 2022

Local Plan - Meecebrook Garden Community

I am writing to object to the Meecebrook Garden Community proposals.

Having spent all my married life on a dairy and arable farm in Chebsey before retiring to Eccleshall I feel I have a good understanding of the countryside and the topography of the land in the proposed Meecebrook development.

I am shocked and appalled that you are even considering building on prime Grade 2 and 3 agricultural land when you have brownfield sites available within the borough. Why aren't you using such sites, equally you should not be agreeing to accept other councils housing shortfall at the expense of our valuable and irreplaceable agricultural land.

All neighbouring councils have either brownfield or much lower grade agricultural land available so why aren't they using this? You should not be taking their shortfall when such land is available.

Our countryside and habitat is unique and we should be preserving it not destroying it! I am horrified that you see our agricultural land as a pawn to offer to others to enable your policy to stand any form of scrutiny. As a Borough Council you should be appalled at the decision you have made, it certainly isn't in the best interest of the countryside and those that live in it.

Future generations deserve the opportunities we have had, don't erase the rural way of life forever, embrace it and start to understand it.

Travelling on the narrow lanes around Chebsey, Norton Bridge and Eccleshall at present can be a nightmare especially when the M6 is closed due to accidents etc., which is often. These villages are used as rat-runs and the roads just aren't made for the speed and volume of traffic that use them, goodness only knows what will happens when the cars from the proposed Meecebrook development start using the side roads before the infrastructure is in place.



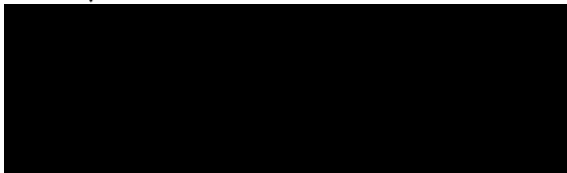
Also, why are you considering building on land that floods, surely you are exasperating the issue. Again there are other sites in the Borough that are far more suitable to such a development, use them!

Finally with everything that is going on in the world, in Ukraine and Global Warming etc., surely we need to be more self-sufficient in our food production and be more aware of the impact on our carbon footprint. With your plans for Meecebrook you totally erode both of these national and international issues and your own policies. On a large area of land within the development, potatoes are grown for human consumption and the other land eats up carbon emissions. Why on earth destroy what is actually helping our climate and the countries food production.

Please, please re-think your short sighted plans and help retain the remaining rural hamlets/villages and farming communities within the Chebsey Parish and surrounding areas before it's too late. What we need is realistic and correct decisions to be made and not based on idealistic views and unrealistic goals.

Finally, I would like to confirm my objection to the Meecebrook proposals.

Yours faithfully

A large black rectangular redaction box covering the signature area.

Beryl Ainsworth

---

From: Preferred Options Consultation [REDACTED]  
Sent: 10 December 2022 07:51  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Helen Ainsworth**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **There are not benefits to local residents, only disadvantages. We have chosen to live in the country, you are planning to destroy this way of life.**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No**

Comments: **No reply**

Policy 10 (West of Stafford): **No**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No**

Comments: **No reply**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No**

Comments: **No reply**

Policy 14 (Penk and Sow): **Yes**

Comments: **No reply**

Policy 15 (Stone Countryside): **Yes**

Comments: **No reply**

## **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **No**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Yes**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **No**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No**

Comments: **No reply**

### **General Comments:**

**No reply**

---

From: ROBERT AINSWORTH [REDACTED]  
Sent: 09 December 2022 13:54  
To: Strategic Planning  
Subject: Meecebrook "Garden Settlement"

Good Afternoon,

We would like to Object to the "Meecebrook - Garden Settlement for the following reasons, please see below:-

### Objections against Meecebrook – Garden Settlement

1. There isn't a guarantee that the schools proposed will be built; example in the Telford area, only one built out of two, as the Local Authority did not have the funds to run the second.
2. Facilities we are told will not be built initially; the local Dr's Surgery is already over capacity in Eccleshall.
3. The proposed new Railway Station will be unaffordable; Network Rail spent vast amounts of money inputting lines to improve rail capacity through Norton Bridge; to input lines for slow traffic would not be feasible.
4. Stafford is now de-centralised, commuters from the proposed Settlement would drive because most businesses & shops are out of Town as is also the case in Stoke-on-Trent.
5. Proposed New Solar Farm: currently capacity is not available through Western Power to put this on the current System.
6. Junction 15 would not be able to cope with the extra traffic; due to already being at full capacity.

7. The loss of prime agricultural food producing land; the Pandemic proving the need to produce more of our own food for the Country.

Please issue a Receipt.

Regards

Robert & Anne Ainsworth



---

From: [REDACTED]  
Sent: 07 December 2022 21:11  
To: Strategic Planning  
Subject: Local Plan - Meecebrook Garden Development  
Attachments: Meecebrook objection [REDACTED]

Dear Sir/Madam,  
Please find attached my objection to the Meecebrook Garden Settlement element of the Proposed Local Plan.  
Yours faithfully,  
M Ainsworth-Hickman

**To Whom It May Concern**  
**Stafford Borough Council Preferred Options, Consultation Response**



5<sup>th</sup> December 2022

I am writing as a resident of Chebsey Parish. I was born in the parish and have lived in Chebsey all my working life.

I am deeply concerned and in fact staggered that SBC have chosen Meecebrook over other sites. Having looked at the matrix on all the proposed sites I have to add that there are clear inaccuracies which is very misleading and it doesn't present a fair playing field. Equally you don't appear to have considered the cumulative impact the proposed development will have on Chebsey people or, in fact Chebsey Parish residents as a whole.

SBC Strategic Development Site Options recognises a great deal of the land in the proposed Meecebrook Development is of Grade 2 and 3, the best and most versatile agricultural land with large pockets of deciduous woodland priority habitat. By using all this prime agricultural land how can SBC meet its Economic Policy, where one of its stated aims is to deliver growth in agriculture and forestry. Where does it plan to find replacement Grade 2 and 3 farmland in excess of the 974 acres it plans to destroy? Common-sense needs to prevail here. Surely as a Borough you should be protecting our high grade farmland and not erasing it, one must ask the question just how important is agriculture in the eyes of SBC?

I am equally concerned that you are destroying Grade 2 and 3 farmland at the expense of meeting the needs of neighbouring Boroughs/Authorities. One cannot believe that these Authorities/Borough don't have brownfield sites or their own agricultural land. SBC should not be allowed to destroy our heritage at the expense of other Authorities/Borough safeguarding their own. Proof should be available to confirm that SBC aren't being used by other Authorities/Boroughs.

In relation to a proposed garden community development, I strongly believe it should first and foremost include a brownfield site. Several of the site options fulfilled this, but you continued to choose Meecebrook, why I ask. Surely by being able to remediate previously developed land SBC have missed a real meaningful opportunity as well as being able to safeguard high yielding agricultural land.

There is frequent flooding within the development area and surrounding countryside. Chebsey itself suffers the effects of flooding frequently as it sits in the valley with the River Sow running through it, this will only be exasperated if large areas of land are built on. I believe of the 7 sites considered there are more suitable sites that do not have flooding issues.

Acknowledging the MOD pulled out, was a new appraisal of the options done? No evidence can be found to substantiate that a re-evaluation was done!

In relation to the proposed railway, how can it be projected that 42% of residents of the proposed Meecebrook development will use the train to get to work in Stoke, this line doesn't go to Stoke!



Residents would have to catch a train to Stafford and then go to Stoke; hence they won't use the train but will use their cars. Also the viability of a railway station must be considered; by saying its feasible isn't sufficient. Anything is feasible but viability is the key thing. I cannot believe that SBC didn't get a viability study done by Network Rail before they made their preferred option known.

Transport infrastructure is a major issue. The existing road network around Chebsey Parish cannot cope with the projected increase in vehicles that the proposed Meecebrook development would bring especially in the early stages of building and before the transport infrastructure is in place. I believe the proposed Meecebrook development will not produce a carbon neutral community and the proposed Meecebrook development is not in close proximity to the Strategic Road Network as you state.

Both schools and doctors in Eccleshall and Stone are at capacity at the present time and again these services will grind to a standstill if they are threatened with a further increase in numbers whilst the financial feasibility of building new premises happens.

I equally have major concerns for the Police, Fire, Ambulance and Hospital provision in the area. Without additional funding it is impractical to expect them to deal with such a huge increase in families needing their help and support. I am concerned that healthcare provision is not included in the list of amenities under section L of Policy 7. Funding must be guaranteed before any development commences.

I note that within the housing development area around Hilcote Hall you do not appear to be aware of the contaminated land and thus the cost of remediation will need to be factored in.

In relation to housing numbers, I am concerned and question the numbers you state.

Given the statement made by Michael Grove and Rishi Sunak today, are you looking to re-evaluate these numbers? Finally in the statement, it said that communities should have a greater voice in the decision making process, are you going to uphold this and how do you propose to achieve it  
.?

Finally to sum up, I would like to re-iterate that I strongly oppose the preferred option of the Meecebrook Development and ask that SBC reconsider its decision.

Mrs. M. Ainsworth-Hickman

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**From:** Preferred Options Consultation [REDACTED]  
**Sent:** 06 December 2022 23:34  
**To:** Strategic Planning Consultations  
**Subject:** Preferred Options Consultation - Submitted Response

Full name: **Abigail Aldridge**

Email: [REDACTED]

**Prefer not to say**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

## **Vision and Objectives**

**Q1** - Which 3 are most important to you? **Not asked**

## **Development Strategy and Climate Change**

**Q2** - Do you agree with each of the policies in this chapter?

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **This proposal will impact negatively on the village of Yarnfield, specifically the roads as they can not cope currently. We already have near miss accidents on a daily basis and increasing the traffic flow with the current road layout will be a disaster. The environmental impact will also be huge. Since the work of HS2 lots of wildlife has been disturbed and forced to re-locate - we are witnessing more and more deer in our village and on our roads this is sad to see.**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and

support home working and small-scale employment uses. Do you agree: **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

### **General Comments:**

**No reply**

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From: [REDACTED]  
Sent: 19 November 2022 10:38  
To: Strategic Planning  
Subject: Proposed housing development on Ashflats

Hello

I am writing with regard to a proposal to build 358 houses on the land between Ashflats Lane and the A449 in Stafford.

A similar plan was put forward about eight years ago and was rejected by the Government Inspector after it had gone to appeal. The reasons for that rejection remain the same as they were then and I cannot understand why this proposal has been brought forward again. Can I remind you of the objections raised on that occasion?

1. Access. The site can only be accessed by a country lane(Ashflats) and/or a narrow entrance onto the A449 right by the railway bridge. It is quite a tricky stretch of road at the moment without any extra traffic
2. This is a Greenfield site. We are even more aware, after Covid, of the importance of having 'green lungs' in built up areas and I know how many people use both the fields and the lane for exercise as I walk there most days myself. One of the advantages of living in Stafford is that most areas have easy access to open countryside. This asset , once lost, will be lost for ever
- Stafford has done well in making good use of brownfield sites (eg the land around St Austin's Church) but there are still areas near the town centre which could be developed to provide housing.
3. 358 houses will mean about double that number of cars. Already Stafford roads are clogged up with traffic which becomes even worse when the motorway is closed for any reason- a not infrequent occurrence. At this time when we are so aware of the impact of Climate Change do we really want to increase our carbon footprint in this way?As well as making local travel a really unpleasant experience.
- 4, Infrastructure already is inadequate in this area. Where are the school places, doctors surgeries when we have a system already overloaded? The bus service from Moss Pit has been reduced and is not reliable therefore the residents of this proposed estate will be forced to take their cars to travel to shops and services.
5. Flooding . Although this site rarely floods, the land on the other side of the A449 frequently does. I can't see that building on the other side of the road will help this situation.
6. Will the proposed housing be built to be sustainable in terms of energy use? Will insulation, heat pumps, solar panels etc be part of the construction? Looking at the new housing around Stafford, I see no sign of any of these innovations and yet if we are to have a sustainable future they should be absolutely essential

I hope that you will rethink these proposals very carefully and in the interests of , not just the local residents but of Stafford generally

Yours sincerely  
Maureen Alecock

[REDACTED]

Sent from my Galaxy

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From: Preferred Options Consultation [REDACTED]  
Sent: 27 October 2022 14:25  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Robert G. Alker**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: **Prefer not to say / not applicable**

Added to database: [REDACTED]

Topics (Contents page): **No reply**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? No reply**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **No**

Comments: **Without appropriate employment opportunities within the same area planned growth would increase commuting to larger conurbations resulting in congestion (e.g. motorways)**

Policy 2 (Settlement Hierarchy): **Yes**

Comments: **No reply**

Policy 3 (Development in open countryside): **No**

Comments: **Diminishing agricultural land as a consequence would diminish meaning we will rely more in imports and therefore the area/UK will be non-sustainable**

Policy 4 (Climate change and development requirements): **No**

Comments: **This is hobby-horse reasoning and as no bearing on the development in and around Stafford. Net-zero carbon in the UK is lubricous without international cooperation. which is non-existent with China and India continually building coal -fired power stations**

**and south American countries destroying carbon-negative forests.**

Policy 5 (Green Belt): **No**

Comments: **It is simply not and evidently not true that Greenbelt is being protected.**

Policy 6 (Neighbourhood plans): **No**

Comments: **Evidence shown within the 'Stafford Plan' clearly shows neighbourhood plan boundaries are being ignored**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **Another example of Greenbelt abuse and again where is the APPROPRIATE employment opportunities to warrant this development**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Yes**

Comments: **Yes only because there is already a vast development in that area**

Policy 10 (West of Stafford): **No**

Comments: **For reasons already stated**

Policy 11 (Stafford Station Gateway): **Yes**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Yes**

Comments: **All**

Policy 14 (Penk and Sow): **Yes**

Comments: **No reply**

Policy 15 (Stone Countryside): **Yes**

Comments: **No reply**



## Economy Policies

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

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **Yes**

Comments: **No reply**

## Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No**

Comments: **Already stated**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No**

Comments: **Gypsies yes, Travellers no as the latter should settle and pay appropriate rates, they are not an ethnic minority**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No**

Comments: **To vast a question to actually say yes or no, but no to urbanisation of rural areas**

## Design and Infrastructure Policies

**Q11** - Do you agree with policies? **No**

Comments: **I think the whole idea of architectural design and road management should be reviewed radically with the new technologies available today.**

## Environment Policies

**Q12** - Do you agree with policies? **Yes**

Comments: **No reply**

## Connections

**Q13** - Do you agree with policies? **No**

Comments: **It is at odds with housing growth without APPROPRIATE employment opportunities**

## Evidence Base

**Q14** - Have we considered all relevant studies and reports? **No**

Comments: **The plan is a somewhat blinkered idea of what is required, based on historical method and national government pressure.**

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

Comments: **Building houses is not a plan, especially as when interest rates rise demand will decrease. Everything else within the plan is a consequence. One wonders whether the impetus of all these developments is to increase local government income rather than solve any particular problem. There is no plan to make it more attractive for industry in the area**

**General Comments:**

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 17 November 2022 13:59  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Linda Allbutt**

Email: [REDACTED]

**Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

**Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

**Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **I think that our road systems in the area would not sustain the extra 6000 homes proposed under this development. May I suggest that this would be approximately 12000 adults needing to get to work in the area or trying to access the local motorway. I also struggle to see how, even though there is a proposed school and health centre, where do we find the people to staff these. Our GP surgery in nearby Eccleshall is struggling to see patients within a month of a requested appointment as they don't have enough staff. GPs are leaving the profession in their droves, as are teachers. I could not see the proposed map of the development but have been told that it comes down to Sturbridge crossroads, which is very close to Eccleshall village. The road into Eccleshall is always blocked during peak times and the High Street cannot cope with existing traffic. Is it possible to have access to the full map of the proposed development please?**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

## **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No**

Comments: **Not sure whether you have really considered the impact on our roads and services .**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

**General Comments:**

**No reply**

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From: [REDACTED]  
Sent: 07 December 2022 08:09  
To: Strategic Planning  
Subject: Meecebrook Garden Settlement

Dear Sirs,

I am a resident in Norton Bridge and object to the proposed settlement in Meecebrook. We already have flooding from some excavations to the Old Issaac Walton Golf course with excessive soil being illegally dumped behind our house. The surrounding grounds are extremely wet and this was one of the reasons the golf course closed as the drainage is very poor. These building will only make this problem worse. The roads are going to be affected with the HS2 preparations with excess heavy traffic and noise. We have only recently had years of disruption due to the change of the existing railway lines for many years.

The sacred Green belt country side is being destroyed.

My self and my family oppose this proposal.

Yours sincerely

Mrs Sally Allman

Mr Ken Allman

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From: Gill Allsop [REDACTED]  
Sent: 06 December 2022 13:36  
To: Strategic Planning  
Subject: Fwd: Re Meecebrook - New Garden Settlement

Sent from my iPad

Begin forwarded message:

From: Gill Allsop [REDACTED]  
Date: 28 November 2022 at 13:03:52 GMT  
To: [REDACTED]  
Subject: Re Meecebrook - New Garden Settlement

Dear Sirs

We are most concerned about this recent project for the following reasons:-

The land around the area already suffers with repeated flooding during wet weather.

Over spill on sewage.

Water and drainage. A constant problem. The area being suggested is already subject to a flood plain

Lack of accessibility. Eccleshall is already chaotic with not sufficient parking and traffic congestion.

More houses will create more traffic.

If infrastructure is provided who is to say that people will not use the over loaded roads of Eccleshall as a means of getting to the motorway.

Access for emergency vehicles.

We request confirmation of receipt.

Thanking you

Charles & Gill Allsop  
[REDACTED]

Sent from my iPad



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From: Matt Angell [REDACTED]  
Sent: 09 December 2022 12:05  
To: Strategic Planning  
Subject: Meecebrook - Garden Settlement

Hi,

I'm writing to you in relation to the proposed Meecebrook - Garden Settlement development.

As a resident at Lakesedge, Stone I am utterly appalled at the lack of consideration going into this project.

We have experienced a severe lack of services since moving into the parish, relying on Stone for doctors, dentists and grocery shopping. The reality is that we have been unable to get a single doctors appointment, even with my wife seriously ill earlier in the year who subsequently was admitted to A&E in Stoke after an infection turned into a life threatening disease. Something we were told could have been picked up much earlier at the local GP. Hadn't we taken this action she would likely be in a critical condition or at the very worst, dead. The waiting list for an NHS dentist is several years meaning we have to pay for a private practice. Regarding shopping, the next option is Stafford Tesco or Asda which is a 20 minute drive and the Morrisons is not fit for purpose being mid-sized and not a superstore.

Having another 6,000+ residents who will be relying on this infrastructure and services is ill-thought of and lacks any respect for current and even future residents of the area. The traffic stemming from the A34 and Eccleshall Road into Stone will see some serious congestion problems. The ring road around Stone will turn into a car park. HS2 is starting to demonstrate some serious traffic flow issues around the area.

The Staffordshire countryside is a beautiful place yet we are to see 970+ acres be destroyed.

I object this new development completely and would welcome you to speak with me directly if you require any further clarification.

Regards,

Matt Angell  
[REDACTED]

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From: Preferred Options Consultation [REDACTED]  
Sent: 10 December 2022 05:06  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **David ankers**

Email: [REDACTED]

**Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

**Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

**Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **Impact on surrounding community**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Yes**

Comments: **No reply**

Policy 10 (West of Stafford): **No**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **Yes**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No**

Comments: **No reply**

Policy 14 (Penk and Sow): **Yes**

Comments: **No reply**

Policy 15 (Stone Countryside): **No**

Comments: **No reply**

### **Economy Policies**

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

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and

forestry development, tourism development and canals. Do you agree? **Yes**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **Yes**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **Yes**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **Yes**

Comments: **No reply**

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

Comments: **No reply**

### **General Comments:**

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 07 December 2022 14:21  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **ken Argyle**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **General Comments**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Not asked**

Comments: **Not asked**

Policy 10 (West of Stafford): **Not asked**

Comments: **Not asked**

Policy 11 (Stafford Station Gateway): **Not asked**

Comments: **Not asked**

Policy 12 (Other housing and employment land): **Not asked**

Comments: **Not asked**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Not asked**

Comments: **Not asked**

Policy 14 (Penk and Sow): **Not asked**

Comments: **Not asked**

Policy 15 (Stone Countryside): **Not asked**

Comments: **Not asked**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **Not asked**

Comments: Not asked

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and

forestry development, tourism development and canals. Do you agree? **Not asked**

Comments: **Not asked**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **Not asked**

Comments: **Not asked**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Not asked**

Comments: **Not asked**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **Not asked**

Comments: **Not asked**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Environment Policies**

**Q12** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Connections**

**Q13** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **Not asked**

Comments: **Not asked**

**Q15** - Do you think there is any further evidence required? **Not asked**

Comments: **Not asked**

### **General Comments:**

**The Plan for Walton is a disgrace. Over 1000 homes have been built in Walton over the last few years. Residents have had to put up with building on Agricultural land. Not only have they had to put up with noise dirt and disruption, any money from the developers has been**

earmarked for spending on west bridge park by SBC. A Facility That Stafford Borough Own. The money belongs to Walton ,and should be spent in Walton There has been No Added Infrastructure to Walton .despite over 1000 new homes. Stafford Borough preferred plan is only preferred by Stafford Borough Conservative Councilors. Stone Borough Councilors seem to have had No Say at all in what's best for Stone. There are Brown field sites available to cover the required development, instead of using a working farm .The site proposed by Stafford Borough for Development has been the subject of several judicial reviews, objecting to homes been built on the site , which the Local residents won. The only way that Stafford Borough can proceed with the proposed developments by changing the Present Development Boundary . Stafford Borough does not state this in its plan. They have also previously supported the objections raised by local residents. regarding development of the site . Why the change now .



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From: [REDACTED]  
Sent: 01 December 2022 21:15  
To: Strategic Planning Consultations  
Subject: STAFMB3

Land at ASH FLATS

Ref STAFMB3

On behalf of the Ash Flats Residents Action Group

29<sup>th</sup> November 2022

Sirs

Please find below our objections regarding the land at Ash Flats being included in the new local plan.

-This land was subject to a failed large scale planning attempt ( 13/19524/OUT) and a subsequent judicial review fully backed by your Council.

-These appeals and the judicial review have been held as a nationwide precedent for successful appeals since.

See <https://www.richboroughstates.co.uk/appeal/land-between-ashflats-lane-and-a449-moss-pit-stafford-st18-9bp/> <http://planning.highpeak.gov.uk/portal/servlets/AttachmentShowServlet?ImageName=384581>

-Housing numbers have been met in previous years and will be again.

-Large scale development is not in keeping with this rural area

-This land is valuable farm land used for grazing, growing crops and animal feed production

-This land has a very well used footpath through it encouraging healthy exercise and recreation

-Entrance and exits are potentially unsafe for such a rural area, Ashflats Lane is very narrow and twisty.

-There is a wide diversity of wildlife in these fields including foxes, badgers, newts, buzzards, native birds

-Hedges and large trees would be lost which aid carbon reduction from the M6 motorway which is very close

-There is a small pond and a watercourse again encouraging wildlife and helping

Debra Blakeman-Barratt

Co-ordinator on behalf of Ash Flats Residents Action Group

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From: Preferred Options Consultation [REDACTED]  
Sent: 16 November 2022 13:35  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Leonore Ashwell**

Email: [REDACTED]

**Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **General Comments**

**Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

**Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Not asked**

Comments: **Not asked**

Policy 10 (West of Stafford): **Not asked**

Comments: **Not asked**

Policy 11 (Stafford Station Gateway): **Not asked**

Comments: **Not asked**

Policy 12 (Other housing and employment land): **Not asked**

Comments: **Not asked**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Not asked**

Comments: **Not asked**

Policy 14 (Penk and Sow): **Not asked**

Comments: **Not asked**

Policy 15 (Stone Countryside): **Not asked**

Comments: **Not asked**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **Not asked**

Comments: Not asked

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and

forestry development, tourism development and canals. Do you agree? **Not asked**

Comments: **Not asked**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **Not asked**

Comments: **Not asked**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Not asked**

Comments: **Not asked**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **Not asked**

Comments: **Not asked**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Environment Policies**

**Q12** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Connections**

**Q13** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **Not asked**

Comments: **Not asked**

**Q15** - Do you think there is any further evidence required? **Not asked**

Comments: **Not asked**

### **General Comments:**

**I wish to state my objection to the proposal of 268 houses being built on the land on Ashflats Lane .It has been approximately 8 years since the same proposal was made and it went to a judicial inquiry. It was decided that this was not a viable proposal because of a**

number of reason not least being the access to this proposed estate. This lane struggles to get 2 cars passing each other and trying to exit onto the A449 from both Barn Bank Lane and Chain Lane is almost impossible at the best of times but when there is a problem with the M6 (Junction 13) it is gridlocked. There is also a proposal for 30 bungalows to be build on the fields next to this land (I believe it may have been reduced to 17) will have the same problems getting in to and out of this site. There were strips across the lane and on Barn Bank Lane a few months ago measuring the amount of traffic using these 2 lanes but were put there during the school holidays so a true reading would not have been made. Barn Bank Lane is used as a rat run to the school at the bottom of the hill at Hyde Lea especially if the A449 is blocked due to problems on the M6 which is often. I therefore strongly object to this proposal.

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From: Preferred Options Consultation [REDACTED]  
Sent: 06 December 2022 11:34  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Lee Assiter**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **No reply**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? To strengthen our town centres through a quality environment and flexible mix of uses. , To provide an attractive place to live and work and support strong communities that promote health and wellbeing. and To secure high-quality design.**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **No**

Comments: **No reply**

Policy 2 (Settlement Hierarchy): **No**

Comments: **No reply**

Policy 3 (Development in open countryside): **No**

Comments: **No reply**

Policy 4 (Climate change and development requirements): **Yes**

Comments: **No reply**

Policy 5 (Green Belt): **Yes**

Comments: **No reply**

Policy 6 (Neighbourhood plans): **No**

Comments: **No reply**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **I am strongly against this proposal. I share all of the concerns raised by Yarnfield & Cold Meece Parish Council. The scheme is completely unrealistic and makes a number of significantly flawed assumptions. It would result in all future investment being made there at the expense of existing communities. Existing communities have had little investment in the past 20 years and as a result, transport is poor, healthcare stretched and leisure facilities have been reduced. The housing growth is unjustified and not necessary. The capital investment assumed is unrealistic and therefore its highly unlikely that a new train station and motorway junction would be constructed. These ideas have been put forward before and rejected, without these the transport system which is already at capacity would collapse. It is unrealistic to assume that people living in Meecebrook would not need to or want to travel to other areas using their cars for work and leisure. The road access would be on minor roads which would not cope. No assessment has been made on the impact on surrounding communities and without the infrastructure the impact would be devastating. We can't even get basic things at the moment such as safe pavements and roads that are not crumbling away and constantly closed. We also face years of disruption from HS2 for no benefit. I do not want to see large amount of green countryside urbanised since I moved to a rural environment to escape this.**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No**

Comments: **No reply**

Policy 10 (West of Stafford): **No**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **Yes**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No**

Comments: **No reply**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**



Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **Yes**

Comments: **No reply**

## **Economy Policies**

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

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **Yes**

Comments: **No reply**

## **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Yes**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No**

Comments: **No reply**

## **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No**

Comments: **No reply**

## **Environment Policies**

**Q12** - Do you agree with policies? **Yes**

Comments: **No reply**

## **Connections**

**Q13** - Do you agree with policies? **No**

Comments: **No reply**

## **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No**

Comments: **No reply**

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

Comments: **No reply**

## **General Comments:**

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 11 December 2022 11:44  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Gary Aston**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: **Prefer not to say / not applicable**

Added to database: [REDACTED]

Topics (Contents page): **Vision and Objectives**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Contribute to Stafford Borough being net zero carbon by ensuring that development mitigates and adapts to climate change and is future proof., To provide an attractive place to live and work and support strong communities that promote health and wellbeing. and To increase and enhance green and blue infrastructure in the borough and to enable greater access to it while improving the natural environment and biodiversity.**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Yes**

Comments: **I agree that development is necessary to ensure an area is prosperous but should be carefully considered including how any development should enhance an area not just house more people**

Policy 2 (Settlement Hierarchy): **Yes**

Comments: **No reply**

Policy 3 (Development in open countryside): **Yes**

Comments: **when already agreed local plans are respected**

Policy 4 (Climate change and development requirements): **Yes**

Comments: **developments should utilise the most up to date technologies to minimise climate change**

Policy 5 (Green Belt): **Yes**

Comments: **should only be considered for development after existing housing stock site and brownfield sites**

Policy 6 (Neighbourhood plans): **Yes**

Comments: **The localism act 2011 states in a subsection titled "Strengthening Enforcement rules" (Extract Below) "For people to have a real sense that the planning system is working for them, they need to know that the rules they draw up will be respected. The Localism Act will strengthen planning authorities' powers to tackle abuses of the land planning system". When the development boundaries within the local plan were drawn up for Gnosall the residents believed they had this power which is now being questioned by the proposal being put forward. This was a democratic decision made in 2013 at considerable cost. I am also directly affected by this proposed development and feel it would necessitate the loss of good quality agricultural land and constitute a significant intrusion into open countryside.**

## **Meecebrook Garden Community**

**Q3 - Do you agree with proposed new garden community: Yes**

Comments: **in principle unless it contravenes any local plans and the development includes excellent climate planning credentials including regular transportation links via the proposed railway station to eliminate as much traffic on the roads as possible due to the current road access.**

## **Site Allocation Policies**

**Q4 - Do you agree with the proposed allocations?**

Policy 9 (North of Stafford): **Yes**

Comments: **in principle unless it contravenes any local plans and the development includes excellent climate planning credentials including regular transportation links to eliminate as much traffic on the roads as possible due to the current road access.**

Policy 10 (West of Stafford): **Yes**

Comments: **in principle unless it contravenes any local plans and the development includes excellent climate planning credentials including regular transportation links to eliminate as much traffic on the roads as possible due to the current road access.**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **in principle unless it contravenes any local plans and the development includes excellent climate planning credentials including regular transportation links to eliminate as much traffic on the roads as possible due to the current road access.**

Policy 12 (Other housing and employment land): **No reply**

Comments: **in principle unless it contravenes any local plans and the development includes excellent climate planning credentials including regular transportation links to eliminate as much traffic on the roads as possible due to the current road access.**

### Site Allocation Policies (continued)

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No**

Comments: **Gnosall - By developing this site it would detract from the intrinsic character and appearance of the surrounding rural area. It currently retains its appeal as a village and the residents care enough to have drawn up a local plan that should be respected.**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

### Economy Policies

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

Comments: **in principle**

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

### Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **Yes**

Comments: **as it was agreed democratically i respect the decisions and the time frame set**

### Design and Infrastructure Policies

**Q11** - Do you agree with policies? **Yes**

Comments: **Climate control is very important**

## **Environment Policies**

**Q12** - Do you agree with policies? **Yes**

Comments: **No reply**

## **Connections**

**Q13** - Do you agree with policies? **Yes**

Comments: **No reply**

## **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

## **General Comments:**

**I would be directly impacted should this proposal to change the residential boundaries of Gnosall be implemented. Its constitutionally inappropriate. It impacts green spaces that were assured for the village that help balance the emissions from a busy road. it would i believe cause significant impact on road safety for anybody accessing/egressing from properties that are directly on the main road/manor road area and It would also add to existing pressure on the communities infrastructure.**

From: Preferred Options Consultation [REDACTED]  
Sent: 11 December 2022 22:40  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Robert Townsend**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **Aston Lodge Residents Association and Stone Town Councillor**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Development Strategy and Climate Change Response**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **No**

Comments: **I do not feel that Stafford should be absorbing so much unmet need from other authorities in the region. Are other Boroughs in the region picking up an equal amount of unmet need? Meecebrook should be increased to more than 3000 houses before 2040 to take the pressure off other areas. If Meecebrook goes ahead then it relieves Stafford town disproportionately more than it does Stone. If Meecebrook goes ahead then it seems Stone is building a disproportionately high number of houses compared to other areas. Remove the need to develop the PHA's off Uttoxeter Road. These sites will exaserabte an already dreadful level of rush congestion on Aston Lodge, the Uttoxeter Road and at the traffic lights with Lichfield Road Theses sites should not be needed if Meecebrook is fully utilised and if the excessive allocation of unallocated housing from W Mids is reduced and shared more fairly across the region. Increase Meecebrook and decrease the in Stone, which is at breaking point in terms of services, infrastructure and medical facilities. I cannot see any provision in Policy 1 for increased medical facilities in Stone. Additional facilities are need now and if there is no provision in 2020-2040 then there will be a dire shortage of medical facilities for an expanding and aging population..**

Policy 2 (Settlement Hierarchy): **No**

Comments: **I think Meecebrook should be tier 2 and Stone Tier 3. Meecebrook is an ideal opportunity to provide high quality living for people with purpose built infrastructure and services. This makes it a higher priority and hierarchy.**

Policy 3 (Development in open countryside): **Yes**

Comments: **No reply**

Policy 4 (Climate change and development requirements): **Yes**

Comments: **No reply**

Policy 5 (Green Belt): **Yes**

Comments: **No reply**

Policy 6 (Neighbourhood plans): **Yes**

Comments: **No reply**

### **Meecebrook Garden Community**

**Q3 - Do you agree with proposed new garden community: Yes**

Comments: **A garden community is a vital opportunity to build custom infrastructure and services for that community. Stone must take a fair proportion of the Borough's development but Stone is at breaking point in terms of schooling and services, especially medical services. A new garden community will provide its residents with a higher quality of living because of the new build infrastructure and especially new medical services. A garden community with railway station will also give thousands of people an opportunity to live in beautiful Staffordshire whilst being able to commute out to work if required. Residents of new homes built in Stone will suffer the same challenges that existing residents experience in terms of traffic congestion, lack of doctors/dentists and schools filled to capacity. A garden village will build a real sense of community for its residents as well as modern new services and community facilities. Meecebrook will also generate significant growth and wealth in the area simply through the demand that 100's of new residents will bring for local businesses etc. Go for it but expand it to at least 3500 houses by 2040!**

### **Site Allocation Policies**

**Q4 - Do you agree with the proposed allocations?**

Policy 9 (North of Stafford): **Yes**

Comments: **No reply**

Policy 10 (West of Stafford): **Yes**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **Yes**



Comments: **No reply**

Policy 12 (Other housing and employment land): **No**

Comments: **The former ABB site in Stone between Longton Rd and Oulton Rd is not included in the preferred options despite having been made available for housing. It's an ideal site for housing on a brownfield site within the settlement boundary. If developed, the proposed 130 houses will take the pressure off the plan to build on greenfield sites outside of Stone's settlement boundary. ST013 and ST016 Land off Lichfield Rd at Watson's Scrapyard has planning approved for 21 houses and several business units. Why is this not included in the preferred options? I object to this development but it seems to be progressing and so should be in the preferred options plan and if included will further reduce the need for building on other greenfield sites. ST013 and ST016 are not sustainable developments. The access is via Uttoxeter Road which is already severely congested because of the cross roads with Lichfield Road and the incredibly busy railway crossings. I can see no evidence of a traffic survey to support the proposal for another 230 houses using this route. Congestion at rush hour for residents of Aston Lodge is appalling. The barriers frequently break down causing long delays and a serious hazard for emergency vehicles, especially for Aston Lodge which has only one exit/entrance and is at the mercy of the railway crossing. There is no public transport servicing this part of Stone, pedestrian access across the crossings and one narrow pavement is dangerous.**

### Site Allocation Policies (continued)

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No**

Comments: **There is no LGS on Aston Lodge, Stone. How do we protect the playground and central park from development?**

Policy 14 (Penk and Sow): **Yes**

Comments: **No reply**

Policy 15 (Stone Countryside): **Yes**

Comments: **No reply**

### Economy Policies

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

Comments: **No reply**

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **Yes**

Comments: **No reply**

### Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No**

Comments: **Policy 23. Why are Stafford sites required to include only 10% or 0% affordable homes compared to 10% to 40% for other sites regions? The Green Belt should be expanded to protect the eastern flank of Stone from the urban sprawl that is proposed with sites along the Uttoxeter Road.**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Yes**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **Yes**

Comments: **No reply**

## **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **Yes**

Comments: **No reply**

## **Environment Policies**

**Q12** - Do you agree with policies? **Yes**

Comments: **No reply**

## **Connections**

**Q13** - Do you agree with policies? **Yes**

Comments: **No reply**

## **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No**

Comments: **Its impossible to know if you have considered all relevant studies and reports. We do not know what else is available to you. My main concerns are whether you have properly researched relevant traffic surveys and whether you have researched the amount of medical services required per capita.**

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

Comments: **Detailed traffic surveys. Substantive evidence on the availability of medical services.**

## **General Comments:**

**I wholeheartedly support the development of Meecebrook Garden Village so that the residents are provided with purpose built infrastructure, transport links, service and**

**facilities. Meecebrook is the ideal location because of the potential rail links but if the site is rejected then a garden village must be built elsewhere in the Borough.**

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From: Preferred Options Consultation [REDACTED]  
Sent: 03 December 2022 09:37  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Steven Atkin**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **No reply**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? To strengthen our town centres through a quality environment and flexible mix of uses. , To provide an attractive place to live and work and support strong communities that promote health and wellbeing. and To increase and enhance green and blue infrastructure in the borough and to enable greater access to it while improving the natural environment and biodiversity.**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **No**

Comments: **There are many run down areas that would greatly benefit from investment before billing in new green areas.**

Policy 2 (Settlement Hierarchy): **No**

Comments: **6,000 homes is not a village, it's a small town, please use the correct language. Totally unnecessary which would cause untold damage to the local environment and the surrounding towns and villages.**

Policy 3 (Development in open countryside): **No**

Comments: **Redevelop run down areas first. Once the countryside is developed it's gone.**

Policy 4 (Climate change and development requirements): **No**

Comments: **No reply**

Policy 5 (Green Belt): **No**

Comments: **Redevelop run down areas first. Once the countryside is developed it's gone.**

Policy 6 (Neighbourhood plans): **No**

Comments: **Redevelop run down areas first. Once the countryside is developed it's gone. 6,000 homes is not a village, it's a small town, please use the correct language. Totally unnecessary which would cause untold damage to the local environment and the surrounding towns and villages. Struggle to understand the need for so much more. Never ending 'growth' is unsustainable.**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **I don't believe the plans reflect the negative impact they would have on the surrounding area. The St Modwen proposal makes far more sense. Meecebrook looks like a way of justifying the abomination that is HS2 and the destruction that is bringing too.**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No**

Comments: **No reply**

Policy 10 (West of Stafford): **No**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No**

Comments: **Trying to justify HS2. A complete waste of time and money. Interesting you want to make these developments whilst claiming you want to be climate conscious too. The two are contradictory.**

Policy 12 (Other housing and employment land): **No**

Comments: **It simply isn't needed. There are numerous sites that could be redeveloped where infrastructure already exists.**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **Yes**

Comments: **No reply**

## **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Yes**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No**

Comments: **No reply**

## **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No**

Comments: **No reply**

## **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Connections**

**Q13** - Do you agree with policies? **No**

Comments: **No reply**

## **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No**

Comments: **No reply**

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

Comments: **No reply**

## **General Comments:**

**Why are residents having to seek this information out, we should all be informed by post of the proposals as they will impact each and every one of us. If more peoples were aware, your responses Would give a truer representation of people's feelings.**

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**From:** Allen Aukim [REDACTED]  
**Sent:** 04 December 2022 14:37  
**To:** Strategic Planning Consultations  
**Subject:** Reference STAFMB3 Agricultural Land off Ash Flats Lane Stafford

Mr A Aukim  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
  
[REDACTED]  
[REDACTED]

Dear Sir / Madam,

With regard to Reference STAFMB3 Agricultural Land off Ash Flats Lane Stafford. I wish to strongly object again to this proposed development application in this location. As last time back in 2013 when Developers approached, the Area is totally unsuitable, currently Agricultural green belt land used as Livestock holding paddocks and for Livestock feed production.

The proposed Development area is currently bordered by an Eight lane motorway thundering down the West side of it along with Overhead Electric power lines along Ash Flats Lane and the dual track West Coast Mainline railway to the East side with the A449 Trunk Road running parallel to the railway line ! Narrow Country lanes (Single lane with no passing points) to the North and South approaches are already subjected to restriction (not suitable for HGV signage), but this is already ignored by the increased HGV and Rat run traffic / school traffic (Stafford Private Grammar School). How the Farming fraternity going about their Daily routine are expected to operate their Business (Providing Food for the Country) safely with increased traffic in the Countryside seems ludicrous.

All in all any proposed Development when taking into account the above existing dangers can not be a serious viable project.....surely ?

I cannot imagine a more unsuitable site to propose a Housing Development.

Please do not hesitate to contact me should you require any of the above clarifying.

Allen Aukim



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From: Preferred Options Consultation [REDACTED]  
Sent: 19 November 2022 12:13  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Graham Aukim**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Site Allocation Policies**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No**

Comments: **Reference proposal to build 268 houses near Barn Bank Lane (Previously Refused Planning Permission) Although having no objection, in principal, to the Borough Council meeting it's obligations for the provision within the Local Housing Plan, common sense needs to prevail with the siting of such housing developments and it should not simply be just a matter of the financial interests of developers and landowners deciding the locations used. As a retired Highway Engineer who worked for both Stafford Borough and Staffordshire County Council, for a significant time dealing with Developer Agreements of this very type, I would like to think that one of the main reasons for the rejection of the original application was indeed the poor choice of location on highway grounds. I am unable to see how anything has changed since the original application and therefore would suggest the outcome s of any similar application should be a refusal.**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

## **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15 - Do you think there is any further evidence required? No reply**

Comments: **No reply**

**General Comments:**

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 10 December 2022 15:26  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Clifford Bailey**

Email: [REDACTED]

**Residents and General Public**

Organisation or Company: **N/A**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **General Comments**

**Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

**Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Not asked**

Comments: **Not asked**

Policy 10 (West of Stafford): **Not asked**

Comments: **Not asked**

Policy 11 (Stafford Station Gateway): **Not asked**

Comments: **Not asked**

Policy 12 (Other housing and employment land): **Not asked**

Comments: **Not asked**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Not asked**

Comments: **Not asked**

Policy 14 (Penk and Sow): **Not asked**

Comments: **Not asked**

Policy 15 (Stone Countryside): **Not asked**

Comments: **Not asked**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **Not asked**

Comments: Not asked

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and

forestry development, tourism development and canals. Do you agree? **Not asked**

Comments: **Not asked**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **Not asked**

Comments: **Not asked**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Not asked**

Comments: **Not asked**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **Not asked**

Comments: **Not asked**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Environment Policies**

**Q12** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Connections**

**Q13** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **Not asked**

Comments: **Not asked**

**Q15** - Do you think there is any further evidence required? **Not asked**

Comments: **Not asked**

### **General Comments:**

**We object to the above as follows:- 1.The dramatic increase in traffic on a road already used as a racetrack and the delays which will be caused by the railway crossing. When two trains are due, the traffic can extend as far back in Uttoxeter Road as the Stone Crown**

**Green Bowls Club and cause tailbacks in Lichfield Road towards Stone. 2. The infrastructure is already under great strain and doctors and dentists are unable to cope with the existing pressure. 3. There are very few facilities within walking distance and we no longer have a bus service.**



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From: Sally Baker [REDACTED]  
Sent: 08 December 2022 14:08  
To: SPP Consultations  
Subject: Meecebrook Garden Village

Dear SBC

I wish to register my objections to this plan (Meecebrook Garden Village) for housing between Eccleshall and Coldmeece. The SBC local-plan calls it a town not a village.

There is no way the local roads can absorb another 6000 cars that would result from a 3000+ housing development.

A railway station would be completely pointless if the new residents are supposedly going to find work in the local area.

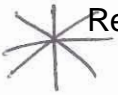
This is a rural community with a rural economy and the local residents want it to remain that way. It is why we chose to live here rather than on the outskirts of a town.

The Yanfield and Coldmeece local plan pledges to maintain the rural nature of the Parish. The local drainage is at or near capacity and their utilities are in a similar state, especially the broadband which is nowhere near as good as Openreach would have you believe.

It is appalling to think that Yarnfield residents might have to cope with the upheaval of this development at the same time as the construction of HS2.

Regards

Sally Baker



12 DEC 2022

Received (Please do not publish my address – thank you)

Strategic Planning and Placement,  
Stafford Borough Council,  
Civic Centre,  
Stafford.  
ST16 3AQ

8<sup>th</sup> December, 2022

Dear Sir/Madam,

### **Response to Stafford Borough Council Local Plan 2020-2040: Preferred Options consultation**

I give below my views on the draft policies and proposals in the Preferred Options document:

#### **General comments (please allocate the following points to the appropriate policy sections)**

- The new Stafford Borough Local Plan has been produced in accordance with the housing targets set by central government. However following the announcement from the Prime Minister on 5<sup>th</sup> December 2022 that the plans for compulsory house building targets will be removed from the Levelling Up and Regeneration Bill currently going through Parliament it raises the question as to whether the Stafford Borough Local Plan should be revised in the light of this recent development. I feel that since it appears that the housing targets will no longer be compulsory Stafford Borough Council should now take the opportunity to delay the process and reconsider the preferred options to produce a Local Plan that is more acceptable to the existing residents of the Borough, particularly those of Stone.
- Spatial Principle 4 of the current Local Plan has 70% of the new housing to be provided in Stafford with 10% in Stone. Having agreed these targets why does the latest draft plan reduce the burden on Stafford and increase it for Stone? I feel that Stone should not be expected to take a greater proportion of new housing development from that put forward in the current approved Local Plan. Stone does not have the necessary infrastructure e.g. doctors, dentists, schools etc, to support the amount of proposed housing included in the latest draft Local Plan.

#### **Policy 1.3 and Policy 12.A**

I was under the impression that the development of a new "garden village" at Meecebrook would remove the burden on existing communities of having to take additional housing over and above that set out in the approved Local Plan. It seems that the latest proposals now want to not only develop significant areas of greenfield sites with a new Garden Community at Meecebrook but also add greenfield housing developments on the outskirts of Stone. I note that in Policy 1.3 of the draft Local Plan it states "In addition to the borough's own housing need, the development strategy also allows for 2,000 homes as a contribution to meeting unmet need of other authorities in the region" and these will be located at Meecebrook. I think it is wrong that the resident's of Stone are now being told we have to have new housing on greenfield sites on the outskirts of our town because other local authorities have not been able to meet their targets (especially since these targets are no longer to be compulsory). If the Local Plan only had to deal with our own targets the provision of housing at Meecebrook would mean it was not necessary to use some of the other locations within Stafford Borough e.g. none of the proposed housing developments in Stone identified in Policy 12.A would be required and could be removed from the plan (a lot of them are on greenfield sites outside the Stone settlement boundary).

#### **Policy 12.A and 12.1**

The Local Plan should be looking to develop brownfield sites rather than greenfield sites. As the current Local Plan states within its development strategy "development proposals should maximise the use of brownfield redevelopment sites within the Borough's towns and villages to reduce the need for greenfield sites". I understand that an outline planning application has been submitted for 130 new homes on a brownfield site

Page 68  
between Oulton Road and Longton Road in Stone and this has not been included in the draft Local Plan this could be added to the list in Policy 12.A of the draft Local Plan and thereby reduce the number of houses on greenfield sites elsewhere in Stone.

### **Policy 52. Transport**

The current Local Plan includes the following policy relating to Transport:

T1 item g. includes a statement "Ensuring that all developments that generate significant traffic flows, including commercial traffic must be located in close proximity to the primary road network, do not have negative impact on the network or at junctions, air quality, and nearby communities, and should have adequate capacity to accommodate the development or can be improved or mitigated as part of the development" and item h. which states "Proposals that generate significant levels of traffic, which cannot be accommodated in terms of capacity, road safety and load, will not be permitted".

I cannot see that these policy items are included in Policy 52 Transport of the new draft Local Plan. I feel that these important current policies are very sensible and should be retained in the new plan.

### **Site ID: STO07 Marlborough Road – Proposed 101 dwellings**

The site is outside the existing settlement boundary.

The site has not been allocated for housing in the adopted Stone Neighbourhood Plan which itself is consistent with the approved Plan for Stafford Borough Council.

The site has already had 2 planning applications for housing refused and also been rejected at a public inquiry. It should be noted that 141 letters and a petition with 262 signatures objecting to the proposed development were submitted to the Borough Council at the time of the second planning application/public inquiry. Surely the Borough Council should take these views into consideration and not include it as a preferred option.

When eventually the local residents do find out that this proposal has come forward again I am sure there will be as much opposition as before together with disbelief that the Borough Council has now put it forward as a preferred option in their new Local Plan.

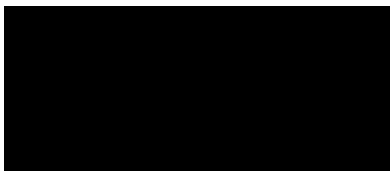
The proposed site is agricultural land. Once these fields are built on they are lost forever. As stated above should we not be looking to develop brownfield sites rather than greenfield sites e.g. the proposal to build 130 new homes on a brownfield site between Oulton Road and Longton Road in Stone has not been included in the draft Local Plan.

The Walton area of Stone has already had a significant number of new houses approved in recent years and a large proportion have now been built e.g. 92 houses on land between Eccleshall Road and Common Lane plus another 500 houses at Walton Hill. I consider that Walton has already taken more than its fair share of new housing and should not be expected to take any more. The local infrastructure is not able to cope with the increased number of people and traffic such developments create.

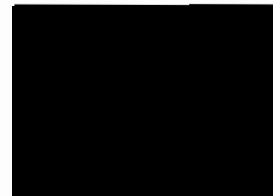
In addition to the detrimental effect on the existing infrastructure the proposed vehicular access being along Marlborough Road and Pirehill Lane is a major safety concern for local residents and would create unacceptable levels of noise and disturbance (these concerns resulted in the petition mentioned above). Approximately 130 properties would be directly affected by the extra vehicles coming from the proposed 101 dwellings before they reached the Eccleshall Road – this would damage the residents' amenity. The long route from the proposed site to reach the B5026 Eccleshall Road is contrary to Policy T1.g of the existing plan (see my comment above about the need to retain this policy in the new plan).

This greenfield site would be best left as farmland to act as a buffer between the existing housing and the new HS2 Phase 2A railway and the vast maintenance depot.

Yours faithfully,



B.L. Ball



9<sup>th</sup> December, 2022

Strategic Planning and Placement,  
Stafford Borough Council,  
Civic Centre,  
Stafford.  
Staffordshire  
ST16 3AQ

Dear Sir/Madam,

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

#### **General points**

The Central Government have recently announced that the plans for compulsory house building targets have now been dropped from the Levelling Up and Regeneration Bill currently going through Parliament. The new Stafford Borough Local Plan has been produced in accordance with the housing targets set by Central Government and Stafford Borough Council now have the opportunity to revise the preferred options and produce a Local Plan that is more acceptable to the residents of Stone.

Spatial Principle 4 of the current Local Plan has 70% of the new housing to be provided in Stafford with 10% in Stone. Having agreed these targets why does the latest draft plan reduce the burden on Stafford and increase it for Stone? I feel that Stone should not be expected to take a greater proportion of new housing development from that put forward in the current approved plan.

Stone does not have the necessary infrastructure e.g. schools, doctors, dentists etc, to support the proposed housing included in the latest draft Local Plan.

#### **Policy 1.3 and Policy 12**

As a resident of Stone I thought that the development of a new "Garden Community" at Meecebrook would mean that the existing communities would not have to bear additional housing over and above that set out in the existing Stafford Borough Local Plan. The proposals now being put forward want not only to develop significant areas of greenfield sites with a new Garden Community at Meecebrook but also add greenfield housing developments on the outskirts of Stone. I note that in 1.3 of the draft Local Plan it states "In addition to the borough's own housing need, the development strategy also allows for 2,000 homes as a contribution to meeting unmet need of other authorities in the region" these being located at Meecebrook. I think it is unacceptable that the residents of Stone are now being told we are to have new housing on greenfield sites on the outskirts of our town because other local authorities have not met their targets. If we only had to deal with our own targets the provision of housing at Meecebrook would mean it was no longer necessary to use some of the other locations put forward within Stafford Borough e.g. the sites in Stone that are shown in Policy 12.A could be removed from the plan. I would hope that the Borough Council will now be able to release itself from the requirement to provide the 2,000 homes for other authorities since the targets appear to be no longer compulsory.

#### **Policy 12.A and 12.1**

The Local Plan should be looking to develop brownfield sites rather than greenfield sites. The current Local Plan states within its development strategy "development proposals should maximise the use of brownfield redevelopment sites within the Borough's towns and villages to reduce the need for greenfield sites". I understand that an outline planning application has been submitted for 130 new homes on a brownfield site between Oulton Road and Longton Road and this has not been included in the draft Local Plan this could be added to the list in Policy 12.A of the draft Local Plan and thereby reduce the number of houses on greenfield sites elsewhere in Stone.



Policy 52

The current Local Plan includes the following policy relating to Transport:

T1 item g. includes a statement "Ensuring that all developments that generate significant traffic flows, including commercial traffic must be located in close proximity to the primary road network, do not have negative impact on the network or at junctions, air quality, and nearby communities, and should have adequate capacity to accommodate the development or can be improved or mitigated as part of the development" and item h. which states "Proposals that generate significant levels of traffic, which cannot be accommodated in terms of capacity, road safety and load, will not be permitted".

I cannot see that these current policy items are included in Policy 52 Transport of the new draft Local Plan. I feel that these are important policies and should be retained in the new plan.

Site STO07 Marlborough Road, Walton, Stone – Proposed 101 dwellings

The site has not been allocated for housing in the adopted Stone Neighbourhood Plan which itself is consistent with the approved Plan for Stafford Borough Council.

The site is outside the existing settlement boundary.

Two planning applications for housing on this site have already been refused and it has also been rejected at a public inquiry. It should be noted that 141 letters and a petition with 262 signatures objecting to the proposed development were submitted to the Borough Council as a result of the second planning application. The objections to this development submitted by the Walton Residents Action Group to the public inquiry are still relevant. The Borough Council should take these views into consideration and not include the site as a preferred option.

When the local residents do eventually discover that this proposal has come forward again I am sure there will be as much opposition as before and dismay that the Borough Council has now put it forward as a preferred option in their Local Plan.

The proposed site is farmland. Once these fields are built on they are lost forever. We should be looking to develop brownfield sites rather than greenfield sites such as Marlborough Road e.g. the proposal to build 130 new homes on a brownfield site between Oulton Road and Longton Road has not been included in the draft Local Plan.

The Walton area of Stone has already had a significant number of new houses approved in recent years and a large proportion have now been built e.g. 92 houses on land between Eccleshall Road and Common Lane plus another 500 houses at Walton Hill. Walton has already taken more than its fair share of new housing and should not be expected to take any more. The local infrastructure is not able to cope with the increased number of people and traffic such developments produce.

In addition to the detrimental effect on the existing infrastructure the proposed vehicular access being along Marlborough Road and Pirehill Lane is a major safety concern for local residents and would also create unacceptable levels of noise and disturbance (these concerns resulted in the petition previously mentioned). Approximately 130 properties would be directly affected by the extra vehicles coming from the proposed 101 dwellings before they reached the Eccleshall Road which would damage the residents' amenity.

The long route from the proposed site to reach the B5026 Eccleshall Road is contrary to Policy T1g of the existing plan (the new plan needs to retain the existing Policies T1g & h).

This greenfield site should be retained as agricultural land in order to maintain a wildlife corridor, preserve flora and fauna and to separate existing housing from the new HS2 Phase 2A railway and the proposed maintenance depot.

Yours faithfully,



Helen. E. Ball (Mrs)

Please do not publish this address

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From: Preferred Options Consultation [REDACTED]  
Sent: 11 December 2022 14:29  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: [REDACTED]

Email: [REDACTED]

### Residents and General Public

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Vision and Objectives**

### Vision and Objectives

**Q1 - Which 3 are most important to you? Contribute to Stafford Borough being net zero carbon by ensuring that development mitigates and adapts to climate change and is future proof., To provide an attractive place to live and work and support strong communities that promote health and wellbeing. and To increase and enhance green and blue infrastructure in the borough and to enable greater access to it while improving the natural environment and biodiversity.**

### Development Strategy and Climate Change

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **No**

**Comments: See General Comments - Stone needs a functional and improved infrastructure and services, along with an increase in green spaces and biodiversity – these need improving for current residents, long before any plans are put in place for additional houses. if the planning for STO13 and STO16 are approved it would clearly exacerbate the existing problem of traffic build-up on the approach to the level crossing and traffic lights, increase levels of air pollution, have detrimental impacts on physical and mental health, negatively contribute towards climate change, put the local biodiversity at significant risk, and compromise the infrastructure and population health and lifestyle of Stone. For the above reasons, we believe that large scale development of the PHA STO13 and STO16 is inappropriate.**

Policy 2 (Settlement Hierarchy): **No reply**

Comments: **No reply**

Policy 3 (Development in open countryside): **No**

Comments: **See General Comments - Stone needs a functional and improved infrastructure and services, along with an increase in green spaces and biodiversity – these need improving for current residents, long before any plans are put in place for additional houses. If the planning for STO13 and STO16 are approved it would clearly exacerbate the existing problem of traffic build-up on the approach to the level crossing and traffic lights, increase levels of air pollution, have detrimental impacts on physical and mental health, negatively contribute towards climate change, put the local biodiversity at significant risk, and compromise the infrastructure and population health and lifestyle of Stone. For the above reasons, we believe that large scale development of the PHA STO13 and STO16 is inappropriate.**

Policy 4 (Climate change and development requirements): **No**

Comments: **See General Comments - I feel that areas of the plan do not mitigate and adapt the challenges of climate change.**

Policy 5 (Green Belt): **No**

Comments: **See General Comments - I feel that areas of the plan will negatively impact biodiversity and compromise human health.**

Policy 6 (Neighbourhood plans): **No reply**

Comments: **No reply**

## **Meecebrook Garden Community**

**Q3 - Do you agree with proposed new garden community: Yes**

Comments: **Yes because it will come with purpose-built infrastructure, schools and medical services which Stone needs. Stone needs a functional and improved infrastructure and services, along with an increase in green spaces and biodiversity – these need improving for current residents, long before any plans are put in place for additional houses**

## **Site Allocation Policies**

**Q4 - Do you agree with the proposed allocations?**

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): No

Comments: I am writing regarding the Stafford Borough Local Plan 2020-2040 and our views about the Proposed Housing Allocation (PHA) - STO13 and STO16. [REDACTED]

[REDACTED] I wanted to bring several aspects of this local plan to your attention. Images and recordings of biodiversity, wildlife and flooding can be evidenced upon request. In relation to the following points, I firstly wanted to note an overarching theme. As the impacts of climate change increase, the Stafford Borough Local Plan should adapt and mitigate the impacts of climate change. As we begin to experience more severe weather events, impacts on human health, increase in air pollution and devastating impacts on nature. I want to ensure that these factors have been fully considered and mitigated as the PHA of STO13 and STO16 will currently escalate these issues, rather than combat them. **Traffic and Air Pollution** – With 36,000 UK deaths each year from air pollution, the PHA of STO13/STO16 will increase levels of air pollution in an already congested area of Stone. Public Health England and the Chief Medical Officer’s Annual Report 2022, both detail steps we should be taking to reduce air pollution. As there is only 1 access point from and to Stone which is via the railway crossings on Uttoxeter Road, this area is frequently congested and residents on Uttoxeter Road and Lichfield Road may experience increased health implications from this due to the queueing cars releasing harmful pollutants in this concentrated area. In addition to this, travel will become more difficult for current and future residents. There is also limited pedestrian access, particularly for any residents that may struggle with mobility. **Green Spaces** – STO13 is the only area of Green Space within Aston Lodge where the public have access to walk. The PHA of STO13 would mean there are no recreational areas to walk and get out into green spaces. Removal of STO16 would substantially decrease the number of trees covering Aston Lodge which help combat the challenges of climate change through absorption of CO2 and the above-mentioned air pollution. Green spaces have well-evidenced and researched findings into the positive implications they have on physical and mental health. We also know that areas/streets with less trees have more residents prescribed on antidepressants. **Infrastructure** – With the potential raised levels of air pollution, increased impact on physical and mental health, one of my biggest concerns is the lack of GP surgeries, dental practices and schools that would be able to accommodate the huge impacts that these PHA’s bring. Our current GP surgeries are unable to accommodate the current demand of Stone, [REDACTED] even without a growth in Stone’s population. [REDACTED]

[REDACTED] Even with plans to build additional GP surgeries, finding sufficient qualified staff for those we already have is a monumental challenge. A Staffordshire Newsletter article also echoed these thoughts; “Infrastructure cannot cope with extra residents” and Stone cannot sustain future developments without a new and improved infrastructure. **Flooding on STO16** – due to a build-up of runoff water from the south, running downwards from the Little Stoke Farm, the farmer has built a trench on this land to direct and control the runoff water to avoid flooding the houses to the south (on Uttoxeter Road). **Flooding on STO13** – due to a build-up of runoff water at the bottom of Saddler Avenue - there have been historical flooding issues, where two streams converge on the Grassy Patch (to the west of STO13). As flooding already occurs on these areas, removing these green areas and replacing them with the PHAs proposed, this will increase flooding as the areas won’t be permeable. Flooding across Aston Lodge and Stone will also be further exacerbated with the lack of supporting infrastructure (e.g., sewers and drains). **Biodiversity** – [REDACTED] I have been avidly recording biodiversity [REDACTED] and PHA STO16 [REDACTED]. In the past 12 months alone we have witnessed and evidenced species including – voles, newts, owls, hedgehogs, foxes, badgers, hares, bats,



birds of prey. We have identified over 30 different bird species, including 10 amber and 5 red listed species under the UK Conservation Status, protected by The Wildlife and Countryside Act 1981. Along with various fungi, native plant species only found on historical land, and very mature trees, including oak trees. If the developments are to be built on STO16 and STO13, how will you ensure that biodiversity in these areas isn't impacted, and how will the biodiversity be increased by at least 10% net gain in line with Biodiversity Net Gain (BNG). To summarise, if these planning applications are approved it would clearly exacerbate the existing problem of traffic build-up on the approach to the level crossing and traffic lights, increase levels of air pollution, have detrimental impacts on physical and mental health, negatively contribute towards climate change, put the local biodiversity at significant risk, and compromise the infrastructure and population health and lifestyle of Stone. For the above reasons, we believe that large scale development of the PHA STO13 and STO16 is inappropriate. Stone needs a functional and improved infrastructure and services, along with an increase in green spaces and biodiversity – these need improving for current residents, long before any plans are put in place for additional houses.

### Site Allocation Policies (continued)

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No**

Comments: **Not enough Green Spaces and negative impact on biodiversity and human health.**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

### Economy Policies

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

### Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

## **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Environment Policies**

**Q12** - Do you agree with policies? **No**

Comments: **In line with policy 42 - Flooding on ST016 – due to a build-up of runoff water from the south, running downwards from the Little Stoke Farm, the farmer has built a trench on this land to direct and control the runoff water to avoid flooding the houses to the south (on Uttoxeter Road). Flooding on STO13 – due to a build-up of runoff water at the bottom of Saddler Avenue - there have been historical flooding issues, where two streams converge on the Grassy Patch (to the west of STO13). As flooding already occurs on these areas, removing these green areas and replacing them with the PHAs proposed, this will increase flooding as the areas won't be permeable. Flooding across Aston Lodge and Stone will also be further exacerbated with the lack of supporting infrastructure (e.g., sewers and drains). See General Comments for more info.**

## **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No**

Comments: **See General Comments - Human health impact from lack of/removal of green spaces, increased air pollution, challenges of climate change, and the negative impacts on biodiversity.**

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

Comments: **See General Comments - Air pollution measurements and biodiversity net gain incorporation.**

## **General Comments:**

**I am writing regarding the Stafford Borough Local Plan 2020-2040 and our views about the Proposed Housing Allocation (PHA) - STO13 and STO16.**

**I wanted to bring several aspects of this local plan to**

your attention. Images and recordings of biodiversity, wildlife and flooding can be evidenced upon request. In relation to the following points, I firstly wanted to note an overarching theme. As the impacts of climate change increase, the Stafford Borough Local Plan should adapt and mitigate the impacts of climate change. As we begin to experience more severe weather events, impacts on human health, increase in air pollution and devastating impacts on nature. I want to ensure that these factors have been fully considered and mitigated as the PHA of STO13 and STO16 will currently escalate these issues, rather than combat them. **Traffic and Air Pollution – With 36,000 UK deaths each year from air pollution, the PHA of STO13/STO16 will increase levels of air pollution in an already congested area of Stone. Public Health England and the Chief Medical Officer’s Annual Report 2022, both detail steps we should be taking to reduce air pollution. As there is only 1 access point from and to Stone which is via the railway crossings on Uttoxeter Road, this area is frequently congested and residents on Uttoxeter Road and Lichfield Road may experience increased health implications from this due to the queueing cars releasing harmful pollutants in this concentrated area. In addition to this, travel will become more difficult for current and future residents. There is also limited pedestrian access, particularly for any residents that may struggle with mobility. Green Spaces – STO13 is the only area of Green Space within Aston Lodge where the public have access to walk. The PHA of STO13 would mean there are no recreational areas to walk and get out into green spaces. Removal of STO16 would substantially decrease the number of trees covering Aston Lodge which help combat the challenges of climate change through absorption of CO2 and the above-mentioned air pollution. Green spaces have well-evidenced and researched findings into the positive implications they have on physical and mental health. We also know that areas/streets with less trees have more residents prescribed on antidepressants. Infrastructure – With the potential raised levels of air pollution, increased impact on physical and mental health, one of my biggest concerns is the lack of GP surgeries, dental practices and schools that would be able to accommodate the huge impacts that these PHA’s bring. Our current GP surgeries are unable to accommodate the current demand of Stone, [REDACTED] even without a growth in Stone’s population.**

**[REDACTED] Even with plans to build additional GP surgeries, finding sufficient qualified staff for those we already have is a monumental challenge. A Staffordshire Newsletter article also echoed these thoughts; “Infrastructure cannot cope with extra residents” and Stone cannot sustain future developments without a new and improved infrastructure. Flooding on STO16 – due to a build-up of runoff water from the south, running downwards from the Little Stoke Farm, the farmer has built a trench on this land to direct and control the runoff water to avoid flooding the houses to the south (on Uttoxeter Road). Flooding on STO13 – due to a build-up of runoff water at the bottom of Saddler Avenue - there have been historical flooding issues, where two streams converge on the Grassy Patch (to the west of STO13). As flooding already occurs on these areas, removing these green areas and replacing them with the PHAs proposed, this will increase flooding as the areas won’t be permeable. Flooding across Aston Lodge and Stone will also be further exacerbated with the lack of supporting infrastructure (e.g., sewers and drains). Biodiversity – [REDACTED]**

**I have been avidly recording biodiversity [REDACTED] and PHA STO16 [REDACTED]. In the past 12 months alone we have witnessed and evidenced species including – voles, newts, owls, hedgehogs, foxes, badgers, hares, bats, birds of prey. We have identified over 30 different bird species, including 10 amber and 5 red listed species under the UK Conservation Status, protected by The Wildlife and Countryside Act 1981. Along with various fungi, native plant species only found on historical land, and very mature trees, including oak trees. If the developments are to be built on STO16 and STO13, how will you ensure that biodiversity in these areas isn’t**

impacted, and how will the biodiversity be increased by at least 10% net gain in line with Biodiversity Net Gain (BNG). To summarise, if these planning applications are approved it would clearly exacerbate the existing problem of traffic build-up on the approach to the level crossing and traffic lights, increase levels of air pollution, have detrimental impacts on physical and mental health, negatively contribute towards climate change, put the local biodiversity at significant risk, and compromise the infrastructure and population health and lifestyle of Stone. For the above reasons, we believe that large scale development of the PHA STO13 and STO16 is inappropriate. Stone needs a functional and improved infrastructure and services, along with an increase in green spaces and biodiversity – these need improving for current residents, long before any plans are put in place for additional houses.

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From: Joanne Banks [REDACTED]  
Sent: 08 December 2022 14:01  
To: Strategic Planning  
Subject: Fwd: Meecebrook-Garden Settlement

Sent from my iPhone

Begin

Good afternoon,

I am writing in reference to the proposed development at Meecebrook, titled 'Garden Settlement'.

The proposed number of homes, six thousand, of which four thousand are in the small parish of Chebsey, will have a severe detrimental effect on the area.

This area predominantly consists of small villages whose infrastructure will not cater to this vast increase in the number of homes and people. The road systems already struggle to cope with existing traffic and a potential twelve thousand more vehicles will only add drastically to the chaos.

The loss of such a large area, 974 acres, of good and versatile agricultural land and deciduous woodland will impact the local wildlife enormously, with loss of habitat and food sources. We have a responsibility to preserve our plant and wildlife, not consistently destroy it.

In addition building on such a large area will massively increase the risk of flooding.

With reference to all the above points I cannot support this proposal building plan and strenuously object to its implementation.

Kind regards

Joanne E Banks  
[REDACTED]

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From: Phil & Wendy Baskerville [REDACTED]  
Sent: 11 December 2022 20:37  
To: SPP Consultations  
Subject: Local Plan.  
Attachments: Proposal for Meecebrook Garden Village.docx

We attach our comments on the Local Plan for consideration.

Phil and Wendy Baskerville,

[REDACTED]  
[REDACTED]  
[REDACTED]

### **Proposal for a Garden Village at Meecebrook.**

We wish to comment not on the overall Local Development Plan that is being prepared by Stafford Borough Council, but on the section outlining proposals for the Meecebrook Garden Village.

This development would take over a large area of prime agricultural land. To do so would seem to contravene the policy of both the Borough Council and the Government where both parties state that prime agricultural land should be considered for development only if no brownfield sites are available.

The proposal to build 3,000 houses in Phase 1 and another 3,000 in Phase 2 would place intolerable pressure on the local infrastructure both during the years of construction and in the future after the phases have been concluded.

To hope that the development would be self-contained is neither achievable, possible, or even desirable because the local infrastructure struggles to cope with the present volume of traffic and waste, let alone with the potential volumes created by an extra 6,000 houses, let alone schools, surgeries and other services. The reference to “new” infrastructure ignores the time gap by which infrastructure trails development.

Eccleshall and Stone have both had extensive development in recent years. This proposal is for about four times the number of houses that are presently in the town of Eccleshall. The town could not cope with the additional parking or other services that the proposal would bring in the long term.

The development would create extreme pressure throughout the local area for the foreseeable future and for the reasons noted we would ask members not to pursue this element of the Local Plan.

Ernest Philip and Wendy Elizabeth Baskerville.

December, 2022.

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**From:** Andrew Bates [REDACTED]  
**Sent:** 23 November 2022 18:22  
**To:** SPP Consultations  
**Subject:** Consultation

Having reviewed the plan I do not understand why we would be looking to build more houses on the A449 at Moss Pit. This is a well used green open space with a number of public footpaths.

There are a number of brown field sites in Stafford ripe for redevelopment so with consideration around the council's green credentials why are we developing green open spaces.

Regards  
Mr Andrew Bates

Sent from my iPhone



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From: Layla Bates [REDACTED]  
Sent: 12 December 2022 07:34  
To: Strategic Planning  
Subject: Meecebrook Garden Settlement

Dear Sirs,

I'm writing to you in relation to the proposed Meecebrook - Garden Settlement development.

As a resident of Chebsey Parish I am shocked at the lack of consideration going into this project.

We already suffer with a bad traffic problem. Stone is currently the only local option for services and amenities (petrol station, supermarket, pharmacy, etc) and the traffic is abominable, as is the parking.

We have a severe lack of services in the area and I am shocked that there is a plan to cause further strain on infrastructure. We have not been able to see a doctor or an NHS dentist since moving to the area and there is only a single mid-sized supermarket in Stone which is so busy as to be unusable after 8am when it becomes crowded.

Having another 6,000+ residents who will be relying on this infrastructure and services is ill-thought of and lacks any respect for current and even future residents of the area. The traffic stemming from the A34 and Eccleshall Road into Stone will see some serious congestion problems. The ring road around Stone will turn into a car park. HS2 is starting to demonstrate some serious traffic flow issues around the area.

The Staffordshire countryside is a beautiful place yet we are to see 970+ acres be destroyed. We already read about the frightening consequences of destroying countryside, leading to a lack of biodiversity and the death of important animal habitats. I would like to understand why it is deemed acceptable to ruin precious local countryside.

I object to this new development completely and would urge the council to reconsider the extremely negative impact it will have.

Regards,  
Layla Bates  
[REDACTED]

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From: Preferred Options Consultation [REDACTED]  
Sent: 10 December 2022 11:20  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Caroline Beacall**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **No reply**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Contribute to Stafford Borough being net zero carbon by ensuring that development mitigates and adapts to climate change and is future proof. and To increase and enhance green and blue infrastructure in the borough and to enable greater access to it while improving the natural environment and biodiversity.**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **No**

Comments: **No reply**

Policy 2 (Settlement Hierarchy): **No**

Comments: **No reply**

Policy 3 (Development in open countryside): **No**

Comments: **No reply**

Policy 4 (Climate change and development requirements): **Yes**

Comments: **No reply**

Policy 5 (Green Belt): **Yes**

Comments: **No reply**

Policy 6 (Neighbourhood plans): **No reply**

Comments: **No reply**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No reply**

Comments: **No reply**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Yes**

Comments: **No reply**

Policy 10 (West of Stafford): **No**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No**

Comments: **No reply**

Policy 12 (Other housing and employment land): **Yes**

Comments: **No reply**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Yes**

Comments: **No reply**

Policy 14 (Penk and Sow): **Yes**

Comments: **No reply**

Policy 15 (Stone Countryside): **Yes**

Comments: **No reply**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Yes**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **Yes**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

### **General Comments:**

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 06 December 2022 21:03  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Rebecca Beddoes**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **No reply**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? To develop a high value, high skill, innovative and sustainable economy. , To deliver infrastructure led growth supported by accessible services and facilities. and To provide an attractive place to live and work and support strong communities that promote health and wellbeing.**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **No**

Comments: **Woodseaves is in tier 4 of the settlement heirarchy which is disproportionate in size to villages like Gnosall and Eccleshall. The proposed number of developments for Woodseaves would increase the village size by almost a third creating (35%) which would have a big impact on the infrastructure of the village.**

Policy 2 (Settlement Hierarchy): **No**

Comments: **The number of proposed developments for Woodseaves is not in proportion to the number or proposed developments in villages like Gnosall and Eccleshall. Both these villages have amenities such as supermarket shops, childcare settings, doctors and dentist amenities as well as more adequate public transport into Stafford. Woodseaves would require further public amenities if it was to increase in size by 35%. Increasing the size of the village by 35% would also change the aesthetics of the rural community in Woodseaves. This needs to be taken into account. Woodseaves is rural, has few employment opportunities and future residents would require travel to seek public**

**amenities and employment.**

Policy 3 (Development in open countryside): **Yes**

Comments: **The current water and drainage provision to woodseaves is inadequate. The residents of the village have experienced damage to houses due to flooding and the current water treatment works can not cope with the amount of sewage already being produced. Tankers are removing sewage daily to cope with demand. An overhall of the village water and drainage would be required to meet the number of new houses being proposed.**

Policy 4 (Climate change and development requirements): **Yes**

Comments: **The rest of the houses in the village run off oil. Under the plan, the existing houses in the village would fall far short of this policies targets. Would this create a situation where the resale of older houses on the village becomes undesirable and existing residents have to incurr costs to upgrade their efficiencies in order to retain the value of their property.**

Policy 5 (Green Belt): **Yes**

Comments: **No reply**

Policy 6 (Neighbourhood plans): **No**

Comments: **The local residents contributed to the Neighbourhood Plan several years ago. This included developments that were deemed suitable for the growth of the village. This plan was rejected. The borough plan contradicts the wishes of the local community**

## **Meecebrook Garden Community**

**Q3 - Do you agree with proposed new garden community: Yes**

Comments: **No reply**

## **Site Allocation Policies**

**Q4 - Do you agree with the proposed allocations?**

Policy 9 (North of Stafford): **Yes**

Comments: **No reply**

Policy 10 (West of Stafford): **Yes**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **Yes**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **Woodseaves Woodseaves is not the right place for new housing of this scale,**

because new housing at this location would be: • on greenfield land and so would damage the environment, • unsustainable due to: • a lack of local economic activity and • a lack of essential, local, social infrastructure and services i.e., healthcare and leisure facilities, high schools and child care provision. • insufficient public transport (bus provision) so new inhabitants would be forced to use cars to get to work, and access facilities and services elsewhere in the Borough • Inherently unbalanced provision of housing versus other societal provisions; whilst the plan allocates housing to Woodseaves, for Woodseaves it does not provide commensurate additional capacity in relation to Employment, Transport connections, Healthcare, Education, Local Services and amenities, and Utilities. Transport and Access Both main roads out of Woodseaves, the A519 and B5405 are fast and dangerous without footpaths beyond the boundary of the village and unsuitable for cycling. Bus services are infrequent and not always suitable for transport for commuters or high school children. There would be poor access to the proposed field site to the east. All traffic from the site would have to exit onto the A519. There are already issues with parking in the village at two areas, which the new house stock would exacerbate. 1. On Dickies Lane there is insufficient parking and the road struggles to cope with the volume of traffic during school drop-off / pick-up times. The road lacks pavements on both sides, forcing pedestrians to cross midway, and at busy times, due to crowding on the footway Points to consider relating to Stafford Borough's Local Plan 2020-2040 preferred option – specific to Woodseaves pedestrians walk in the road. The road narrows at the school end, allowing only room for a single car. The new housing would bring more traffic down Dickies Lane, as people enter the village from Stafford at the east to go to the new housing estate. Both ends of Dickies Lane have poor visibility onto the main roads preventing cars from efficiently entering and exiting the lane. 2. At the location of the limited local amenities, the One Stop Shop / Post Office and the Cock Inn the pavements are thin and there are already problems with vehicles parking on the pavements. Increasing the housing stock would have several undesirable impacts. It would: a. increase traffic locally and cause further parking problems. b. Slow down the flow of the A519 through the village, and increase level of pollution and noise along this main road. c. Make it even more dangerous and difficult for pedestrians crossing the A519 to get to the other side of the village due to reduced visibility from parked vehicles and increased frequency of passing vehicles. Employment Opportunities Within Woodseaves there are no businesses which can provide employment to a significant number of people. New villagers would have to travel predominantly by car outside the village to get to work. Local Services and amenities Villagers presently have to travel predominantly by car outside the village to access services, in Eccleshall, Gnosall and Newport, where services at these locations are already oversubscribed. There is lack of childcare provision for those under 3 years old – most parents travel by car to the aforementioned locations to access these services. There are no leisure facilities and no social provision for youths. Education There are no high schools in the area, so high school age residents have to travel substantial distances to get to high school in Newport, or Stafford. As there is insufficient public transport from Woodseaves, increasing the housing allocation would likely lead to an increase private car travel from Woodseaves. Also can the primary school cope with the predicted increase in pupils associated with the significant increase in population? Utilities: • The Woodseaves sewage plant is currently broken and presently there is a significant issue with sewage requiring removal by tanker to prevent a significant environmental incident, even more significant due to the proximity of Woodseaves to the downstream nature reserve (Loyton Moss) a Site of Special Scientific Interest. Increasing the size of Woodseaves would create further risk. • There is no gas supply the majority of the village is heated by oil. • There are issues with mobile phone reception. Points to consider relating to Stafford Borough's Local Plan 2020-2040 preferred option – specific to Woodseaves Page 3 of 2 • There is only one telecommunications provider BT. • The power distribution network is likely insufficient - There are already fairly regular power outage issues in Woodseaves. Environmental / Climate Change issues The plan does not



address the impact of climate change and would exacerbate problem by • Creating significantly increased local traffic – see transport and access. • Reducing the area of land for rainwater to soak away. Creating a new housing estate would create more run-off into the Woodseaves sewer system. There has been local flash flooding on Dickies Lane causing significant damage to properties on the lower side of the road new housing would add to the problem here. • Reducing land available for food production. We believe the site may be unsuitable as we have heard other residents claim that the field has previously been used as an unlicensed illegal landfill. Other issues – unfair and biased consultation The video of the consultation is misleading as it does not show any imagery of Woodseaves that would be spoilt by new development. The consultation with the village has been insufficient, given the significant increase in housing provision the Borough should have visited the village and consulted directly with the villagers. The plan is a perversion of the draft High Offley Parish Neighbourhood plan, where the Borough Council has cherry-picked and added additional land for housing development, directly contravening the majority village view that the village had limited housing needs (which were incorporated into the draft Neighbourhood Plan). Points to consider relating to Stafford Borough's Local Plan 2020-2040 preferred option – specific to Woodseaves Page 4 of 2 Further Comments and Questions Woodseaves CoE Academy 1. Building housing behind the school would prevent any further northward expansion of the school. Green Spaces Comments on Proposed Local Green Space LGS.PO.15. 1. Would this LGS prevent the growth of Woodseaves C of E Academy onto the field, if this was required to cope with additional pupils? 2. The green space as designated is of limited use to the village, as it only has 1 access location, has no playpark, has no amenities and dog walkers are prohibited from using the space. Its position at the east of the village makes it less accessible to those on the west side of the village. It would be better to designate green space in the area proposed as housing, behind the housing on Dickies Lane, this more central location would allow creation of better access, carparking and amenities. 3. Why is the green space adjacent to Willowcroft not also designated a Local Green Space?

## Site Allocation Policies (continued)

**Q5 - Do you agree with the proposed allocations?**

Policy 13 (Local Green Space): **Yes**

Comments: **Igs-po-15 - Land adjacent to Woodseaves Academy Would this LGS prevent the growth of Woodseaves C of E Academy onto the field, if this was required to cope with additional pupils? 2. The green space as designated is of limited use to the village, as it only has 1 access location, has no playpark, has no amenities and dog walkers are prohibited from using the space. Its position at the east of the village makes it less accessible to those on the west side of the village. It would be better to designate green space in the area proposed as housing, behind the housing on Dickies Lane, this more central location would allow creation of better access, carparking and amenities. 3. Why is the green space adjacent to Willowcroft not also designated a Local Green Space?**

Policy 14 (Penk and Sow): **Yes**

Comments: **No reply**

Policy 15 (Stone Countryside): **Yes**

Comments: **No reply**

## Economy Policies

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No**

Comments: This plan does not support employment opportunities for Woodseaves residents. The proposal of 88 houses at the back of the school would be built on land that currently employs several local people to farm it. The proposed plan does not meet the requirements to bring employment into the local area as there is only provision for housing, not for shops or community amenities. with regards to remote working, much better internet and mobile infrastructure would need to be looked at for this to be achieved.

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **Yes**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **Yes**

Comments: **The 88 houses proposed at the back of Woodhaven would need to be in keeping with this part of the village to meet this policy.**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Yes**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **Yes**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **Yes**

Comments: **Transport and Access Around Woodseaves Both main roads out of Woodseaves, the A519 and B5405 are fast and dangerous without footpaths beyond the boundary of the village and unsuitable for cycling. Bus services are infrequent and not always suitable for transport for commuters or high school children. There would be poor access to the proposed field site to the east. All traffic from the site would have to exit onto the A519. There are already issues with parking in the village at two areas, which the new house stock would exacerbate. 1. On Dickies Lane there is insufficient parking and the road struggles to cope with the volume of traffic during school drop-off / pick-up times. The road lacks pavements on both sides, forcing pedestrians to cross midway, and at busy times, due to crowding on the footway Points to consider relating to Stafford Borough's Local Plan 2020-2040 preferred option – specific to Woodseaves Page 2 of 2 pedestrians walk in the road. The road narrows at the school end, allowing only room for a single car. The new housing would bring more traffic down Dickies Lane, as people enter the village from Stafford at the east to go to the new housing estate. Both ends of Dickies Lane have poor visibility onto the main roads preventing cars from efficiently entering and exiting the lane. 2. At the location of the limited local amenities, the One Stop Shop / Post Office and the Cock Inn the pavements are thin and there are already problems with vehicles parking**

on the pavements. Increasing the housing stock would have several undesirable impacts. It would: a. increase traffic locally and cause further parking problems. b. Slow down the flow of the A519 through the village, and increase level of pollution and noise along this main road. c. Make it even more dangerous and difficult for pedestrians crossing the A519 to get to the other side of the village due to reduced visibility from parked vehicles and increased frequency of passing vehicles.

## Environment Policies

**Q12** - Do you agree with policies? **No**

Comments: **The Woodseaves sewage plant is currently broken and presently there is a significant issue with sewage requiring removal by tanker to prevent a significant environmental incident, even more significant due to the proximity of Woodseaves to the downstream nature reserve (Loyton Moss) a Site of Special Scientific Interest. Increasing the size of Woodseaves would create further risk. • There is no gas supply the majority of the village is heated by oil. • There are issues with mobile phone reception. • There is only one telecommunications provider BT. • The power distribution network is likely insufficient - There are already fairly regular power outage issues in Woodseaves.**

## Connections

**Q13** - Do you agree with policies? **No**

Comments: **Both main roads out of Woodseaves, the A519 and B5405 are fast and dangerous without footpaths beyond the boundary of the village and unsuitable for cycling. Bus services are infrequent and not always suitable for transport for commuters or high school children. There would be poor access to the proposed field site to the east. All traffic from the site would have to exit onto the A519. There are already issues with parking in the village at two areas, which the new house stock would exacerbate. 1. On Dickies Lane there is insufficient parking and the road struggles to cope with the volume of traffic during school drop-off / pick-up times. The road lacks pavements on both sides, forcing pedestrians to cross midway, and at busy times, due to crowding on the footway Points to consider relating to Stafford Borough's Local Plan 2020-2040 preferred option – specific to Woodseaves Page 2 of 2 pedestrians walk in the road. The road narrows at the school end, allowing only room for a single car. The new housing would bring more traffic down Dickies Lane, as people enter the village from Stafford at the east to go to the new housing estate. Both ends of Dickies Lane have poor visibility onto the main roads preventing cars from efficiently entering and exiting the lane. 2. At the location of the limited local amenities, the One Stop Shop / Post Office and the Cock Inn the pavements are thin and there are already problems with vehicles parking on the pavements. Increasing the housing stock would have several undesirable impacts. It would: a. increase traffic locally and cause further parking problems. b. Slow down the flow of the A519 through the village, and increase level of pollution and noise along this main road. c. Make it even more dangerous and difficult for pedestrians crossing the A519 to get to the other side of the village due to reduced visibility from parked vehicles and increased frequency of passing vehicles.**

## Evidence Base

**Q14** - Have we considered all relevant studies and reports? **Yes**

Comments: **No reply**

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

Comments: **Woodseaves Neighbourhood Plan**

**General Comments:**

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 06 December 2022 12:55  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Louise Beeston**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **No reply**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? To develop a high value, high skill, innovative and sustainable economy. , To provide an attractive place to live and work and support strong communities that promote health and wellbeing. and To increase and enhance green and blue infrastructure in the borough and to enable greater access to it while improving the natural environment and biodiversity.**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **No**

Comments: **No reply**

Policy 2 (Settlement Hierarchy): **Yes**

Comments: **No reply**

Policy 3 (Development in open countryside): **No**

Comments: **No reply**

Policy 4 (Climate change and development requirements): **Yes**

Comments: **No reply**

Policy 5 (Green Belt): **Yes**

Comments: **No reply**

Policy 6 (Neighbourhood plans): **No**

Comments: **No reply**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Yes**

Comments: **No reply**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No**

Comments: **No reply**

Policy 10 (West of Stafford): **No**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **Yes**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No**

Comments: **No reply**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No**

Comments: **No reply**

Policy 14 (Penk and Sow): **Yes**

Comments: **No reply**

Policy 15 (Stone Countryside): **Yes**

Comments: **No reply**

### **Economy Policies**

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

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **Yes**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **Yes**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No**

Comments: **No reply**

### **General Comments:**

**No reply**



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From: [REDACTED]  
Sent: 11 December 2022 18:56  
To: SPP Consultations  
Subject: Meecebrook Harden Village

To Whom it may Concern,

I am writing in relation to the proposed Meecebrook development on land adjacent to Cold Meece. Having read your proposal I feel the need write in objection to your plans. I moved to Cold Meece following my retirement to enjoy peaceful village life. I am disheartened by the thought of years of disruption that will be caused by a ten year development plan. It would also destroy acres of countryside which is a haven for wildlife in the area. The areas around Cold Meece, Yarnfield and Swynnerton are already going to be decimated by construction traffic for the unwanted HS2 railway. Do you not think enough is enough? The infrastructure to accommodate 6000 households is not present and I am greatly concerned about the amount of traffic and noise pollution this would incur. Should the development come to fruition I also have concerns regarding the antisocial behaviour and criminality it will bring to the area. I have already received a letter from the construction company St Modwen who also highlights that development of Meecebrook is not a feasible prospect and have indicated a more suitable site closer to Stafford, where access to rail and road routes is far easier and more convenient.

Disappointedly Yours

Malcolm Beeston

Sent from my Galaxy

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From: Preferred Options Consultation [REDACTED]  
Sent: 11 December 2022 11:24  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Michelle Beeston**

Email: [REDACTED]

**Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

**Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

**Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **I feel that a brownfield site or sites should be developed instead as this project will take up mostly green space and totally decimate the area of countryside in the Eccleshall/ColdMeece and Yarnfield areas. We don't have enough farmland to grow the food that we need and in light of uncertain times in Europe ie. War in Ukraine , feel we should be doing more to ensure future food security, this includes all the fields that are currently classed as 'set aside'. Whilst I appreciate that we are a growing population and we need to build more houses I must stress again the option to develop brownfield sites over and above farmland. Also having studied the plan, I have noticed that a Wind Farm has been placed in an area that is within an MOD site, which I believe is not to be included in this project,**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Yes**

Comments: **Good access roads and infrastructure already in place, in an already developed Urban area.**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **Yes**

Comments: **Hixon Airfield was identified as alternative location and is a Brownfield site.**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## Economy Policies

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

## Design and Infrastructure Policies

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## Environment Policies

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## Connections

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## Evidence Base

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15 - Do you think there is any further evidence required? No reply**

Comments: **No reply**

**General Comments:**

**No reply**

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From: [REDACTED]  
Sent: 05 December 2022 17:54  
To: SPP Consultations  
Subject: Meecebrook Garden Community proposal

To whom it may concern,

It is with great sadness and disgust, that I have read your proposal for such a huge and monstrous development to be dumped upon my tiny village of Coldmeece. It is bad enough that you have ripped apart our beautiful countryside, with trees felled, and natural habitats decimated, all by HS2 in our locality. To add further insult, you think it is a good idea to shove this monstrosity into our beautiful, tranquil and nature filled, local environment. We should be using brownfield sites at all times. This area does not have the infrastructure to cope with such a huge volume of housing, as stated so eloquently by our local Parish Council.

I insist that you note my vehement response with regards to this being a disgusting, impractical, wasteful, totally unsuitable, proposal for my local area. Hopefully, someone will see sense and stop this proposed development immediately.

I expect a swift response

Yours with great disappointment

Mrs. S. J Beeston

Sent from my Galaxy

I expect

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From: jill bellis [REDACTED]  
Sent: 05 December 2022 19:06  
To: SPP Consultations  
Cc: [REDACTED]  
Subject: Proposed plans for Meecebrook Garden Village

Dear Sir/ Madam

I would like to bring to your attention the important points raised in this correspondence with regard to the proposed local plan by Stafford Borough Council for the development of, ' Meecebrook Garden Village'

We are residents of Yarnfield Village which, if these plans go ahead we believe, will be adversely affected by this development.

Firstly we feel it is totally unprofessional and extremely lacking in any common sense that the Borough Council does not expect a development on this scale will not have a negative impact on the local communities surrounding it.

To build on this scale, ( 6000 homes in total), in one area of Stone which lacks adequate infrastructure to accommodate this safely is both irresponsible and completely lacking in any respect for those, whose lives, will be completely changed.

The safety of our elderly residents, children and indeed all of the neighbourhood affected, must be of paramount importance to a Borough Council.

The adjoining roads will be chaotic.  
The wildlife drastically reduced.  
The beauty of the surrounding countryside diminished.

We are by no means selfish residents only interested in their own wellbeing and surroundings, as we fully appreciate homes need to be constructed for the ever increasing population.  
However a development of this size is completely inappropriate and unnecessary in one area.

Why should the whole of Staffordshire housing requirements be confined to this one, very beautiful area?  
We already have been very patient with the disruption caused by yet another construction that has impacted on our lives, that being the controversial HS2 train line.

We are also aware of an alternative proposal on the edge of an urban area of Stafford that appears to be more advantageous and accommodating in that it already has a lot of the required infrastructure in place.

We do not believe this is merely ' passing the book', and moving the problem to someone else, in this case other local communities, as this alternative proposal appears it will not cause the enormous negative impact of that in building at Meecebrook.

Therefore we ask again why the total required housing needs of Stafford needs to be confined to one area?

Surely in creating new housing on smaller scale developments over perhaps two to three different areas is both more practical, achievable and less of a negative impact on those residents it would affect as well as conducive to happier and healthier communities overall.

We are totally disappointed and disillusioned with Stafford Borough Councils plans and their complete disregard for people's quality of living, safety and wellbeing should these proposals go ahead.

We look forward to your response and explanations on this matter.

Yours sincerely

Mr and Mrs Bellis

[Redacted signature block]



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From: Preferred Options Consultation [REDACTED]  
Sent: 28 November 2022 21:12  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Edward James Bennett**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **No reply**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? To strengthen our town centres through a quality environment and flexible mix of uses. , To deliver infrastructure led growth supported by accessible services and facilities. and To provide an attractive place to live and work and support strong communities that promote health and wellbeing.**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **No**

Comments: **I don't agree with the development strategy, as it focuses on the north and west of stafford receiving all the housing allocation, without adequate provision of services, particularly for the development proposed at Woodseaves and Gnosall.**

Policy 2 (Settlement Hierarchy): **No**

Comments: **Putting Woodseaves in Tier 4 is not right; it should be in Tier 5. The facilities Woodseaves have are limited to that of a single shop / post office and a pub. Other Settlements in Tier 4 are far larger, with better transport links and accessible locations of employment nearby. Whilst Woodseaves has been classified as a "key service village" it is significantly smaller than other villages even in Tier 5.**

Policy 3 (Development in open countryside): **No**

Comments: **Development planned in Woodseaves is proposed in the effectively the open**

**countryside, the preferred option's housing allocation reference location HIG13, would damage the countryside and be an unnecessary and incongruous development.**

Policy 4 (Climate change and development requirements): **No reply**

Comments: **No reply**

Policy 5 (Green Belt): **No**

Comments: **The Green Belt should cover most of Staffordshire, it is completely ridiculous to be developing the boundaries of the borough, whilst the existing urban centres are not being focused on enough. 5.2 states – A purpose of the Green Belt is to safeguard the countryside from encroachment - the preferred option generally presents itself as an ill thought-out encroachment onto the countryside, whether or not it is officially classified as green belt.**

Policy 6 (Neighbourhood plans): **No**

Comments: **The plan is a perversion of the draft High Offley Parish Neighbourhood plan, where the Borough Council has cherry-picked and added additional land for housing development, directly contravening the majority village view that the village had limited housing needs (which were incorporated into the draft Neighbourhood Plan).**

## **Meecebrook Garden Community**

**Q3 - Do you agree with proposed new garden community: No**

Comments: **Using the word "garden" is a misrepresentation of the scale of the proposed development. It is heavily predicated on a new railway station that may never be built. It would be better to focus development around existing Stafford Town Centres.**

## **Site Allocation Policies**

**Q4 - Do you agree with the proposed allocations?**

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No**

Comments: **Woodseaves: Land to rear of Woodseaves School (HIG13) Stafford Borough's proposed Local Plan Preferred Option will fail to create a community that is prosperous and attractive in Woodseaves because it is unsustainable. Locally, we believe the proposed housing allocation (reference location HIG13) will create social, transport and environmental issues and have many adverse impacts, which the plan does nothing to**

mitigate. Unsustainable Woodseaves is not the right place for new housing of this scale, because new housing at this location would be: • on greenfield land and so would damage the environment, • unsustainable due to: • a lack of local economic activity and • a lack of essential, local, social infrastructure and services i.e., healthcare and leisure facilities, high schools and child care provision. • insufficient public transport (bus provision) so new inhabitants would be forced to use cars to get to work, and access facilities and services elsewhere in the Borough • Inherently unbalanced provision of housing versus other societal provisions; whilst the plan allocates housing to Woodseaves, for Woodseaves it does not provide commensurate additional capacity in relation to Employment, Transport connections, Healthcare, Education, Local Services and amenities, and Utilities. Undesirable Social Impact The Community Impact Assessment does not address how the significant increase in new housing in Woodseaves village has the potential to create inequality and significant social division. There would be inequality because, new housing stock would be built to modern standards, with better insulation, likely be heated via ground source heat pumps and solar panels, there would be better parking provision and electric charging points for cars, and improved highway/ footway infrastructure. Whilst this is desirable for a new development, the rest of the community would remain in older inefficient homes, heated by oil and serviced by poor highway infrastructure. This inequality would be significant for the population of Woodseaves because the new housing allocation, effectively increases the village land take by about 25% and would create a new significantly large minority, in one quadrant of the village, making the rest of the village second class inhabitants. Transport and Access Both main roads out of Woodseaves, the A519 and B5405 are fast and dangerous without footpaths beyond the boundary of the village and unsuitable for cycling. Bus services are infrequent and not always suitable for transport for commuters or high school children. There would be poor access to the proposed field site to the east. All traffic from the site would have to exit onto the A519. There are already issues with parking in the village at two areas, which the new house stock would exacerbate. 1. On Dickies Lane there is insufficient parking and the road struggles to cope with the volume of traffic during school drop-off / pick-up times. The road lacks pavements on both sides, forcing pedestrians to cross midway, and at busy times, due to crowding on the footway pedestrians walk in the road. The road narrows at the school end, allowing only room for a single car. The new housing would bring more traffic down Dickies Lane, as people enter the village from Stafford at the east to go to the new housing estate. Both ends of Dickies Lane have poor visibility onto the main roads preventing cars from efficiently entering and exiting the lane. 2. At the location of the limited local amenities, the One Stop Shop / Post Office and the Cock Inn the pavements are thin and there are already problems with vehicles parking on the pavements. Increasing the housing stock would have several undesirable impacts. It would: a. increase traffic locally and cause further parking problems. b. Slow down the flow of the A519 through the village, and increase level of pollution and noise along this main road. c. Make it even more dangerous and difficult for pedestrians crossing the A519 to get to the other side of the village due to reduced visibility from parked vehicles and increased frequency of passing vehicles. Employment Opportunities Within Woodseaves there are no businesses which can provide employment to a significant number of people. New villagers would have to travel predominantly by car outside the village to get to work. Local Services and amenities Villagers presently have to travel predominantly by car outside the village to access services, in Eccleshall, Gnosall and Newport, where services at these locations are already oversubscribed. There is lack of childcare provision for those under 3 years old – most parents travel by car to the aforementioned locations to access these services. There are no leisure facilities and no social provision for youths. Education There are no high schools in the area, so high school age residents have to travel substantial distances to get to high school in Newport, or Stafford. As there is insufficient public transport from Woodseaves, increasing the housing allocation would likely lead to an increase private car travel from Woodseaves. Also can the primary school

cope with the predicted increase in pupils associated with the significant increase in population without expansion? Utilities: • The Woodseaves sewage plant is currently broken and presently there is a significant issue with sewage requiring removal by tanker to prevent a significant environmental incident, even more significant due to the proximity of Woodseaves to the downstream nature reserve (Loyton Moss) a Site of Special Scientific Interest. Increasing the size of Woodseaves would create further risk. • There is no gas supply. The majority of the village is heated by oil. • There are issues with mobile phone reception. • There is only one telecommunications provider BT. • The power distribution network is likely insufficient - There are already fairly regular power outage issues in Woodseaves. Environmental / Climate Change issues The plan does not address the impact of climate change and would exacerbate problem by • Creating significantly increased local traffic – see transport and access. • Reducing the area of land for rainwater to soak away. Creating a new housing estate would create more run-off into the Woodseaves sewer system. There has been local flash flooding on Dickies Lane causing significant damage to properties on the lower side of the road. New housing would add to the problem here. • Reducing land available for food production. The site may be unsuitable as other residents claim that the field has previously been used as an unlicensed illegal landfill. I was shocked when I was shown this photo taken by our neighbour in the 1990s (from the end of Woodhaven, looking northwards into the field), giving some idea of the extent of earth works undertaken in the field. The works were as high as the bulldozer used to move the material. I prefer not to think about what might be buried in the field a few feet from my garden. Woodseaves CoE Academy Building housing behind the school would prevent any further northward expansion of the school.

## Site Allocation Policies (continued)

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No**

Comments: **Comments on Proposed Local Green Space LGS.PO.15.** 1. Would this LGS prevent the growth of Woodseaves C of E Academy onto the field, if this was required to cope with additional pupils? 2. The green space as designated is of limited use to the village, as it only has 1 access location, has no playpark, has no amenities and dog walkers are prohibited from using the space. Its position at the east of the village makes it less accessible to those on the west side of the village. It would be better to designate green space in the area proposed as housing, behind the housing on Dickies Lane, this more central location would allow creation of better access, carparking and amenities. 3. In Woodseaves, why is the green space adjacent to Willowcroft not also designated a Local Green Space?

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **Yes**

Comments: **No reply**

## Economy Policies

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **No**

Comments: The plan does not provide economic development areas where it is allocating substantial housing developments, it is unbalanced and will create unnecessary need for commuting via private vehicles as new housing allocation is not sufficiently placed on existing public transport corridors.

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

### Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

### Design and Infrastructure Policies

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

### Environment Policies

**Q12** - Do you agree with policies? **No**

Comments: **The percent allocation for High Offley - Woodseaves as 40% affordable is out of step with transport and economic provision for the potential inhabitants of new housing in this area.**

### Connections

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

### Evidence Base

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

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

Comments: **We would like to see individual assessments for each location where housing allocation, is proposed that balance the housing provision against provision of social, healthcare, education, economic, transport infrastructure services, to ensure that individual housing developments are sustainable for the existing communities where they will be placed.**

### **General Comments:**

**Points to consider specific to Woodseaves Stafford Borough's proposed Local Plan Preferred Option will fail to create a community that is prosperous and attractive in Woodseaves because it is unsustainable. Locally, we believe the proposed housing allocation (reference location HIG13) will create social, transport and environmental issues and have many adverse impacts, which the plan does nothing to mitigate - see Policy 12 Comments for details of objection. The video of the consultation is misleading as it does not show any imagery of Woodseaves that would be spoilt by new development. The consultation with the village has been insufficient, given the significant increase in housing provision the Borough should have visited the village and consulted directly with the villagers. The plan is a perversion of the draft High Offley Parish Neighbourhood plan, where the Borough Council has cherry-picked and added additional land for housing development, directly contravening the majority village view that the village had limited housing needs (which were incorporated into the draft Neighbourhood Plan).**

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From: Preferred Options Consultation [REDACTED]  
Sent: 10 December 2022 16:44  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Edward James Bennett**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: **No reply**

Added to database: [REDACTED]

Topics (Contents page): **General Comments**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Not asked**

Comments: **Not asked**

Policy 10 (West of Stafford): **Not asked**

Comments: **Not asked**

Policy 11 (Stafford Station Gateway): **Not asked**

Comments: **Not asked**

Policy 12 (Other housing and employment land): **Not asked**

Comments: **Not asked**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Not asked**

Comments: **Not asked**

Policy 14 (Penk and Sow): **Not asked**

Comments: **Not asked**

Policy 15 (Stone Countryside): **Not asked**

Comments: **Not asked**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **Not asked**

Comments: Not asked

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and



forestry development, tourism development and canals. Do you agree? **Not asked**

Comments: **Not asked**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **Not asked**

Comments: **Not asked**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Not asked**

Comments: **Not asked**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **Not asked**

Comments: **Not asked**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Environment Policies**

**Q12** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Connections**

**Q13** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **Not asked**

Comments: **Not asked**

**Q15** - Do you think there is any further evidence required? **Not asked**

Comments: **Not asked**

### **General Comments:**

**I have just heard that: It is understood that the forthcoming 'Levelling Up and Regeneration Bill', will now include, after agreement with the Minister Michael Gove, the following which we trust the SBC will take account of in evaluating the SBC 2020/40**

**Plan. Housing 'Targets' remain, but they will be only "advisory". In the words of our agreement, they become a "starting point, a guide that is not mandatory". Targets will now be more influenced by constraints such as density and the existing character of an area. This will help prevent suburbs feeling they are being turned into cities, and rural areas into suburbs. Where councils can show genuine constraints on their capacity to meet the target generated by the centrally determined methodology, they will be able to put a reduced figure in their local plan, and the power of the Planning Inspectorate to block this will be curtailed. Inspectors will be required to take a more "reasonable" and "pragmatic" approach to "plans that take account of the concerns of the local community". Given the above and the recent High Offley Parish Council response which states their view that HIG 13 is disproportionate and incongruous with the character of Woodseaves, I would like SBC to reconsidered the preferred option, remove HIG 13 from the plan and reduce the housing allocation so it remains in proportion with local services and infrastructure provision.**

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From: Preferred Options Consultation [REDACTED]  
Sent: 11 December 2022 22:56  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Jessica Bennett**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Vision and Objectives**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? To deliver infrastructure led growth supported by accessible services and facilities., To provide an attractive place to live and work and support strong communities that promote health and wellbeing. and To increase and enhance green and blue infrastructure in the borough and to enable greater access to it while improving the natural environment and biodiversity.**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **No reply**

Comments: **No reply**

Policy 2 (Settlement Hierarchy): **No**

Comments: **Although Woodseaves is recognised a key service village, in character and size it is more similar to the villages in tier 5 than 4. Woodseaves has very few amenities, employment, infrastructure, etc when compared to the other settlements identified in tier 4**

Policy 3 (Development in open countryside): **No reply**

Comments: **No reply**

Policy 4 (Climate change and development requirements): **No reply**

Comments: **The policy states 'Delivery of the flood risk, drainage, sustainable transport and renewable energy solutions planned across the borough.' Additional housing in Woodseaves would significantly contribute to further flood risks and exacerbate existing problems with drainage. No sustainable transport solutions have been allocated into the plan for Woodseaves**

Policy 5 (Green Belt): **No reply**

Comments: **No reply**

Policy 6 (Neighbourhood plans): **No reply**

Comments: **No reply**

## **Meecebrook Garden Community**

**Q3 - Do you agree with proposed new garden community: No reply**

Comments: **No reply**

## **Site Allocation Policies**

**Q4 - Do you agree with the proposed allocations?**

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **Yes**

Comments: **I don't agree with the identified possible land for housing developments in Woodseaves, particularly HIG13 for several reasons. The proposal significantly increases the size of the village which is disproportionate when compared to other proposed developments in the borough. I believe a development of this size is against the communities wishes as recognised when consultations took place regarding the previous neighbourhood plans and a meeting on the 24th November where residents were overwhelmingly against such a large scale development. Furthermore, the Secretary of State for Housing, Michael Gove stated on 5th December that new developments must have the support of local communities. Woodseaves, although a KSV, does not have the infrastructure and services that comparative to other villages named in tier 4. Woodseaves does not have the infrastructure to cope with such a large development. There are no doctors surgeries in the village and the closest surgeries in Eccleshall and Gnosall are struggling with the increased demand created by new housing in the respective locations. The bus service is infrequent and the roads to Stafford, Newport, Eccleshall and Gnosall are not completely suitable for cyclists. There are no major employers in Woodseaves, this means people moving into such housing would be travelling mainly via private vehicle to**

other locations for work, significantly increasing the volume of traffic each day. This is not environmentally sustainable and also is a safety concern. The junction with Dicky's Lane and Stafford Road does not have good visibility and combined with the increased school traffic, plus additional commuter traffic from any new developments could create a very dangerous situation. In addition the village sewage system is inadequate, does not cope currently and would need significant improvements for such a scale of housebuilding. Finally, I believe in the current uncertain times, it is just wrong to turn green space, used for agriculture into housing developments. Surely we should be doing everything we can to preserve productive farming land?

## Site Allocation Policies (continued)

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## Economy Policies

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

## Design and Infrastructure Policies

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## Environment Policies

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## Connections

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## Evidence Base

**Q14** - Have we considered all relevant studies and reports? **No**

Comments: **Woodseaves is wrongly placed as a Tier 4 village. It is the smallest village in the category. Some of the villages in Tier 5 comprise of more dwellings and have better facilities and infrastructure. Looking at the settlement assessment carried out in 2018, Woodseaves has more in common with the settlements listed in Tier 5 so it is disproportionate to allocate such a large housing development (HIG13) to be proposed.**

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

Comments: **I think further assessment of Woodseaves as a proposed site for housing development is needed. Especially in regards to the lack of infrastructure, amenities and employment opportunities and how this would contribute to a new housing development being unsustainable.**

## General Comments:

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 10 December 2022 16:28  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Lori Bennett**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: **Prefer not to say / not applicable**

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **I object on the following grounds** 1). The new legislation (Levelling Up and Regeneration Bill) has removed the duty to cooperate and therefore the 400+ homes that SBC has to take from Birmingham etc is no longer relevant. This was a key reason for Meecebrook. 2). The original proposal was entirely predicated on using the MoD site. This land was withdrawn by the MoD. The new plan is just an attempt to salvage a bad idea and get the Hyas consultants a fee. 3). Flood plain. The land floods badly particularly near Slindon. 4). Ultimately Eccleshall, Slindon, Yarnfield etc will all become one huge place. 5). Food security. It is wrong to use good grade 2 and 3 land for housing. Brownfield first.

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**



## Economy Policies

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

## Design and Infrastructure Policies

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## Environment Policies

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## Connections

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## Evidence Base

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

**General Comments:**

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 26 November 2022 18:09  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **David Bennion**

Email: [REDACTED]

**Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **General Comments**

**Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

**Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Not asked**

Comments: **Not asked**

Policy 10 (West of Stafford): **Not asked**

Comments: **Not asked**

Policy 11 (Stafford Station Gateway): **Not asked**

Comments: **Not asked**

Policy 12 (Other housing and employment land): **Not asked**

Comments: **Not asked**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Not asked**

Comments: **Not asked**

Policy 14 (Penk and Sow): **Not asked**

Comments: **Not asked**

Policy 15 (Stone Countryside): **Not asked**

Comments: **Not asked**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **Not asked**

Comments: Not asked

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **Not asked**

Comments: **Not asked**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **Not asked**

Comments: **Not asked**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Not asked**

Comments: **Not asked**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **Not asked**

Comments: **Not asked**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Environment Policies**

**Q12** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Connections**

**Q13** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **Not asked**

Comments: **Not asked**

**Q15** - Do you think there is any further evidence required? **Not asked**

Comments: **Not asked**

### **General Comments:**

**The plans in relation to Woodseaves, are poor. The excessive development, is neither safe, nor practical. The local infrastructure is already struggling with the current level of**

development this includes the sewage and water treatment. In addition to this the school is small and can not meet the demand. Transport links to the village are in general poor which means a dangerous increase in car numbers on the road to and from the village. Most sites highlighted on the plan are accessed via the A519. This road is busy and difficult to cross at peak times or egress from properties. Further sites would cause further difficulties and risk of accidents. Health provision in the area is already challenged, with difficult in accessing emergency care as considerable distance from any hospital or ambulance to respond to emergencies in this area. All sites but 1 are on green fields a haven for wildlife and the destruction of our countryside during a time in history which has been highlighted at a climate crisis is shameful by this council, when there is a town centre empty and many brown field site that should be developed.

---

From: Preferred Options Consultation [REDACTED]  
Sent: 12 December 2022 01:06  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **William John Bennison**

Email: [REDACTED]

**Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

**Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

**Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: • **Undermines the rural community and taking away agricultural land** • **Serious increase in road traffic affecting Eccleshall areas even if a new railway station was built** • **Areas of the Meece valley are subjected to flooding which impacts the existing properties which Meecebrook proposal will create a further flooding impact** • **Other options should be given equal considerations for housing**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **No reply**



Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

### **General Comments:**

**No reply**

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From: Gillian Bertram [REDACTED]  
Sent: 09 December 2022 23:07  
To: SPP Consultations  
Subject: Meecebrook housing development

With almost 6,000 houses planned the pressure on the surrounding villages will be enormous if an early start isn't given to the infrastructure, these villages are already trying to absorb an additional population due to new house building. GP surgeries health centres schools should therefore be a priority in the early stage of this large development.

Mrs G.M. Bertram

My iPad

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From: Preferred Options Consultation [REDACTED]  
Sent: 11 December 2022 16:29  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Graham Best**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **General Comments**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Not asked**

Comments: **Not asked**

Policy 10 (West of Stafford): **Not asked**

Comments: **Not asked**

Policy 11 (Stafford Station Gateway): **Not asked**

Comments: **Not asked**

Policy 12 (Other housing and employment land): **Not asked**

Comments: **Not asked**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Not asked**

Comments: **Not asked**

Policy 14 (Penk and Sow): **Not asked**

Comments: **Not asked**

Policy 15 (Stone Countryside): **Not asked**

Comments: **Not asked**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **Not asked**

Comments: Not asked

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **Not asked**

Comments: **Not asked**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **Not asked**

Comments: **Not asked**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Not asked**

Comments: **Not asked**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **Not asked**

Comments: **Not asked**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Environment Policies**

**Q12** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Connections**

**Q13** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **Not asked**

Comments: **Not asked**

**Q15** - Do you think there is any further evidence required? **Not asked**

Comments: **Not asked**

### **General Comments:**

**We object to further developments in the Aston Lodge Area due to the following factors: • Increased traffic on the Uttoxeter Road, especially during busy periods, causing additional**

congestion at the level crossing and traffic lights. • Increased flood risk, due to a build-up of runoff water at the bottom of Saddler Avenue - there have been historical flooding issues, where two streams converge on the Grassy Patch (to the west of STO13). • Lack of supporting infrastructure (e.g., sewers and drains, increase in power cuts). • Insufficient GP surgeries and access to medical resources. • Poor pedestrian access, from Lichfield Road, particularly for people with mobility issues over the level crossing • Lack of public transport .      Compromises and limited access issues for the Emergency Services Extra Strain on car parking

---

From: Preferred Options Consultation [REDACTED]  
Sent: 09 December 2022 21:28  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Emma Birch**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Site Allocation Policies**

### **Vision and Objectives**

**Q1** - Which 3 are most important to you? **Not asked**

### **Development Strategy and Climate Change**

**Q2** - Do you agree with each of the policies in this chapter?

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**



Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **Yes**

Comments: **Gnosall; This development needs to be reviewed taking into account the following points; 1. the main site is out of NP boundary which was meant to be in place until 2031 and took many residents much work to complete and was supported by 90%+ of voters in the referendum 2. There are very limited facilities within Gnosall - the current Coop has been sold to Asda, and will no doubt become just a 'garage shop' many of the older residents use this shop for their main shop. Drs & Dentists are at capacity, along with the local school which currently has no plans for extra room. Any further residents will put an even greater strain on local facilities. 3. we have no local full hospital service - no paediatric or maternity care. Ambulance services under great strain. Lack of provision for elderly care - current residents are in a vulnerable position for health services, even more residents would put this under greater strain. 4 Main site is good agricultural land**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## Economy Policies

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

## Design and Infrastructure Policies

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## Environment Policies

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## Connections

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## Evidence Base

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15 - Do you think there is any further evidence required? No reply**

Comments: **No reply**

**General Comments:**

**No reply**

---

From: Preferred Options Consultation [REDACTED]  
Sent: 11 December 2022 15:38  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Jennifer Birchall**

Email: [REDACTED]

**Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Site Allocation Policies**

**Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

**Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No**

Comments: **Preferred options of the SBC 2020 / 2040 Plan Woodseaves** You propose to extend the small village of Woodseaves by 30%. To consider placing so many houses in such a small village, which you have wrongly placed in Tier 4 in the 'Settlement Hierarchy', is a very bad judgement call for the following reasons: • A 30% increase to the size of Tier 5 (not Tier 4) in massively excessive for a small rural village and will totally destroy the fabric of this lovely area. I am at a total loss to understand how Woodseaves can be placed in the same Tier as villages such as Gnosall and Eccleshall when those villages have a multitude of shops, public services/amenities and transport links. Gnosall also has a Health Centre the size of a sports centre. Eccleshall has a high street, seven pubs, restaurants, Doctors Surgery, Library, a large and small Supermarket and over 3000 inhabitants. Woodseaves has one pub, one small shop and a small primary school with a low rating and approx. 700 inhabitants. Tittensor has a slightly higher population and Seighford over 2.5 times the population of Woodseaves yet classified Tier 5. If the classifications of the Tiers are based on population sizes the question has to be answered – Why is Woodseaves in not classed as a small Tier 5 in your settlement hierarchy. It is extremely unsettling the way these tiers have been agreed considering the populations of each settlement which I have carefully examined. Also, Tier 5 - Hopton and Coton Parish have 2500 inhabitants which is strange and begs another question of what is a settlement, as there are no population figures for your term 'Settlements' only Parishes. • The lack of services and facilities in the village would necessitate the need to travel in cars for just about all local services and important amenities – too many to list but includes travelling to work, all aspects of healthcare, leisure and Education. This would certainly violate any initiatives to reduce carbon footprint. • There is almost no employment in the village except for the local pub and small shop. Therefore most of the people from the new housing estate would need to travel in and out of the village possibly long distances to work adding again to the carbon footprint. • Lack of any public transport, would also mean excess car journeys to and from the village • Damage to the environment due to excessive construction on green field land • The village does not have sewerage and drainage systems fit for purpose now. It will certainly not be able to support a 30% increase in housing. Seven Trent are struggling to support the village requirements at present without the increase. • The surrounding roads and pavements are very narrow. A huge increase in vehicles would add to the issues of safety, especially around the school and access for infant pedestrians crossing, the already busy, A519. • The proposed site is outside the Woodseaves settlement boundary so violates the New Rural Dwelling Policy – surely. There is no good reason to mitigate this

violation and erect 88 houses on this land outside the boundary. • The proposed site has be allegedly been used as an illegal landfill with apparent evidence kept by neighbours adjacent to the site. • Page 87 Policy 32 Residential Amenity Development will not be permitted which causes unacceptable effects on the residential amenity of neighbouring occupants or does not provide for adequate levels of amenity for future occupants. In assessing the impact of development on the living conditions of occupants, regard will be had to the categories of pollution listed in Policy 50, together with the following amenity considerations: It is difficult to imagine how this criteria will ever be met the residents adjacent to the proposed if permission is granted for site HIG13.

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

### Site Allocation Policies (continued)

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No**

Comments: **Woodseaves Contrary to your own criteria, You are proposing to erect 88 houses outside the settlement boundary on local green space.**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

### Economy Policies

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

### Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for

Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

## **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

## **General Comments:**

**No reply**

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From: Philip Birchall [REDACTED]  
Sent: 11 December 2022 13:15  
To: SPP Consultations  
Subject: Levelling Up and Regeneration Bill

Dear Sir

I am currently completing the online survey for 'Consideration of the SBC 2020 / 2040 Plan' more specifically for Woodseaves. Can I please ask you to comment on how you believe the Bill will affect your Regeneration Plan and do you believe there is scope for reducing the extent of your proposals, especially in rural villages such as Woodseaves.

*It is understood that the forthcoming 'Levelling Up and Regeneration Bill', will now include, after agreement with the Minister Michael Gove, the following which we trust the SBC will take account of in evaluating the SBC 2020/40 Plan.*

- Housing 'Targets' remain, but they will be only "advisory". In the words of our agreement, they become a "starting point, a guide that is not mandatory".*
- Targets will now be more influenced by constraints such as density and the existing character of an area. This will help prevent suburbs feeling they are being turned into cities, and rural areas into suburbs. Where councils can show genuine constraints on their capacity to meet the target generated by the centrally determined methodology, they will be able to put a reduced figure in their local plan, and the power of the Planning Inspectorate to block this will be curtailed.*
- Inspectors will be required to take a more "reasonable" and "pragmatic" approach to "plans that take account of the concerns of the local community".*

Kind Regards

Phil Birchall

Sent from [Mail](#) for Windows



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From: Preferred Options Consultation [REDACTED]  
Sent: 11 December 2022 15:29  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Philip Birchall**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Site Allocation Policies**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **Yes**

Comments: **Preferred options of the SBC 2020 / 2040 Plan Woodseaves** You propose to extend the small village of Woodseaves by 30%. To consider placing so many houses in such a small village, which you have wrongly placed in Tier 4 in the 'Settlement Hierarchy', is a very bad judgement call for the following reasons: • A 30% increase to the size of Tier 5 (not Tier 4) in massively excessive for a small rural village and will totally destroy the fabric of this lovely area. I am at a total loss to understand how Woodseaves can be placed in the same Tier as villages such as Gnosall and Eccleshall when those villages have a multitude of shops, public services/amenities and transport links. Gnosall also has a Health Centre the size of a sports centre. Eccleshall has a high street, seven pubs, restaurants, Doctors Surgery, Library, a large and small Supermarket and over 3000 inhabitants. Woodseaves has one pub, one small shop and a small primary school with a low rating and approx. 700 inhabitants. Tittensor has a slightly higher population and Seighford over 2.5 times the population of Woodseaves yet classified Tier 5. If the classifications of the Tiers are based on population sizes the question has to be answered – Why is Woodseaves in not classed as a small Tier 5 in your settlement hierarchy. It is extremely unsettling the way these tiers have been agreed considering the populations of each settlement which I have carefully examined. Also, Tier 5 - Hopton and Coton Parish have 2500 inhabitants which is strange and begs another question of what is a settlement, as there are no population figures for your term 'Settlements' only Parishes. • The lack of services and facilities in the village would necessitate the need to travel in cars for just about all local services and important amenities – too many to list but includes travelling to work, all aspects of healthcare, leisure and Education. This would certainly violate any initiatives to reduce carbon footprint. • There is almost no employment in the village except for the local pub and small shop. Therefore most of the people from the new housing estate would need to travel in and out of the village possibly long distances to work adding again to the carbon footprint. • Lack of any public transport, would also mean excess car journeys to and from the village • Damage to the environment due to excessive construction on green field land • The village does not have sewerage and drainage systems fit for purpose now. It will certainly not be able to support a 30% increase in housing. Seven Trent are struggling to support the village requirements at present without the increase. • The surrounding roads and pavements are very narrow. A huge increase in vehicles would add to the issues of safety, especially around the school and access for infant pedestrians crossing, the already busy, A519. • The proposed site is outside the Woodseaves settlement boundary so violates the New Rural Dwelling Policy – surely. There is no good reason mitigate this

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Policy 11 (Stafford Station Gateway): **No**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No**

Comments: **No reply**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No**

Comments: **No reply**

Policy 14 (Penk and Sow): **No**

Comments: **No reply**

Policy 15 (Stone Countryside): **No**

Comments: **No reply**

### **Economy Policies**

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

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **Yes**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **Yes**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

### **General Comments:**

**No reply**

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From: Del Blacklock [REDACTED]  
Sent: 05 December 2022 20:13  
To: SPP Consultations  
Cc: [REDACTED]  
Subject: Stafford borough local plan 2020-2040 preferred options consultation

Dear sirs

Since 2014 my family and I have been residents in Slindon village and have made our family home comfortable and future proof with the intention of staying in the countryside environment.

It is with sincere concern that we learn of the council's proposal "Meecebrook Garden Community". The plan seems to have been previously submitted using an ex MOD site at Swynerton, however the new proposal seems to have shifted away from the site and is focused on land close to Eccleshall, Slindon, Cold Meece and land surrounding Raleigh Hall industrial estate and outlying villages. The plans have been released without consideration or consultation with any of the local villages included. Why have we not been consulted and why are the plans not based on local community needs?

The plan details an addition of 3000-6000 new homes, with the average home having 2-4 occupants. This would mean an influx of between 6000-24000 residents. In my opinion, this is not a village occupancy figure and is more impacting on the local surroundings, which I must bring to your attention.

In relation to the highways and traffic impact, these occupants must commute to a place of work and local amenities, the most local of which is Eccleshall High Street and travelling further afield to Stone. Eccleshall is already experiencing high volumes of through traffic causing parking problems and delays to HGV and farm-related vehicles travelling through the restricted high street. I understand the need for social housing inclusion in the build to offer diversity and opportunities to all residents but fail to see how lower income families are to efficiently travel to shopping amenities. Rural bus routes are limited and village stores do not offer the diverse cost ranges of main towns.

Eccleshall and the surrounding villages are conservation zones and have already experienced major traffic junction alterations to serve the Raleigh Hall Industrial estate, which was previously the site of a major haulage distribution company, Gist Logistics. Gist have since relocated to Crewe in readiness for HS2. Eccleshall and the surrounding villages support a large arable and dairy farming community with the existing highway routes already limited and at times dangerous to road users due to narrow access and parked vehicles. The plans do not detail any highway considerations to what will be a large impact on volume and throughput. Villages need to support local farming and their transportation needs throughout the year, the recent lockdown proved we as a nation need local businesses.

Both Eccleshall and Yarnfield have already been developed to provide additional houses equating to 46% of the new homes in the key service villages in the past ten years. These villages are struggling to accommodate the increase in capacity without infrastructure upgrades to public amenities and services. The number of proposed occupants would only compound or be unsupportable.

The proposal seems to be converting agricultural land to residential use, how does this make environmental policy sense? When brown field land is already available? Please talk to our local farmers who currently work the surrounding land.

The main concern as a local resident is that of the areas Flood Risk, this has become increasingly evident and is not addressed in the recent 2019 strategic flood risk publication. The areas surrounding the proposed development are reliant on service water drainage via the River Sow and I along with any local residents can assure your departments that drainage systems are ineffective now. Eccleshall High st already floods regularly , with the newly constructed housing estates adding to the increase in water levels. The balancing systems do not and will not work. The main river courses already flood the surrounding villages and the addition of a new development will compound and impact the flood plane further.

I bring to your attention the recent flooding in Slindon which highlighted that local drainage systems were not documented or cleared effectively for over a decade. Whilst poor maintenance impacts the local houses, these systems are reliant on water course maintenance throughout the region. During the flooding the main road A519 to Newcastle is closed, many surrounding routes also are impassable until flood levels naturally subside. The lands topography does not support your housing proposal and further flooding will be experienced, if you are aware of this natural problem, I would be very interested to understanding how you are to engineer the natural water drainage and prevent future flood damage?

I have personally been involved with Staffordshire planning with improvements to my own home and fully support the need to submit, seek approval and maintain local borough planning regulations, I would therefore hope that other residents constructing future buildings including property development companies, agricultural facilities also borough councils , follow and seek the same stringent approvals. It is with sincere disbelief that major developments can be proposed without including local input and advice from the people that know the areas problems " the residents"

I mention the main concerns but these are by no means limited and future consideration should be made to road safety, highways, schooling which is already at capacity, surface water and sewage treatment, which again is at capacity, electricity supplies, local transport, shops etc, all of which should be focussed to brown field sites and not to areas of beautiful countryside.

Please can you advise and consider the major concerns highlighted above ,along with consideration for other local villagers and communities.

Yours sincerely

Del Blacklock

Sent from my iPad

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From: Preferred Options Consultation [REDACTED]  
Sent: 12 December 2022 11:20  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **margaret blakeman**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **General Comments**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Not asked**

Comments: **Not asked**

Policy 10 (West of Stafford): **Not asked**

Comments: **Not asked**

Policy 11 (Stafford Station Gateway): **Not asked**

Comments: **Not asked**

Policy 12 (Other housing and employment land): **Not asked**

Comments: **Not asked**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Not asked**

Comments: **Not asked**

Policy 14 (Penk and Sow): **Not asked**

Comments: **Not asked**

Policy 15 (Stone Countryside): **Not asked**

Comments: **Not asked**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **Not asked**

Comments: Not asked

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and



forestry development, tourism development and canals. Do you agree? **Not asked**

Comments: **Not asked**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **Not asked**

Comments: **Not asked**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Not asked**

Comments: **Not asked**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **Not asked**

Comments: **Not asked**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Environment Policies**

**Q12** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Connections**

**Q13** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **Not asked**

Comments: **Not asked**

**Q15** - Do you think there is any further evidence required? **Not asked**

Comments: **Not asked**

### **General Comments:**

**I object to land at Ash Flats being included on the options ref STAFMB03 ASH FLATS This land has a nice public footpath which is very well used, part of the castlechurch way. There are very few areas to walk here and exercise safely due to the large amount of speeding**

**vehicles and farm machinery using the adjoining lanes, this area should be preserved for elderly folk who wish to walk and exercise their dogs. A previous attempt at building here was taken by yourselves to judicial review level where it failed, this must mean something**

---

From: Preferred Options Consultation [REDACTED]  
Sent: 23 November 2022 11:01  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **debra blakeman-barratt**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Site Allocation Policies**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No**

Comments: **Land at Ashflats (STAFMB03)** This land is valuable productive farm land, in the past years cattle and sheep have grazed here, maize has been grown and silage has been made. This land is important green space and has a very well used footpath through the middle of it encouraging healthy exercise This land was subject to a failed large scale planning attempt and a subsequent judicial review fully backed by your Council , it is important to note that this review has been held precedent for many other inquiries around the country. The entrance /exits for any planned development are unclear and potentially unsafe in a country area There is a wide diversity of wildlife, buzzards, native birds, badgers, foxes , newts etc in the area . There is a water course and small pond . The housing numbers were met in previous years and i believe are still excellent making it unnecessary to develop farmland in this country area

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## Economy Policies

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

## Design and Infrastructure Policies

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## Environment Policies

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## Connections

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## Evidence Base

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15 - Do you think there is any further evidence required? No**

**Comments: Land at Ashflats (STAFMB03) This land is valuable productive farm land, in the past years cattle and sheep have grazed here, maize has been grown and silage has been made. This land is important green space and has a very well used footpath through the middle of it encouraging healthy exercise This land was subject to a failed large scale planning attempt and a subsequent judicial review fully backed by your Council , it is important to note that this review has been held precedent for many other inquiries around the country. The entrance /exits for any planned development are unclear and potentially unsafe in a country area There is a wide diversity of wildlife, buzzards, native birds, badgers, foxes , newts etc in the area . There is a water course and small pond . The housing numbers were met in previous years and i believe are still excellent making it unnecessary to develop farmland in this country area**

### **General Comments:**

**Land at Ashflats (STAFMB03) This land is valuable productive farm land, in the past years cattle and sheep have grazed here, maize has been grown and silage has been made. This land is important green space and has a very well used footpath through the middle of it encouraging healthy exercise This land was subject to a failed large scale planning attempt and a subsequent judicial review fully backed by your Council , it is important to note that this review has been held precedent for many other inquiries around the country. The entrance /exits for any planned development are unclear and potentially unsafe in a country area There is a wide diversity of wildlife, buzzards, native birds, badgers, foxes , newts etc in the area . There is a water course and small pond . The housing numbers were met in previous years and i believe are still excellent making it unnecessary to develop farmland in this country area**

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From: john bodkin [REDACTED]  
Sent: 05 December 2022 13:58  
To: Strategic Planning Consultations  
Subject: STAFFMB03

I would like to object to the plans for the development STAFFMB03. Adding 280 homes to a country lane that currently has less than 20 is ridiculous and carrying out a traffic survey when everyone was told to work from home and the local school was shut is pointless or deliberately misleading. The development on green belt land when so many brown field sites are undeveloped and a huge green belt sight is being built to the north of Stafford seems to be an unnecessary destruction of the environment especially as the development makes no attempt to be environmentally friendly, I see no signs of ground source heat pumps solar panels high levels of insulation etc that we are all being told we need to do to secure a future. There seems to be no offer to offset this environmental damage by trying to re nature another plot of land to offset the carbon impact instead they seem to want to spend time and money on consultants and pointless traffic reports. This appears to be the worst of all developments destroying the environment damaging communities whilst constructing unimaginative and outdated properties not meeting on of the future needs of Stafford or the UK at large. I would hope that Stafford council and Stafford planners would be striving to build a better future and serve the local community all I see in these plans is mediocrity the only benefits the bottom line of a developer. I hate to see any green belt land lost forever but if it is necessary do so do it driving for the future with high quality future proofed development don't just rubber stamp the same old rubbish please.

Yours hopefully Mr J Bodkin

[REDACTED]  
Get [Outlook for Android](#)

---

**From:** Alastair Bonsall [REDACTED]  
**Sent:** 05 December 2022 08:46  
**To:** SPP Consultations  
**Subject:** meecebrook consultation  
**Attachments:** meecebrook alastair.docx

Please find attached my letter about Meecebrook





To whom it may concern.

My name is Alastair Bonsall. I live and farm in the beautiful picturesque small hamlet of Slindon that is surrounded by some of the very best countryside in which there are several other small villages and towns. So why do some people think this is an ideal place to rip it up and put a so called garden village which will consist of 6000 house and the other infrastructure that comes with that many new house such as schools, supermarket, health care and a train station is frankly beyond me.

There are a few things I'm going to outline why I feel that is an absolute outrage and should have never have been even thought about in the first place.

1, The traffic in the local area is already bad enough without even thinking of adding 6000 new houses which could lead to an extra 12,000 cars in the local area. The high street in Eccleshall is practically shocking if a small lorry goes down it and a van is coming the other way its turn to grid lock so will 12,000 more cars help to reduce this or simply make it 12,000 times worse.

I live on the side of the A519 and it is already a very very busy road and becomes almost a cut through road if there is a closure on the M6 between 14 and 15 this road is only going to get busier and busier as this is the road that the western side of the this so called garden village will look to exit onto.

Also most of the local roads are old signal track roads which will all have to be changed to deal with the massively increased traffic flow that's going to be going down them. Also as someone who is farming and use agricultural equipment on the lanes it's going to be made very difficult to move for field to field and going about my general farming life.

The area also has got HS2 building built on it in which will only mean that more roads will be closed or turned into dead ends so why having an extra 6000 house or 12,000 cars going in the same area would be good is beyond my thinking.

2, Drainage is a very real problem in the area with some of the ground that I farm bordering the proposed site floods very badly and the local water pumping house has just put and extra overflow pipe into the brook which will only make the drainage problem worse.

Also having worked on the some of the ground for other farmers on the proposed sites they do also flood as well. Also both Slindon and Eccleshall both have had very bad flooding problems in recent years so taking away land that could be used to soak it up and replacing it with concrete and tarmac isn't going to help the problems of flooding especially with Eccleshall being at the bottom of the bank of half of the proposed building site.

3, The loss of all the agricultural ground at a time when food security and food miles has never been more in the public eye. The ground that has been ear marked for this garden village currently produce potatoes, wheat, barley, oats, maize, feed beans, also grows grass for livestock of which there is beef, pork and lamb all produced on the area that is going to be taken out of food production should be a crime. Also being a young farmer it will also cut off any way of me expanding my farm as it will all be taken up with houses.

I feel that this is the wrong area to be building such a large scale development. With the developers making the money on selling houses when will the other infrastructure be built? If there are children in Meecebrook will they be forced to go to the other local schools before the new ones are built? As the local school is struggling for space at the minute and 6000 houses could push the local education system into overload.

I really hope that you take the time to reconsider why this has been chosen for this development. I can see the need for more houses to be built. Are any of the new ones built going to be affordable which is what the county is in need of? Also with the local house price already pricing me and my girlfriend of ever being able to buy a house in the locality, would the new development just be more over priced housing?

I hope that this has shown how strongly I feel against the new development

Yours Faithfully

Alastair Bonsall

---

From: George Bonsall [REDACTED]  
Sent: 04 December 2022 14:34  
To: SPP Consultations  
Subject: Meecebrook  
Attachments: AGB meecebrook.docx

Please find attached my letter regarding the Meecebrook site

Sent from [Mail](#) for Windows



To the council

My farm is in Slindon with fields reaching sytch lane thus I meet the proposed new Meecebrook garden village. The fields flood when we have heavy rain. The pumping station at mill Meece has just finished putting on overflow pipe into the sow and pen brook so they can empty water into it. So we will have even more water flowing down. On your proposed map my land has been designated as a green corridor what's that? I have also heard a rumour that you intend to build a roundabout on the A519 in front of my house so you can get access into the site by building a new road without using sytch lane. This is not going to happen as the loss of this land will make my farm useless, unable to produce the grass for grazing and silaging I need.

When the motorway is blocked you can't get out of our house to cross the road. If all these people have a car each how on earth will these roads cope. You say you are going to build a railway station you shut the one at Norton Bridge. You won't build the station because it will cost too much money and anyway who will pay for it, developers or the council who already are short of money.

You said this was going on the old MOD site now you've moved it all onto top quality agriculture ground. Ground like that should be farmed on not built on. It produces excellent crops. You want cheap local food but you don't want to make it possible to happen.

Where are these children going to school. Schools round here are only small schools and not built for lots of extra pupils. Anyway Stone schools are first, middle and senior while Eccleshall is primary and senior.

Stafford hospital has always given me excellent care but there is no full A&E service and limited maternity care. We can't all keep going up to Stoke hospital.

You said you were going to build a doctors surgery at Meecebrook but when are you going to do these things.

I think someone had a bright idea of building on Swynnerton army camp found out the ground is contaminated so just pushed the plan sideways on to the neighbouring fields. They never thought or considered that a town like that would need roads, sewage, be open to flooding, electricity, services. There's a farm which has set up a waste disposal service just outside Eccleshall. He's had no complaints yet because he built it away from houses. Now the houses will be close to so that means people will start complaining about the smell, the flies, they are moving next to an established business but the business will have to comply with judgements passed against it.

Why don't you spread the houses out over the entire borough so locals can live locally?

It's just the wrong place to put all these houses without first answering all the problems this brings.

Yours Sincerely,

George Bonsall

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From: Preferred Options Consultation [REDACTED]  
Sent: 04 December 2022 10:22  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Helen Bonsall**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **Slindon House Farm & Guest House**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **No reply**

### **Vision and Objectives**

**Q1** - Which 3 are most important to you? **No reply**

### **Development Strategy and Climate Change**

**Q2** - Do you agree with each of the policies in this chapter?

Policy 1 (Development Strategy): **No**

Comments: **WHY WHY WHY "it is intended that any unmet housing needs from other authorities will be delivered by Meecebrook Garden community**

Policy 2 (Settlement Hierarchy): **No**

Comments: **Can't the number of houses be needed be spread out over the borough**

Policy 3 (Development in open countryside): **No**

Comments: **Why is the Meecebrook development on green fields. It may not be "greenbelt" land but it is grade 2 agriculture land, the best there is. Ideal farming ground. If you continue to build, plant trees everywhere there will eventually be no agricultural land left. Then there will be a cry for the farmers to produce more food and more cheaply .....sorry the land has been built upon.**

Policy 4 (Climate change and development requirements): **Yes**

Comments: **All new houses should be insulated and have solar panels.**

Policy 5 (Green Belt): **Yes**

Comments: **No reply**

Policy 6 (Neighbourhood plans): **No**

Comments: **6.5 ....the borough council will provide new homes based on the evidence of local housing needs" NOT other councils housing need.**

## **Meecebrook Garden Community**

**Q3 - Do you agree with proposed new garden community: No**

**Comments: Where your proposals based on the idea of using the old MOD site or on the green field you now propose. Why are you providing housing for other councils. When will the proposed schools be built.....when the surrounding local schools are well over subscribed and crumbling under the very high numbers of pupils.....sorry the money has run out you will have to manage. When will the Doctors surgery be up and running ... we need to justify building one wait until be have built another 1000 houses! So what happens to those living in and around Eccleshall who can no longer get an appointment. Stafford hospital services have been reduced, we constantly see pictures of ambulances waiting outside North Staffs....are you providing more health service and if so when. West coast main line proposed station. has NO formal approval of any sort... an empty promise? The cheapest option will cost well over £54 million. Network rail have confirmed that there are no plans or negotiations in place regarding Meecebrook. It is entirely on grade 2 agricultural land. The very best productive land. Why don't you utilise brown field sites. Just how does this idea of building on top grade agriculture land fit in with your environmental policies and the Enviroment Act 2021. You will be destroying wild life habitats, hedgerows, soil structure, Green fields do not have much electricity, sewage, to provide for 10,000 homes. The roads around here are inadequate for such a development. Eccleshall leads to Telford, Witchurch, M6 j14, Stafford Newport There is no local transport. You presume that everyone is going to work on the Meecebrook site but the jobs etc have to be created, they will work else where and use cars to travel. Surely if the number of houses was distributed over the borough prorata this wouldn't happen. You have just moved a plan for a brown field site development on to an area without any thought of the impact this will have on the area and the total lack of infrastructure. Stafford town is well able to take this expansion, it has 2 motorway junctions, A34, easy access to A50, main line railway station, electricity infrastructure. Perhaps councillors don't like this idea as they live here. Strange how no cabinet councillors live in the Meecebrook area!! There were floods in Eccleshall and Slindon in October 2019, February 2020, August 2020 January 2021. We have to move our sheep on the higher ground. The water drains on to the area you wish to build on. Do you propose solve this problem before you create more by building on the flood area. Sytch lane floods each time we have heavy showers. Severn Trent water has the ability to discharge sewage into the river Sow when ever the sewage treatment works exceeds capacity. Our fields run alongside this river. Does that mean when the new houses are built the river will be full of sewage? Why does the council persist in focusing its rural development in the key services villages and communities with over 50 houses? Eccleshall and Yarnfield have increased there number of dwellings respectively by 23.8% and 58.2% in each settlement since 1 April 2011. Why don't you spread the allocation over a wider area. I very strongly disagree with Stafford providing "c2,000 new homes to meet unmet needs from neighbouring areas" ie other boroughs in the West Midlands. Voters should be consulted about any proposals to providing land for homes to meet housing targets for other boroughs. Meecebrook proposals should be**

separated from the main consultation plan for 2020-2040 The draft plan for Stafford needs to be redrafted focus on addressing the needs of Stafford especially the west where the infrastructure has not caught up to the high level of housing growth. The shortlist of 7 strategic site should be reanalysed on the basis that 1. West Stafford has had more than its fair share of housing developemnet in the last plan. 2. The Meecebrook proposal no longer include the MOD land a brown field site but excellent farmland and countryside and Network rail has confirmed there are no plans for a railway station and this in itself is misleading expectations. 3. Stafford BC now has environmental commitments which should drive its policies. Enviroment Act 2021. This area around here will soon be going under massive change with the building of HS2

## Site Allocation Policies

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Yes**

Comments: **No reply**

Policy 10 (West of Stafford): **No**

Comments: **meet its quota**

Policy 11 (Stafford Station Gateway): **Yes**

Comments: **It should be evened out over the borough, especially where the infrastructure is already able to cope with the new housing and inturn cost less to build.**

Policy 12 (Other housing and employment land): **No reply**

Comments: **You ignore the alternative policies which involve small sites put forward by local people. Why do you concentrate on the key service villages instead of building smaller estates**

## Site Allocation Policies (continued)

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Yes**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## Economy Policies

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **No**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No**

Comments: **How can you state you wish to encourage local food growing and reduce food miles and increase food security and then build a so called garden village on prime agricultural land.**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No**

Comments: **why does Stafford borough council provide housing for other councils?? Should we not be concentrating on those who already reside in the borough.**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **Why build a 10,000 housing estate in the middle of the country side with no infrastructure ... not very environmentally friendly**

### **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

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



Comments: **Why do you provide housing for other councils???????**

**General Comments:**

**No reply**

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From: Gillian Bould [REDACTED]  
Sent: 08 December 2022 20:13  
To: SPP Consultations  
Subject: Meecebrook Garden Community

As residents of this area for 76 years, the last 19 living in Yarnfield, we wish to make the following comments concerning the above proposal.

We support the excellent detailed consultation response submitted by Yarnfield and Cold Meece Parish Council 100 per cent.

The area surrounding Swynnerton camp is polluted from when the site was used for the testing and production of armaments both during WW2 and for a number of years after the war.

HS2 are proposing to build the railhead for the railway less than a mile from the village on the only direct route, which is a country lane, to the A34. This is in addition to the HS2 line. We already know we will face a number of years awful disruption and of being unable to get into Yarnfield easily, as several other roads in the immediate area will be involved in the construction of HS2.

If the Meecebrook Garden Community is approved, we will be prisoners in the village and the emergency services will have great difficulty in attending. The residents will be unable to live their lives as they are entitled to do.

There is already great pressure on the local schools, GP surgeries, county Hospital and dental surgeries. There are long waits to get GP and hospital appointments already. Having a new community built so close to Yarnfield and Cold Meece will make the situation impossible.

There has already been a considerable loss of farming land as a result of the building of many new homes here, apart from the massive loss due to the construction of HS2. This is will lead to food shortages.

We feel that this is another 'Vanity' project, the implications for these villages have not been given the consideration they deserve, and should not be given approval.

Keith and Gillian Bould.

Sent from my iPad

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From: Preferred Options Consultation [REDACTED]  
Sent: 09 December 2022 15:13  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Lesley Walden Boulton**

Email: [REDACTED]

**Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Site Allocation Policies**

**Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

**Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No**

Comments: **The land above Oakleigh Court (ST013) these houses will make the existing problem of traffic build up on the Uttoxeter road worse. The road has a very narrow pavement by the level crossing. The same goes for the land below Little Stoke cricket club. Aston Lodge is a very large estate and only has one road in and out. There are insufficient school places, GP surgeries and dentists in Stone. The infrastructure around Stone cannot cope with ALL these houses**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and

support home working and small-scale employment uses. Do you agree: **No**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Yes**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

### **General Comments:**

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 09 December 2022 21:53  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Kathryn Bowden**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Site Allocation Policies**

### **Vision and Objectives**

**Q1** - Which 3 are most important to you? **Not asked**

### **Development Strategy and Climate Change**

**Q2** - Do you agree with each of the policies in this chapter?

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No**

Comments: **Details the proposed developments in Stone, including the land above Oakleigh Court (STO13) and below Little Stoke Cricket Club (STO16). The infrastructure of Stone cannot take any more developments. From an environmental aspect we have to make allowances for the decline in hedgehog population and destruction of natural habitat of other wildlife. In addition from a sustainability point of view house builders need to put more thought into the design of the houses they build. Solar panels should be standard and houses which accommodate families and their personal belongings instead of selling houses which are too small for families to live in. Before any plans are passed (which they will be) go back to the drawing board and re design the type of houses being proposed - reverse design engineering - start with the end in mind. Use sustainable materials and stop building houses builders want to build and ask what people want. Think about the level crossing and the congestion having one road out of Aston Lodge causes especially at peak times.**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**



Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

## **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

**General Comments:**

**No reply**

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From: [REDACTED]  
Sent:  
To: Strategic Planning Consultations  
Subject: Protest

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From: [REDACTED]  
Sent: 11 December 2022 10:31  
To: Meecebrook [REDACTED]  
Subject: Protest

I have been living in Eccleshall for over fifteen years. I have seen a great many new homes built here and, as a result, services have been stretched to the limit.

If the Meecebrook scheme is given the go-ahead, the families living there would cause even more strain on the services in Eccleshall. There are already frequent traffic jams and a by-pass would be needed to avoid these worsening. A doctors' surgery and a school would be necessary – and yet it is unlikely that these things would come about at the same time as building houses. As for the mention of a train station – what a wonderful idea. But on which planet?

The area in and around Eccleshall has had a great number of homes built in the last few years. I feel that further new builds should not be considered.

Regards,  
Barbara Bradley

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From: [REDACTED]  
Sent: 28 October 2022 17:25  
To: Strategic Planning Consultations  
Subject: FW: Well done for raising the issue of housing in villages

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From: Sue Bramall [REDACTED]  
Sent: 27 October 2022 09:29  
To: [REDACTED]  
Cc: [REDACTED]  
Subject: RE: Well done for raising the issue of housing in villages

Thank you for replying and forwarding my email.

Looking up key + village in the NPPF document it says:

A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt.

**Exceptions to this are:**

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;**

This relates to greenbelt – so surely is also acceptable in ordinary villages outside the greenbelt – especially where it is a project supported by the community.

With best

*Sue*

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From: Sue Bramall [REDACTED]  
Sent: 26 October 2022 20:17  
To: [REDACTED]  
Subject: Well done for raising the issue of housing in villages

Dear [REDACTED]

Well done for recognising this issue in this article:

<https://www.staffordshire-live.co.uk/news/local-news/call-rural-villages-stafford-area-7689378>

“It’s not in our interest to prevent or stifle all kinds of development in every kind of village; it’s not wise and I suspect probably not legal either.”

The village of Slindon is in desperate need of a car park for its church and a planning application for one retirement house and the car park on an infill plot was turned down, despite having:

- A s106 agreement
- 100% support from the village
- A recognised highway safety benefit

There were no objections from any of the consultees – apart from the planners on the basis that it was ‘contrary to policy’.

As Slindon is already covered by the Eccleshall Plan, there is no option for a smaller local plan to allow for this.

Eccleshall Parish proposed Slindon for small scale development via the Stafford Plan consultation process, but it was ignored in the draft plan.

So, a single house in Slindon would remain ‘contrary to policy’ - but within a mile of that plot, Meecebrook can chew up acres of greenfield land and pollute the river Sow with even more excess sewage discharges.

Whatever happened to allowing housing in infill?

Could you introduce some criteria which restricts rural infill developments to people who have lived in the village for a period of time – eg 5+ years or age eg 55 plus.

When many of us work at home in the country now, it seems odd that farmers can build a retirement bungalow on their land, but other people who work from home cannot.

Anyway, I’m glad the council recognises that there is a need for more rural homes, and a few houses in every settlement would go a long way to meeting your housing targets and strengthening local communities.

Yours faithfully

*Sue*

Sue Bramall  
Berners Marketing

Member of the International [Law Consultancy Network](#)

Registered office: [REDACTED]  
Company registration number: 5159381 VAT 841 6060 48

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From: Sue Bramall [REDACTED]  
Sent: 28 November 2022 17:30  
To: SPP Consultations  
Cc: [REDACTED]  
Subject: Local Plan - Evidence Base - Network Rail response re Meecebrook  
Attachments: FOI202201225 Response - Network Rail - Re proposed Station at Meecebrook.pdf

Please ensure the attached letter from Network Rail is included as part of the evidence base for the Local Plan.

Please ensure that the contents are clearly publicised.

With best wishes

*Sue*

Sue Bramall  
Berners Marketing  
[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Member of the International [Law Consultancy Network](#)

Registered office: [REDACTED]  
Company registration number: 5159381 VAT 841 6060 48



Mrs Bramall

By email: [request-906118-c2ae0023@whatdotheyknow.com](mailto:request-906118-c2ae0023@whatdotheyknow.com)

Network Rail



31 October 2022

Dear Mrs Bramall

**Information request**

**Reference number: FOI2022/01225**

Thank you for your email of 9 October 2022, in which you requested the following information:

*Stafford Borough Council is claiming that a new railway station will be built at a proposed garden village called Meecebrook on the West Coast Mainline.*

*The proposals are significantly scaled back now and exclude the MOD brownfield site that was originally part of the proposals in 2020.*

- 1) Please confirm if a new West Coast Mainline station has been agreed.*
- 2) If it has not been agreed, what stage are proposals at?*
- 3) What would be the approximate total cost of a new station?*
- 4) Who would pay for this?*
- 5) Does a new development on greenfield (instead of brownfield) fit with the Network Rail environmental strategy?*

I have processed your request under the terms of the Environmental Information Regulations 2004 (EIR).<sup>1</sup>

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<sup>1</sup> The EIR, like the Freedom of Information Act 2000 (FOIA), allows people to access information held by public authorities like Network Rail. When people ask for environmental information, we need to consider the request under the EIR rather than the FOIA. In this case, I am of the view that information relating to major infrastructure proposals meets the definition of environmental information at regulation 2(1)(c) of the EIR because it is information about a measure that impacts the environment.

I have consulted colleagues in our Strategic Planning and Sponsorship teams for the West Coast. They have advised me that they do not hold any recorded information that meets your request. This is because Network Rail is currently assessing the potential impact on the network of some new station proposals, but has not carried out any specific assessments of a proposal for Meecebrook.

Please see below for some advice to help address each of your questions:

**1) Please confirm if a new West Coast Mainline station has been agreed.**

We have not made any agreements relating to a new station at Meecebrook. As mentioned above, our planners are carrying out work to assess the long-term impact of some new station proposals on the West Coast South route, but this work is not looking at developing the case for, or the deliverability of, a new station at Meecebrook in the short-to-medium term.

**2) If it has not been agreed, what stage are proposals at?**

There are currently no Network Rail proposals for a station at Meecebrook and our planners have advised that they have not been consulted with directly by Stafford Borough Council or Staffordshire County Council on this subject.

**3) What would be the approximate total cost of a new station?**

We are unable to advise on this point, as Network Rail has not assessed this.

**4) Who would pay for this?**

Again, we are unable to advise as we do not have any specific proposals for Meecebrook.

**5) Does a new development on greenfield (instead of brownfield) fit with the Network Rail environmental strategy?**

As we have not been involved in any proposals, this is not something Network Rail has looked at.

You may wish to find out more from Staffordshire County Council about their proposals – contact details are available at: [Contact - Staffordshire County Council](#)

If you have any enquiries about this response, please contact me in the first instance at [REDACTED]. Details of your appeal rights are below.



Please remember to quote the reference number at the top of this letter in all future communications.

Yours sincerely

[REDACTED]

You are encouraged to use and re-use the information made available in this response freely and flexibly, with only a few conditions. These are set out in the [Open Government Licence](#) for public sector information. For further information please visit our [website](#).

### Appeal rights

If you are unhappy with the way your request has been handled and wish to make a complaint or request a review of our decision, please write to the Compliance and Appeals team at [REDACTED] or by email at [REDACTED]. Your request must be submitted within 40 working days of receipt of this letter.

If you are not content with the outcome of the internal review, you have the right to apply directly to the Information Commissioner for a decision. The Information Commissioner (ICO) can be contacted at [REDACTED] or you can contact the ICO through the 'Make a Complaint' section of their website on this link: <https://ico.org.uk/make-a-complaint/>

The relevant section to select will be "Official or Public Information".

---

From: [REDACTED]  
Sent: 29 November 2022 08:54  
To: Strategic Planning Consultations  
Subject: FW: 2022 Stafford Borough Local Plan 2020-2040 Preferred Options consultation - RESPONSE - SELF BUILD  
Attachments: 2022 Stafford Borough Local Plan 2020-2040 Preferred Options consultation - RESPONSE - SELF BUILD.docx

---

From: Sue Bramall [REDACTED]  
Sent: 28 November 2022 20:22  
To: [REDACTED]  
Cc: [REDACTED]  
Subject: 2022 Stafford Borough Local Plan 2020-2040 Preferred Options consultation - RESPONSE - SELF BUILD

Dear [REDACTED]

2022 Stafford Borough Local Plan 2020-2040 Preferred Options consultation - RESPONSE - SELF BUILD

Please find our consultation response on the lack of encouraging Housing policies related to self-build/custom build in the proposed draft plan for Stafford 2020-2040.

The proposed policy is very disappointing, given that:

- there is a national policy to *encourage* self-build/custom build;
- there would be significant benefit to the local economy; and
- it would add to the attractiveness of the borough for inward investment.

Yours sincerely

*Sue*

Sue Bramall

## Stafford Borough Local Plan 2020-2040: Preferred Options consultation

### DRAFT RESPONSE – SELF BUILD HOMES

By email to [SPPconsultations@staffordbc.gov.uk](mailto:SPPconsultations@staffordbc.gov.uk)

## HOUSING POLICY

### Self-build/ Custom build homes

“The government strongly believes that self and custom build housing can play a crucial role - as part of a wider package of measures - in securing greater diversity in the housing market, increasing overall supply and helping to deliver the homes people want.”

<https://www.gov.uk/government/publications/government-response-to-the-independent-review-into-scaling-up-self-build-and-custom-housebuilding/independent-review-into-scaling-up-self-build-and-custom-housebuilding-government-response>

However, the planning team at Stafford seem determined to ignore this policy, and shows no desire to meet the government objective to “harness the drive and creativity of families and individuals, empowering them to bring forward quality homes designed for how they live their lives.”

The concept of “Self-build” or “Custom Build” is barely mentioned in the draft plan for Stafford.

The policy which does mention it on Page 86 is as follows:

*P 86 - On the following sites: Meecebrook, Land at Ashflats, Stafford; Land at Marlborough Road, Stone; Land East of Oakleigh Court, Stone; and Land east of Stafford Road, Gnosall plots equivalent to 1% of all dwellings comprised in the development shall be made available to self or custom builders as serviced plots at reasonable market rates. Any such plots which remain unsold having been marketed for a period of at least 24 months may revert to delivery through conventional means*

It appears to be mainly restricted to a small number of large developments which will undoubtedly be acquired by the big housebuilders, who will be reluctant to part with land. The policy is likely to incentivise developers to price plots too high for 24 months, and then absorb into their original plans.

Such plots will hardly create an opportunity for “grand designs” which need larger plots.

Looking at the delivery timescale and the scale of such plots, only a handful of plots (4 ½) are being encouraged in the short term:

	<b>Timeframe</b>	<b>1% of homes proposed</b>
Meecebrook,	The site won't be available for 10-15 years. SOURCE: SHELAA 2022	<b>Not included as not likely to be approved in the near future.</b>
Land at Ashflats, Stafford;	Available: The area of the site not in the flood zone and within the Stafford Borough boundary is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.	3.14 (proposed 314 homes)

Land at Marlborough Road, Stone;	Search of SHELAA for “Marlborough Road” yields no results	None found
Land East of Oakleigh Court, Stone;	The area of the site not in the flood zone is potentially developable based on the compliance with Policy C5 of the Local Plan and Paragraph 72 of the NPPF.	1.35 (proposed 135 homes)
Land east of Stafford Road, Gnosall	If this is Land at Bank Top Garage, Stafford Road, Gnosall, Staffs, ST20 0EU Status is deliverable.	0.09 (proposed 9 homes)
TOTAL		4.49

The Council states (about the self-build register) that; “The information gathered will help us to find out more about the demand for custom and self-build plots in the Borough of Stafford, where people would like their plot to be and the type of dwelling that they would like to build.”

The council claims to be:

- “reviewing land to see if any plots are available and suitable for self-build and custom housebuilding;
- engaging with landowners who own sites that are suitable for housing and encouraging them to consider self-build and custom housebuilding;”

However, there is no consideration within the SHELAA 2022 of whether any site could be suitable for self-build. We have not seen any evidence of engagement with people who are on the self-build register, or landowners with small scale sites in the SHELAA.

Small rural infill plots often sit in a no-mans-land between ‘isolated’ and ‘sustainable’. Allowing a small number of these to be developed by local people – by introducing a local connection criteria - would be far more sustainable than tarmacking over top grade agricultural land as proposed by the planners at MeeceBrook.

We have heard many stories of people contacting the council planning team for pre-application advice on rural developments who have been told they will never get permission. The effects of this arbitrary blanket ban can be seen by the low number of completions in the rural areas – at a time when there is a rural housing crisis.

	<b>Net completions in Rural area from Land for New Homes report</b>
2020-21	17
2019-20	18
2018-19	55
2017-18	16
2016-17	54
2015-16	89
2014-15	87
2013-14	107
2012-13	118

There is no justification for this blanket ban. There is no public outcry or frequently expressed concern about small scale rural developments, especially for local people. While these will not solve the rural housing crisis for young people, it will release properties at the top of the housing ladder which will at least help keep the property market moving.

### **This policy is not driven by residents of the borough**

The plan policy relies on the fact that the borough does *not* have to provide self-build plots where people on the self-build register request. How peculiar, when there were plots put forward in the SHELAA which could very well meet the needs and desires of this group.

Why ignore the site requirements put forward via the self-build register, in favour of an arbitrary policy such as Meecebrook which has no local support?

Where is the analysis of the requirements identified via the self-build register?

There is no analysis of the number of self-build or custom build projects which have:

- Received planning permission; or
- Been completed.

There is no comparison of the 'preferred locations' with the sites submitted in the SHELAA. The planning team prefer to rely on the excuse that they are not obliged to provision sites in the locations requested.

This is reasonable in locations where no site has been put forward. But should not represent a blanket-ban on all developments where sites have been submitted in the call for sites.

If the planners were to take a positive approach, in line with government policy to encourage self-build / custom build – and if they could be bothered to compare the locations requested with the sites suggested in the SHELAA, then c65 self-build projects could be facilitated - easily meeting their obligations. More importantly, such homes stand a greater chance of being built if they are in a location where someone actually wishes to live and build a home.

<b>Location of interest on the self build register</b>	<b>Sites requested on self build register</b>	<b>Sites in SHELAA</b>	<b>Alternative Postive approach</b>
Abbots Bromley	1	None	
Barlaston	2	Several	2
Bishops Offley	2	None	
Bradley	1	None	
Brewood & Penkridge	0	None	
Brocton / Milford / Bradley	4	Several	4
Burston/Sandon	1	Several	1
Cranberry	1	One site	1
Codsall, Coven,	1	None	
Derrington	2	One site	2
Eccleshall	16	Several	16
FairOak	1	One site	1
Gnosall	2	Several	2
Haughton	1	Several	1
Haywoods	2	Several	2
Hixon	1	Several	1

Hopton	1	Several	1
Oulton	1	One site	1
Ranton	1	One site	1
Rugeley	1	One site	1
Salt	3	One site	3
Shebdon	0	One site	-
Slindon	1	One site	1
Stafford	8	Several	8
Stafford & surrounds	5	Several	5
Stone	9	Several	9
Weston	1	Several	1
Woodseaves	0	Several	-
Yarnfield	1	Several	1
No preference/ Multiple villages	11	Several	
Other			
<b>TOTAL (greater than 73 due to suggestion of multiple sites)</b>	<b>81</b>		<b>65</b>

## ECONOMIC POLICIES - Large sites squeeze out small builders

From an economic perspective – large housing developments squeeze out solo or small builders who cannot afford the delay or legal costs associated with obtaining any planning permission.

While the Stafford BC draft plan claims to have an objective of “A prosperous and attractive borough” it does not encourage prosperity – making no provision for largish sites to accommodate any “grand designs” custom-build homes, and might be sought after by entrepreneurs or senior executives looking at sites for inward investment.

Despite being the County town, Stafford seems embarrassed or uncomfortable to promote affluent architect designed-homes – unlike other boroughs like Shropshire and Cheshire who welcome the investment and the addition of high-quality housing stock!

Unfortunately, Stafford BC has a reputation for “just saying no!” to self-build in rural areas, and in doing so, the council is depriving the local economy of significant levels of investment into the local economy: architects, builders, tradespeople, interior design, white goods, furnishings etc.

The approach is short-sighted, for the teams brought in by national housebuilders are skilled at avoiding their community duties and leave sites full of problems, without needing to worry about their local reputation.

“The average property now comes with as many as 157 defects, up 96% from 80 in 2005, according to specialists BuildScan” Source: <https://www.thisismoney.co.uk/money/mortgageshome/article-10258569/Our-new-build-nightmare-New-homes-average-157-defects.html>

## Best practice elsewhere

East Devon Council provide a good model to follow in its monitoring report.

<https://eastdevon.gov.uk/media/3723984/self-build-monitoring-report.pdf>

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From: Sue Bramall [REDACTED]  
Sent: 08 December 2022 21:16  
To: SPP Consultations  
Subject: Sewage Discharge into the River Sow 2021  
Attachments: Severn Trent Sewage v2021 stats.pdf

Please add this to the evidence base for the Draft Local Plan

Thank you

*Sue*

Sue Bramall  
Berners Marketing  
[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Member of the International [Law Consultancy Network](#)

Registered office: [REDACTED]  
Company registration number: 5159381 VAT 841 6060 48

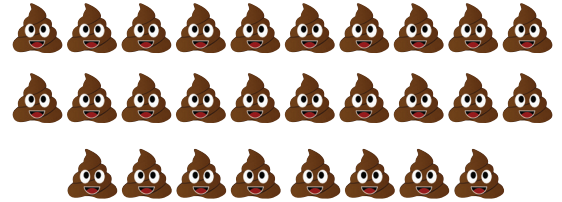
# How many hours per week is sewage being discharged near Stone & Eccleshall

## Eccleshall - Sturbridge



average 30 hours per week into the River Sow in 2021

## Stone - Pirehill



average 28 hours per week into the River Trent in 2021

## Stone - Newcastle Road



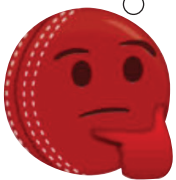
average 4 hours per week into the River Trent in 2021

## Stone - Aston



no sewage discharge into the River Trent in 2021

I wonder?



**Eccleshall**  
Cricket Ground

**Not monitored**

**Eccleshall**  
Stone Road

**Not monitored**

**Swynnerton**  
No. 1 and No. 2  
Pumping stations

**Not monitored**

Latest figures from: TheRiversTrust.Org in 2021

Find out more at:  
[TheRiversTrust.org](http://TheRiversTrust.org)





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From: Preferred Options Consultation [REDACTED]  
Sent: 09 December 2022 05:19  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Kirsten Branson**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Site Allocation Policies**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **Yes**

Comments: **STAFFMB03** - I am fully supportive of this development 'Ashflats' . South Stafford is currently lacking in new housing developments, I am aware of the huge development at the North end of the town as well as the one in the centre, but this particular development would benefit the amenities south of the town bringing new business and money into the area. It is close to the motorway network for commuters to go both north and south in the country aswell as being only a reasonable distance from the train station and on a good bus route to other major towns. Due to the location there would be little possibility of further developments in this area due to the boundaries. I am personally aware of people who have wanted to buy new houses in this area but the lack of has meant they have looked elsewhere. The benefits the development would bring include a boost to the towns economy, jobs and it will attract a variation of young and older generations.

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Yes**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## Economy Policies

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

## Design and Infrastructure Policies

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## Environment Policies

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## Connections

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## Evidence Base

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

**General Comments:**

**No reply**

---

From: Preferred Options Consultation [REDACTED]  
Sent: 02 December 2022 20:55  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Victoria bromley**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Vision and Objectives**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? No reply**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **No reply**

Comments: **No reply**

Policy 2 (Settlement Hierarchy): **No reply**

Comments: **No reply**

Policy 3 (Development in open countryside): **No reply**

Comments: **No reply**

Policy 4 (Climate change and development requirements): **No reply**

Comments: **No reply**

Policy 5 (Green Belt): **No reply**

Comments: **No reply**

Policy 6 (Neighbourhood plans): **No reply**

Comments: **No reply**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **I disagree with building on green belt countryside . I think this is wrong for our environment and has been very poorly thought out . There is no infrastructure to support this huge development and a total lack of thought and consideration to nearby towns and villages . There is not the road / rail infrastructure to support a development this size . The school in eccleshall is a relatively newly built school And has already had to have an extension and still isn't really big enough. It's expected that people who live on this development will "exists" on the development - but this is naive . There isn't the transport , jobs to support this development of this size.The sewage system and services are not readily available at this site - the environmental impact of this is huge . I think other brownfield sites should be considered in Stafford - where the environmental impact will be less . Once our green belt countryside is gone it's gone forever . Yet there are other sites which need investment and rebuilding which would be the common sense approach .**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## Economy Policies

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

## Design and Infrastructure Policies

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## Environment Policies

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## Connections

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## Evidence Base

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

**General Comments:**

**No reply**



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From: Preferred Options Consultation [REDACTED]  
Sent: 09 December 2022 11:31  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Caroline Brooke**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Vision and Objectives**

### **Vision and Objectives**

**Q1** - Which 3 are most important to you? **No reply**

### **Development Strategy and Climate Change**

**Q2** - Do you agree with each of the policies in this chapter?

Policy 1 (Development Strategy): **No reply**

Comments: **No reply**

Policy 2 (Settlement Hierarchy): **No reply**

Comments: **No reply**

Policy 3 (Development in open countryside): **No reply**

Comments: **No reply**

Policy 4 (Climate change and development requirements): **No reply**

Comments: **No reply**

Policy 5 (Green Belt): **No reply**

Comments: **No reply**

Policy 6 (Neighbourhood plans): **No reply**

Comments: **No reply**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **The local infrastructure cannot support the traffic in the area already. Eccleshall is constantly backed up with traffic. We live in Chebsey and access is via single track lanes. I fear that individuals would try to cut through Chebsey to avoid the traffic in Eccleshall leading to dangerous conditions in our village. There are no footpaths and therefore we would be at greater risk of being injured with an increased traffic flow. Chebsey is a conservation area and I can't see that increasing the traffic flow through the village is in keeping with that fact. I have a young family and I am very concerned about the increase in traffic.**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No**

Comments: **No reply**

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

Comments: **No reply**

**General Comments:**

**No reply**

---

From: Preferred Options Consultation [REDACTED]  
Sent: 11 December 2022 21:29  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Lewis brooke**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **Local roads already at peak capacity during peak times. Smaller rural roads are not suitable to support commuter traffic. Better transport links, services, shops are not always required in some of the smaller villages, the growth linked to these services leads to larger settlements which defeats the decision to live in a rural village for some. The site suggested would eclipse Eccleshall and be more akin to the size of Stone. This does not support natural growth, as mentioned earlier in a cabinet meeting, reducing Staffordshires status as a rural county based on the suggested site. The focus on the creation of a garden community, at the expense of housing development in existing settlements, threatens the growth and sustainability of rural communities. There will be no adequate passenger usage for the entire period of the Local Plan to 2040 to justify a new station, and at the same time, unless the station is built by 2031, the Meecebrook Plan does not have adequate road provision for car and other journeys to handle the growing need as Meecebrook grows to 3,000 dwellings by 2040. The Meecebrook option should have addressed these forecasts prior to being selected as a preferred option, and these constraints must be addressed in order for Meecebrook to be considered viable. Meecebrook's development is approximately half located within Chebsey Parish. Chebsey as a village is a designated conservation area and has a risk of settlement coalescence with Meecebrook. The Meecebrook Plan does not sufficiently address this risk. It is noted that other designated options have a negligible risk of settlement coalescence with a conservation area village. The risk of building a large development on land where rainfall runs into recognised flood risk areas such as the River Sow and the Meecebrook. Eccleshall's sewage and drainage capacity is inadequate to current need. The Meecebrook site would have been an improved proposal if the MOD site had been included and the M6 junction allowed. Once these factors were removed from the proposal, the Meecebrook site became an inadequate contributor to the housing requirements, and other options should be re-examined in a favourable light. The designation of Meecebrook as the preferred option is not supported by a robust initial evidence base, and further evidence is lacking and should have been completed before the selection of a preferred option was made. Little consideration made to green belt and conservation areas.**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

## **General Comments:**

**No reply**



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From: Preferred Options Consultation [REDACTED]  
Sent: 11 December 2022 20:33  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Joy and Trevor Broughton**

Email: [REDACTED]

**Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

**Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

**Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3 - Do you agree with proposed new garden community: No**

**Comments: You will be destroying very good farming land which we may need in years to come as we need to become a more self sufficient country, as for example the war in Ukraine is proving. All the years the farmers have worked hard to improve the land to a good quality for growing crops and grazing animals will be for nothing. We will also be losing more woodlands, as we are already losing woodland and farming land to HS2 in this area. All parties say they will replace any woodland lost, which does not completely solve the problem, as these are old established woods not brand new ones. And while HS2 do seem to be replacing some of the woods they have destroyed they are not doing a very good job, will you do any better? As residents of the immediate area we know the roads are not up to more traffic, we have seen a big difference in road conditions since all the new houses in both Yarnfield and Eccleshall have been built. Also to be considered is, an accident on the M6. Our roads are horrendous with traffic leaving the motorway at J14/15 and vice, versa to avoid the hold ups. We have also followed and been a passenger in cars with drivers who are not confident on country roads that are narrower and unlit, unlike main A roads, they are dangerous, driving in the middle of the road, keeping their main beam on blinding oncoming drivers, slowing to 15 / 20 mph night time and day time when there is oncoming traffic I personally have worked in the community on two carer calls. Most of my colleagues were from Stoke - on - Trent area. Once we joined the country roads the majority of my colleagues became completely different drivers. Dropping to 20mph, leaving the main beam on, said they could not see without it, slowed down to about 5mph when a car came from the opposite direction, e.g what is a 15 minute trip took almost one hour. Yet in town or on the dual carriageway they were confident drivers. This is very dangerous for them plus local road users and annoying when you are following them. With a housing project as big as this, one car per house is 6,000 more cars, not many homes these days have one car so it will obviously be more than that, if we say only a fraction of those drivers are not confident on country roads it is a fraction to many for safety. The services in our area have already been impacted with the new builds of the last few years, doctors, schools etc, we will not cope with more. I know you have said you will be building more on the garden project, but when will they be built, if it is in the middle or towards the end of the project our present services will have to cope with the additional people in the meantime, which is asking to much. Public transport is practical none existant, what we do have will not get you to work and back, out for the evening etc. Again I know you are hoping to have a train station, but trains do not go in all directions so do not necessarily help for getting to work or visit relatives etc and if there are any problems with the trains you have no backup. You say the project will create local jobs. I am looking into the future, to when the project is finished, what jobs have you created? A school, a doctors surgery maybe a shop or two, and an industrial estate so let's say 500 jobs, for 6,000 homes the maths does not work. This will mean travelling quite some miles to work for 5,500 homes, are we not supposed to be taking care of the environment? We do actually have enough industrial estates in this area already, considering this is meant to be the country side. We do not see how this is Stafford Borough Council doing their part in contributing to reducing damage to the environment. I am also concerned about flooding. In the past few years our road has flooded every year. This has only happened on a regular basis since the new builds in the area. Therefore I do wonder if more housing will make matters worse. Could the council not look at unused industrial estates and unused buildings in and around Stafford first. You have all the amenities there already. You have better roads**

already. We appreciate not all new builds can be in the town, but we are talking about areas and buildings already there, just going to waste, encouraging vandalism, drink and drug abuse, spoiling the lives of local residents. If you wish to help your community would this not be a better place to start?

## Site Allocation Policies

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

## Site Allocation Policies (continued)

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## Economy Policies

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

## **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

## **General Comments:**

**We have only answered to the plans for Meecebrook garden settlement, as we did not realise we would be asked to comment on other plans, we do not have enough information to address an other plans**

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**From:** Preferred Options Consultation [REDACTED]  
**Sent:** 11 December 2022 19:38  
**To:** Strategic Planning Consultations  
**Subject:** Preferred Options Consultation - Submitted Response

Full name: **Andrea Brown**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

### **Vision and Objectives**

**Q1** - Which 3 are most important to you? **Not asked**

### **Development Strategy and Climate Change**

**Q2** - Do you agree with each of the policies in this chapter?

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## Meecebrook Garden Community

**Q3** - Do you agree with proposed new garden community: **No**

Comments:

10th

December 2022 Stafford Borough Council Riverside Stafford ST16 3AQ Local Plan 2020-2040 Dear Sirs, With reference to the consultation for the Local Plan. I wish to oppose the proposed Garden Community of Meecebrook for the following reasons: • Building should not be permitted on the green belt. Prime farming land is a commodity that we cannot replace and is a diminishing asset. This, at a time when there should be a need to be more self sufficient and to maximise our UK food production. • Change of character and urban sprawl. The proposed community would create urban sprawl between Stone and Eccleshall, create congestion within Eccleshall and Stone and impact on the character of the two small towns and the surrounding rural area. • Congestion on all the surrounding roads, many of which are minor rural roads, leading to an increase in accidents. • An enormous increase of pressure on existing local services especially the hospitals of Stafford and Stoke. In my view, the Borough Council should develop housing within Stafford town centre and brown sites in the urban areas before eliminating our prime farming land. Yours sincerely, Andrea Brown

## Site Allocation Policies

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No**

Comments:

10th

December 2022 Stafford Borough Council Riverside Stafford ST16 3AQ Local Plan 2020-2040 Dear Sirs, With reference to the consultation for the Local Plan. I wish to oppose the proposed development of Woodseaves for the following reasons: • The Woodseaves Neighbourhood Plan Committee spent considerable time and effort providing a plan for Woodseaves which allowed for infill development within the village settlement boundary. The Borough Council dismissed the plan so as to ensure more extensive developments to suit their targets without any consideration for the character or the village or the people and businesses in Woodseaves. • Woodseaves is a small village with one overcrowded primary school, a village hall, one very small shop/post office, a public

house, a sewage works which doesn't function and an infrequent bus service. Woodseaves is not a large settlement like Gnosall or Eccleshall with the correct local services and infrastructure already in place. I consider that Woodseaves should not be placed in the Tier 4 settlement hierarchy but in Tier 5. • Building should not be permitted on the green belt. Prime farming land is a commodity that we cannot replace and is a diminishing asset. This, at a time when there should be a need to be more self-sufficient and to maximise our UK food production. • At present there are approximately 450 homes in Woodseaves. If the plan of 125 homes is proved this will be an increase of 30% which would possibly lead to a 60% increase in vehicles within a very rural community which would be extremely dangerous on narrow lanes. • Change of character. A development of 125 houses would dramatically change the character of the village. • Of the 125 proposed homes, ALL are outside of the settlement boundary where 88 are in a large block (HIG13) and another 25 (HIG10) are in a smaller block. • Congestion on all the surrounding roads, many of which are minor rural roads, leading to an increase in accidents. • This type of development would put enormous increase of pressure on existing local services especially the doctors at Gnosall and Eccleshall, the hospitals of Stafford and Stoke and the local schools. In my view, the Borough Council should develop housing within Stafford town centre and brown sites in the urban areas before eliminating our prime farming land. Yours sincerely, Andrea Brown

### Site Allocation Policies (continued)

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

### Economy Policies

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

### Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

## **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

## **General Comments:**

**10th**  
**December 2022 Stafford Borough Council Riverside Stafford ST16 3AQ Local Plan 2020-2040 Dear Sirs, With reference to the consultation for the Local Plan. I wish to oppose the proposed development of Woodseaves for the following reasons: • The Woodseaves Neighbourhood Plan Committee spent considerable time and effort providing a plan for Woodseaves which allowed for infill development within the village settlement boundary. The Borough Council dismissed the plan so as to ensure more extensive developments to suit their targets without any consideration for the character or the village or the people and businesses in Woodseaves. • Woodseaves is a small village with one overcrowded primary school, a village hall, one very small shop/post office, a public house, a sewage works which doesn't function and an infrequent bus service. Woodseaves is not a large settlement like Gnosall or Eccleshall with the correct**



local services and infrastructure already in place. I consider that Woodseaves should not be placed in the Tier 4 settlement hierarchy but in Tier 5. • Building should not be permitted on the green belt. Prime farming land is a commodity that we cannot replace and is a diminishing asset. This, at a time when there should be a need to be more self-sufficient and to maximise our UK food production. • At present there are approximately 450 homes in Woodseaves. If the plan of 125 homes is proved this will be an increase of 30% which would possibly lead to a 60% increase in vehicles within a very rural community which would be extremely dangerous on narrow lanes. • Change of character. A development of 125 houses would dramatically change the character of the village. • Of the 125 proposed homes, ALL are outside of the settlement boundary where 88 are in a large block (HIG13) and another 25 (HIG10) are in a smaller block. • Congestion on all the surrounding roads, many of which are minor rural roads, leading to an increase in accidents. • This type of development would put enormous increase of pressure on existing local services especially the doctors at Gnosall and Eccleshall, the hospitals of Stafford and Stoke and the local schools. In my view, the Borough Council should develop housing within Stafford town centre and brown sites in the urban areas before eliminating our prime farming land. Yours sincerely, Andrea Brown

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From: Preferred Options Consultation [REDACTED]  
Sent: 08 December 2022 10:44  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **David John Brown**

Email: [REDACTED]

**Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

**Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

**Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **As part of the governments commitment to levelling up housing and employment developments should be targetted at areas of need and meet the, currently, unmet needs of the population; particularly those most disadvantaged. So affordable housing, employment, education and healthcare and areas of high, and in some cases critical, importance for many. Further, as has been highlighted by the war in Ukraine, there is a need to enhance food security and reduce demand for fuel. The proposed Meecebrook development is about owner occupation and employment that can be done from home. This goes nowhere near to meeting the needs of the homeless of Stafford Borough nevermind the homeless across the county, nor does it address the employment needs of Stafford Borough nor of the county. It will inevitably increase demands for fuel, put pressure on existing infrastructure, and take good agricultural lands out of use. There is a need of affordable housing and employment but they should be developed on the great many brownfield sites that are in and around arfeas of demand for affordable housing and employment. It behoves SMBC to qork startegically within the county wth other district councils to do that and not embark on grandiose schemes for the already hot5used and employed. The areas of Canock and Brownhills, Stoke and Newcastle and Burton all spring to mind as areas of significant deprivation and in need of long term investment.**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No**

Comments: **As stated above SMBC needs to work strategically with other districts in the county and untary to address unmet needs. Wherefe there is a need for affordable housing in the borough it can be met on exiting sites in existing settlements.**

Policy 10 (West of Stafford): **No**

Comments: **As above at 9**

Policy 11 (Stafford Station Gateway): **No**

Comments: **I have ticked no because the station gateway needs rethinking to address unmet need for affordable housing together with employment opportunities for those who are on benefits and or in low waged and insecure employment.**

Policy 12 (Other housing and employment land): **No**

Comments: **The vital argricultural land of the borough does not need yet more massive shed developments such as is growing between the M6 North Junction and the A34. It needs the town centre revitalising with shops that will bring people into the town and will be of use to the citizens of the town. English Heritage have, rightly, declared the town centre to be at risk. What it dosen't need is another, developer led, initiative. It needs low key investment in the plethora of empty premises to enable local people to develop local**

shops to serve the towns population. The loss of the Guildhall shopping centre highlights the need to avoid such large scale initiatives in favour of small and deliverable.

## Site Allocation Policies (continued)

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No**

Comments: **All existing agricultural land and green spaces should be declared no go zones for any development. The borough should be committed to only using brownfield sites and or repurposing existing buildings to meet local needs for affordable housing and employment.**

Policy 14 (Penk and Sow): **No**

Comments: **As above at 13**

Policy 15 (Stone Countryside): **No**

Comments: **As above at 13**

## Economy Policies

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

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **Yes**

Comments: **Subject to my comments above**

## Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No**

Comments: **The only housing that should be permitted is for affordable housing until the need for such housing is met. In addition the council should ensure that existing social housing and infrastructure is properly maintained to a high standard. Finally the council should use its powers to the full to ensure that private landlords provide housing that meets the decent homes standard as a minimum and remains a safe and long term accommodation option for those that can afford it.**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Yes**

Comments: **The borough also needs to work with the Gypsy and Traveller communities to ensure the provision of safe short and long term pitches to support the actual need and to not bow down to the prejudices that appear to exist towards these communities.**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **Yes**

Comments: **No reply**

## **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Environment Policies**

**Q12** - Do you agree with policies? **Yes**

Comments: **But see my comments above about agricultural and green spaces**

## **Connections**

**Q13** - Do you agree with policies? **No**

Comments: **Every effort should be made to reduce car use and increase the use of public transport. This means that busses and trains need to be frequent, affordable and reliable. Therefore park and ride sites should be developed at both motorway junctions, Norton Bridge station should be brought back into use with decent bus services for the local settlements and roads should be safe for walkers and cyclists. Stafford town used to have a thriving bus station in the Market square bringing people to work and to the shops and taking them home again. It is, in my view, not a coincidence that the loss of that amenity led to the gradual decline of the town centre.**

## **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No**

Comments: **I very much doubt it. In my view much of the supporting evidence has been selected to make a case for the plan rather than to challenge the plan. I know from my own experience working in a housing department of a metropolitan borough council that evidence is selected that supports wider council political objectives rather than address the needs of the population. The siting of new affordable housing and of Gypsy and Traveller sites being just two examples where developments did not support the identified needs to the relevant sections of the population.**

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

Comments: **I think there needs to be an informed dialogue with those people who currently to not have their needs met such as the homeless and poorly housed and the unemployed and low waged about what their needs are and how they can be met. The relatively affluent, such as myself, can meet our own needs without grandiose village developments sponsored by the council.**

## **General Comments:**

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 11 December 2022 23:37  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Paul brown**

Email: [REDACTED]

**Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Environment Policies**

**Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

**Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Not asked**

Comments: **Not asked**

Policy 10 (West of Stafford): **Not asked**

Comments: **Not asked**

Policy 11 (Stafford Station Gateway): **Not asked**

Comments: **Not asked**

Policy 12 (Other housing and employment land): **Not asked**

Comments: **Not asked**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Not asked**

Comments: **Not asked**

Policy 14 (Penk and Sow): **Not asked**

Comments: **Not asked**

Policy 15 (Stone Countryside): **Not asked**

Comments: **Not asked**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **Not asked**

Comments: Not asked

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and

forestry development, tourism development and canals. Do you agree? **Not asked**

Comments: **Not asked**

## Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **Not asked**

Comments: **Not asked**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Not asked**

Comments: **Not asked**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **Not asked**

Comments: **Not asked**

## Design and Infrastructure Policies

**Q11** - Do you agree with policies? **Not asked**

Comments: **Not asked**

## Environment Policies

**Q12** - Do you agree with policies? **Yes**

Comments: **I accept some of the policies, but the Council undermines it's own policies by deluding itself that these developments will not destroy habitat or create more pollution, and drainage problems. Where is the evidence that this level of housing development is actually needed?**

## Connections

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## Evidence Base

**Q14** - Have we considered all relevant studies and reports? **No**

Comments: **You have not considered the emerging requirement for Food Impact Assessments as the Government adjusts it's Food Security strategy in response to the war in Ukraine and the rising costs affecting domestic food production, which is dealing with input inflation of 30 to 40%. To contemplate removing so much land from agricultural food production at this time is irresponsible. The Prime Minister himself quoted to Farmers' Guardian, 'Our Farmers are the lifeblood of our nation. Recent events have highlighted the importance of food security and domestic production, and it is thanks to our farmers that we have a high degree of self-sufficiency in the UK.. That is why I have set out that I would maintain and boost domestic food production through a new UK food security target.'**



**(Farmers Guardian, August 12, 2022)**

**Q15** - Do you think there is any further evidence required? **No**

Comments: **No reply**

**General Comments:**

**No reply**

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From: [REDACTED]  
Sent: 11 December 2022 18:48  
To: Strategic Planning Consultations  
Subject: FOA [REDACTED]

Erection of 150 dwellings on land south of Stafford Rd. GNOSALL. O.S Ref 383406  
The proposal comprises a substantial residential development of a greenfield site outside Residential Development Boundary in the adopted Stafford Borough Local Plan 2001 and outside the Key Service Village of Gnosall in the emerging Plan for Stafford Borough. Therefore, the proposal is contrary to Saved Policy HOU3 of the adopted Stafford Borough Local Plan 2001, and due to the scale of the proposal it is also contrary to Spatial Principle 7(b) in the emerging Plan for Stafford Borough. The proposal would necessitate the loss of good quality agricultural land and the proposed development would constitute a significant intrusion into open countryside detracting from the character of the surrounding rural area, contrary to paragraphs 17 and 112 of the National Planning Policy Framework

I would wish to comment on the update of the above planning application which I understand is now for 100 dwellings rather than 150. I am a slight lost to understand why this has now resurfaced as Stafford Borough Council vigorously objected to development on this land in 2014. All the reasons they put forward(which I am sure you know, and I therefore do not need to itemise them here) still apply. Why then has this resurfaced as there has been no increase or improvement in infrastructure in Gnosall and some of our services have depleted with the closure of several of our High Street shops. You cannot fail to be aware of the immense strain and difficulties all health and social care services are under, Our GP surgery struggles and the Pharmacy is virtually overwhelmed the whole time. Difficulties in accessing GP services are well documented and will be further exacerbated by yet more people wishing to register

I refer to the situation regarding the local school in Gnosall- for some bizarre reason, the new school built a few years ago is smaller than the one it replaced and is not in a position to take anymore pupils.

Of major concern is the proposal to change our settlement boundary which was supported by an overwhelming 90% of voters in our referendum. It seems to me that both the Settlement Boundary and our Neighbourhood Plan which we put together a few years ago and with full support are in danger of being changed which would, I think you will agree, be disgracefully undemocratic and make nonsense of taking into account the views of those likely to be affected by yet further development in our village.

I could continue with any number of objections to this proposal but I have no doubt others will put them forward. While I accept the necessity of providing homes for so many who are currently unable to purchase a home of their own, this village has seen really quite substantial development over the last few years. The services and infrastructure Have not been upgraded to accommodate not only the development we already have but yet further new homes.

I thank you for your time and hope this e-mail at a little support to the comments and objections you will already have received.

Yours sincerely

Maxine Buchele MA LLB

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From: Preferred Options Consultation [REDACTED]  
Sent: 11 November 2022 12:18  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Carol Buck**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Development Strategy and Climate Change Response**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **No**

Comments: **Taking too much farming and agricultural land**

Policy 2 (Settlement Hierarchy): **No**

Comments: **Despite road infrastructure and access development of over 300 houses proposed in Ash Flats Lane**

Policy 3 (Development in open countryside): **No**

Comments: **Not enough access or road structure from Ash Flats lane to the A449**

Policy 4 (Climate change and development requirements): **No**

Comments: **Taking agricultural land and open spaces in semi rural location not ideal for the number of dwellings Realistically 2 cars to a dwelling makes at least 500 extra vehicles along country lanes. There is restricted access and visibility from both lanes to the A449 one particularly Barnbank Lane-very close to the railway bridge.**

Policy 5 (Green Belt): **No**

Comments: **This is agricultural land with farms and farm animals cows and sheep that regularly use these fields Also had a bridle path across the fields for walkers**

Policy 6 (Neighbourhood plans): **No**

Comments: **Cannot agree to the provision of all these dwellings in this small green belt area**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No reply**

Comments: **No reply**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and

support home working and small-scale employment uses. Do you agree: **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

### **General Comments:**

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 11 December 2022 12:48  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Sian Buckley**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **No reply**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Contribute to Stafford Borough being net zero carbon by ensuring that development mitigates and adapts to climate change and is future proof., To strengthen our town centres through a quality environment and flexible mix of uses. and To deliver infrastructure led growth supported by accessible services and facilities.**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **No**

Comments: **No reply**

Policy 2 (Settlement Hierarchy): **No reply**

Comments: **No reply**

Policy 3 (Development in open countryside): **No**

Comments: **No reply**

Policy 4 (Climate change and development requirements): **Yes**

Comments: **No reply**

Policy 5 (Green Belt): **Yes**

Comments: **No reply**

Policy 6 (Neighbourhood plans): **No**

Comments: **No reply**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **No reply**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No**

Comments: **No reply**

Policy 10 (West of Stafford): **No**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No**

Comments: **No reply**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Yes**

Comments: **No reply**

Policy 14 (Penk and Sow): **Yes**

Comments: **No reply**

Policy 15 (Stone Countryside): **Yes**

Comments: **No reply**

### **Economy Policies**

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



Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **Yes**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **Yes**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Yes**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

### **General Comments:**

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 11 December 2022 20:15  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Sarah Burgess**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **No reply**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Contribute to Stafford Borough being net zero carbon by ensuring that development mitigates and adapts to climate change and is future proof., To increase and enhance green and blue infrastructure in the borough and to enable greater access to it while improving the natural environment and biodiversity. and To secure high-quality design.**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **No**

**Comments: I think the number of houses is too high and does not give sufficient account of the windfall sites that are likely to come forward. Rather than simply focusing on numbers, I think it is important to focus on the type of houses being built and the housing mix. For example, is there a good mix of housing for single people, families, elderly people, etc? Are developers required to allocate a substantial proportion of homes for affordable or social rent, and are empty homes being brought back into use?**

Policy 2 (Settlement Hierarchy): **No reply**

**Comments: I do not support creating a whole new development on farmland (greenfield land) at Meecebrook, and I don't think the Plan has given sufficient consideration to access and transport. Adding the prefix 'sustainable' to something doesn't necessarily mean that this is in fact the case. The figure of 6,000 houses eventually envisaged at Meecebrook is not backed up by evidence showing that this level of development is required or the loss of**

**countryside and farmland that will result is required.**

Policy 3 (Development in open countryside): **Yes**

**Comments: I would prefer that open countryside should remain so and only used for development as an absolute last resort. I am concerned that the criteria for what constitutes a rural exception site may be open to interpretation.**

Policy 4 (Climate change and development requirements): **Yes**

**Comments: There is real potential here to ensure that new buildings as as energy-efficient and well-insulated as possible from Day 1 given the climate crisis and cost of living crisis.**

Policy 5 (Green Belt): **Yes**

**Comments: I am worried that "very special circumstances" can be subjective and open to interpretation, especially by planning barristers.**

Policy 6 (Neighbourhood plans): **Yes**

**Comments: No reply**

## **Meecebrook Garden Community**

**Q3 - Do you agree with proposed new garden community: No**

**Comments: I don't think this level of development - eventually up to 6,000 houses - is justified, particularly on agricultural land. I don't think that full consideration has been given to access, public transport, rail, and infrastructure in general, that such a large new development would require.**

## **Site Allocation Policies**

**Q4 - Do you agree with the proposed allocations?**

Policy 9 (North of Stafford): **Yes**

**Comments: Not so much I agree with it, but more it seems to have already been decided in previous Local Plans and Masterplans. The proposed new infrastructure such as schools is welcome, as is the range of housing types to cater for an ageing population (I hope there is also consideration for the large proportion of people who live on their own).**

Policy 10 (West of Stafford): **Yes**

**Comments: Again, not so much I agree with it, more it seems to be a done deal. The proposed new infrastructure such as schools is welcome, as is the range of housing types to cater for an ageing population (I hope there is also consideration for the large proportion of people who live on their own).**

Policy 11 (Stafford Station Gateway): **Yes**

**Comments: I support the principle of brownfield development in this area, as it is close to the town centre and railway station. It is thus potentially a good sustainable location. However, there needs to be more consideration of the impact on wildlife habitats and green**

## infrastructure.

Policy 12 (Other housing and employment land): **No**

Comments: **I don't agree with the greenfield housing allocations in Stone, Ashflats (south of Stafford) and in the villages of Gnosall and Woodseaves, due to the loss of countryside and agricultural land. Gnosall in particular has seen a substantial amount of development in recent years.**

## Site Allocation Policies (continued)

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Yes**

Comments: **No reply**

Policy 14 (Penk and Sow): **Yes**

Comments: **No reply**

Policy 15 (Stone Countryside): **Yes**

Comments: **No reply**

## Economy Policies

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **Yes**

Comments: **No reply**

## Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No**

Comments: **I think it should be more ambitious and require new developments to include a higher proportion of affordable and social housing.**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Yes**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **Yes**

Comments: **No reply**

## Design and Infrastructure Policies

Q11 - Do you agree with policies? **Yes**

Comments: **No reply**

## Environment Policies

Q12 - Do you agree with policies? **Yes**

Comments: **No reply**

## Connections

Q13 - Do you agree with policies? **No**

Comments: **Cycling provision in the borough is often sporadic and poorly thought out. Cycle lanes are often stop-start in nature, have cars parked on them (whether on road or off road), create conflict with pedestrians by taking away pavement rather than road space, and generally are not continuous enough to enable people to get around the borough exclusively on segregated cycle lanes. This really needs to improve in the next Local Plan period. Some new developments, particularly the Gateway development, could reduce the number of car-parking spaces provided for residents. Although a lot of reference is made to "sustainable" locations where residents can use public transport, it always seems to be assumed that they will all also have one or two cars per household.**

## Evidence Base

Q14 - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

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

Comments: **I would like to see more reference to up-to-date housing projections and the 2021 census.**

## General Comments:

**No reply**

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From: Luke Burns [REDACTED]  
Sent: 11 December 2022 14:43  
To: Strategic Planning  
Subject: 2020 2040 strategic development plan

Dear Sir, Madam,

I would like to take this opportunity to offer my support to the Local Plan, especially with regards to the new Meecebrook development, which seems an excellent development to support the required housing development in our area.

However, I would like to object to Policy 30: Gypsy and Traveller Accommodation and request the proposed site for 'at least' ten pitches adjacent to the A518 near Gayton is deleted from the preferred options. I contest that the site does not meet the criteria of Policy 30 Point B 1,2,3,4, and 5.

Many thanks in advance for your consideration.

Kind regards,  
Luke Burns

[REDACTED]

Sent from my iPhone

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From: Preferred Options Consultation [REDACTED]  
Sent: 01 December 2022 10:30  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Matthew Burslem**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **General Comments**

### **Vision and Objectives**

**Q1** - Which 3 are most important to you? **Not asked**

### **Development Strategy and Climate Change**

**Q2** - Do you agree with each of the policies in this chapter?

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**



Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Not asked**

Comments: **Not asked**

Policy 10 (West of Stafford): **Not asked**

Comments: **Not asked**

Policy 11 (Stafford Station Gateway): **Not asked**

Comments: **Not asked**

Policy 12 (Other housing and employment land): **Not asked**

Comments: **Not asked**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Not asked**

Comments: **Not asked**

Policy 14 (Penk and Sow): **Not asked**

Comments: **Not asked**

Policy 15 (Stone Countryside): **Not asked**

Comments: **Not asked**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **Not asked**

Comments: Not asked

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and

forestry development, tourism development and canals. Do you agree? **Not asked**

Comments: **Not asked**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **Not asked**

Comments: **Not asked**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Not asked**

Comments: **Not asked**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **Not asked**

Comments: **Not asked**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Environment Policies**

**Q12** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Connections**

**Q13** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **Not asked**

Comments: **Not asked**

**Q15** - Do you think there is any further evidence required? **Not asked**

Comments: **Not asked**

### **General Comments:**

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 11 December 2022 18:57  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Peter Buswell**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: **Prefer not to say / not applicable**

Added to database: [REDACTED]

Topics (Contents page): **Housing Policies**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Not asked**

Comments: **Not asked**

Policy 10 (West of Stafford): **Not asked**

Comments: **Not asked**

Policy 11 (Stafford Station Gateway): **Not asked**

Comments: **Not asked**

Policy 12 (Other housing and employment land): **Not asked**

Comments: **Not asked**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Not asked**

Comments: **Not asked**

Policy 14 (Penk and Sow): **Not asked**

Comments: **Not asked**

Policy 15 (Stone Countryside): **Not asked**

Comments: **Not asked**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **Not asked**

Comments: Not asked

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and

forestry development, tourism development and canals. Do you agree? **Not asked**

Comments: **Not asked**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **Yes**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Yes**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **Yes**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **No**

Comments: **I am totally against more building near to Cannock Chase ANOB. There are sufficient sites available locally including brown field sites. There is no need to put yet more strain on this already over developed and stressed area.**

### **Connections**

**Q13** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No**

Comments: **No reply**

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

Comments: **No reply**

### **General Comments:**

**No reply**

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From: malcolm butler [REDACTED]  
Sent: 11 December 2022 20:35  
To: Strategic Planning Consultations  
Subject: "Stafford Borough Local Plan 2020-2040"

Fao [REDACTED]

Strategic Planning and Placemaking, Stafford Borough Council,  
Referring to "Stafford Borough Local Plan 2020-2040"

There are a few issues I would like to raise regarding the above plan, with respect to any developments in Gnosall.

I am sure many others will have also raised the fact that such a proposal would effectively trash the existing Neighbourhood Plan which was fully approved in what seems like only yesterday. So much for local democracy!

What impact would the introduction of 150 new homes have on the few amenities we have in the village? The primary school is, I understand, at or exceeding its design capacity. Similarly with the local GP surgery. What, if any new provisions would be provided?

I have seen that the local roads are deemed to be adequate East – West but terrible North–South. Whilst I agree about the North-South situation, which has got worse over the last few years with increased traffic, I also consider the East–West A518 route to be under strain. Traffic is regularly having to queue whilst cars wait to enter the Coop (soon to be Asda) car park for access to the shop and the fuel pumps. (The only fuel station in the village). The situation is exacerbated by the fact that the cottages directly opposite the Coop have no option but to park on the A518, so restricting the flow of traffic. The more people in the village the more such hold ups will occur.

With little employment within the village the impact on traffic will not be insignificant. Furthermore this will impact Stafford traffic, particularly around West Way as people seek to join the M6 Southbound or through Stafford itself to go North.

Regarding public transport. The current bus service Stafford to/from Telford is good. The service is well used by pupils travelling to and from secondary schools in Stafford. The proposed location of the 150 houses would mean pupils having to cross the busy A518 in the mornings to get to a bus stop. Would another light controlled crossing be needed? Positioning additional bus stops on the Eastern approach would not be a safe option given the location of the bends in the A518.

Finally, why use agricultural land when the country needs more home-grown food. I see from a recent report that Staffordshire is now the selling off more of its agricultural land than any other county. Why? Selling such valuable assets that can never be recovered.

Just a few thoughts; I am sure that you will receive many others that will probably be better targeted than mine.

Yours sincerely,

Malcolm Butler  
[REDACTED]

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From: [REDACTED]  
Sent: 05 December 2022 11:30  
To: Strategic Planning Consultations  
Subject: FW: Stafford Borough Local Plan 2020-2040

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From: [REDACTED]  
Sent: 05 December 2022 10:26  
To: [REDACTED]  
Subject: Stafford Borough Local Plan 2020-2040

For the attention of [REDACTED]

Dear [REDACTED]

I am writing this to make a comment on the above plan. I refer to the proposed site for Gypsy and Traveller Accommodation on land South of Wadden Lane as described in the above plan on pages 206 and 207.

Access is to be provided via the existing access which is on the Western fork of the Southern end of Wadden lane. Both the Western and Eastern ends of Wadden Lane are narrow single track country lanes (as indeed is the rest of Wadden Lane) and are entirely inappropriate for the amount of traffic that the development is likely to generate. In addition, both these lanes exit onto the A518 with severely restricted visibility at these points due to the curvature of this road. This, being a busy East-West major route with a high volume of commercial traffic and private vehicles travelling at speeds up to 60 mph, will provide two very dangerous exit points with a high probability of accidents involving both adults and children.

Development of this site for the intended purpose is, therefore, completely unsuitable.

Yours sincerely,

Peter Buxton

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From: Preferred Options Consultation [REDACTED]  
Sent: 11 December 2022 22:09  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Dominique Cairns**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: **Prefer not to say / not applicable**

Added to database: [REDACTED]

Topics (Contents page): **No reply**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? To strengthen our town centres through a quality environment and flexible mix of uses. , To provide an attractive place to live and work and support strong communities that promote health and wellbeing. and To increase and enhance green and blue infrastructure in the borough and to enable greater access to it while improving the natural environment and biodiversity.**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **No**

Comments: **I do not agree with Policy 1. New housing 10,700 houses by 2040 with 3000 from Meecebrook (so 28% not 24% as per Table E page 21 of the Plan), rising to a total of 6,000 houses so upwards of 20,000 new people. The reason for the need for Meecebrook is to meet the 'unmet housing need of other authorities' (point 1.4 page 21) so not Stafford Borough Council need and this is contrary to the expert advice given in the Lichfields report, EHDNA (Jan 20) (which is quoted throughout the Borough's Plan) that was commissioned by Stafford Borough Council. p139 of the report quite clearly states that the Borough Council is not being asked to meet the 'unmet needs' of other Boroughs and is not under any obligation to do so. Why is the Borough Council not focusing its plan on meeting the needs of its existing tax payers and their children to be able to grow up and continue to live in their local communities with good services, instead of meeting the needs of other areas? The North of Stafford is being significantly and unfairly impacted by this plan. It is expected to meet 53% of the housing need, predominantly on rural greenfield sites (which is contrary to Policy 3 (development in the open countryside) and Policy 26 –**



new rural dwellings) and contrary to the principles of the Borough Plan to minimise travel to areas of employment, which are either Stafford or Stone. There is little mention of making rural transport better or than for the new town of Meecebrook and therefore greater strain will be put on already heavily used roads – especially as a rat run to avoid congestion on the M6, that are already poorly maintained – again not covered in the Borough Plan. New housing needs should be close to areas of employment i.e. Stafford and Stone – as defined in the Plan. Plus close to the more heavily populated areas that borders with Stoke-On-Trent and Newcastle-Under-Lyme. New Employment Land The plan states the new town of Meecebrook will have 15 hectares, raising to 30 hectares of employment land – this land is currently rural farmland. This employment land is to make Meecebrook self-sustaining. So the employment opportunities that are generated are to support the new housing (schools, shops Drs and Dentist). This would not even be required if the houses were not there in the first place. This is not to create new industry and jobs, which a principle of Plan and the recommendation of the EHDNA report but to sustain a new community that is at distance from the key employment sites of Stafford and Stone – this does not make sense. It also talks about a considerable amount of the housing being Affordable Housing – why would the Borough Council endorse a plan where the lowest paid have to travel even further to get to work, why would you not place them closer to areas of employment? Having a train station at Meecebrook and better transport links will not make this an affordable place to live. Train travel is expensive and recent strikes show the effect of a disruptive train service. Public transport in rural communities is already woefully inadequate and there is little mention in the plan of how these underinvested services will be invigorated to serve not just a new town but the existing rural communities that is purporting to serve. The plan talks about an ageing population and supporting them to continue to live in their existing homes not a new town – these people need investment into their existing rural homes and communities not a new town, so they can continue to live and be supported in their communities – they need access to existing Drs surgeries and dentists, good public transport, local shops, investment in their existing community services, not new shops in a new community that they cannot even get to. There is no evidence provided in the plan that is quoting that the site at Cold Meece for the proposed new town of Meecebrook is the optimal site for a new town across the borough.

Policy 2 (Settlement Hierarchy): **No**

Comments: I do not agree and the direction in Policy 2 contradicts the Borough's Plan and direction in Policy 3. The new proposed town of Meecebrook is not an entity yet - it is a proposal and completely runs roughshod over Policy 3 for Development in the Open Countryside, which states in clause A that “Outside of settlement boundaries defined on the policies map, and outside of the Green Belt (within which development will be controlled in accordance with national policy), in order to protect the countryside from unnecessary and incongruous development” and in clauses B, 1,2 and 3 of policy 3 which states: “B Development in the open countryside must where deemed acceptable in principle and in accord with other policies in this plan: 1. Make use of suitable existing buildings or previously developed land rather than using greenfield land; 2. Be well related to an existing farmstead or group of buildings, or be located close to an established settlement, except where there is an agricultural or other justification for a use in a specific location; and 3. Be complementary to, and not prejudice, viable agricultural operations or other existing viable economic uses.” The new proposed town of Meecebrook does not conform to any of these clauses it is being built on greenfield land that is currently being used for agriculture it is going to demolish all existing buildings and decimate the existing landscape and is not going to relate to the countryside it is going to be plonked in the middle of or respect it or the wildlife it replaces – so the Borough Council is disregarding its own direction when it comes to the new town of Meecebrook.

Policy 3 (Development in open countryside): **No**

Comments: **I do not agree with Policy 3. Most of it I do agree with, except where it excludes the proposed new town of Meecebrook - as this suits the authors of the Plan. The proposed development of Meecebrook is contrary to the majority of policy 3 but has been disregarded as it is the plan of the Borough Council rather than an external agency. As stated in my previous answers the need for Meecebrook has not been substantiated and is not supported by the evidence in the Lichfields report, EHDNA (Jan 20) ref unmet housing for other boroughs. I cannot find any other evidence in the plan to support the necessity for Meecebrook and the blatant disregard for Policy 3 which is seeking to protect the open countryside.**

Policy 4 (Climate change and development requirements): **No**

Comments: **I do not agree with Policy 4, specifically clause D which states: “D. Residual energy demand for new residential and non-residential buildings should be met through onsite renewable energy schemes, but if this is not technically feasible, the requirement may be met elsewhere by means of offsite renewable energy generation. Where this is the case, the development proposal must demonstrate how additional renewable energy generation is procured to make up the on-site shortfall in generation. The offset mechanism will require agreement with the council.” In the policy, this appears as though clause D would be a last resort, however when this is viewed against the huge swathes of agricultural greenfield sites that have been identified for alternative energy sites for solar farms and wind turbines as shown in the the inference is that there is a massive reliance on clause D rather than making sure that they maximise the effect of clauses A B and C first before resorting to massively impacting on rural communities and ones that are already being heavily impacted on such as Cold Meece (Wind turbines), Cotes Heath (Solar Farm), Swynnerton and Yarnfield due to HS2 as well as the proposed new town of Meecebrook affecting all of the aforementioned local communities.**

Policy 5 (Green Belt): **Yes**

Comments: **No reply**

Policy 6 (Neighbourhood plans): **No reply**

Comments: **No reply**

## **Meecebrook Garden Community**

**Q3 - Do you agree with proposed new garden community: No**

Comments: **I do not agree with the proposal for Meecebrook Garden Community. It will severely impact on the existing local communities in the surrounding areas that are already being affected by HS2. I think the proposal has been poorly considered, without due diligence and consideration for those affected and those that will be affected by creating a new town in the proposed location. I attended a consultation session at Gnosall on 14/11/22 to understand the Local Plan for Stafford Borough. At the session I spoke to Stafford Borough Council Local Plan strategic plans team about Meecebrook the proposed new town at Cold Meece. The lady in question astounded me with some of her comments: Firstly, she made the point that the reason as to why the proposed new town of Meecebrook location is to be sited where it is -is the fault of the MOD. The MOD had previously approached Staffordshire Borough Council to discuss the possible use of the**

Swynnerton Training Area, Cold Meece as a possible site for housing redevelopment. The Borough Council agreed, apparently without an in-depth study to determine this as an optimal location for significant housing provision. When the MOD withdrew the use of Swynnerton Training Area the elected members were unperturbed and apparently, as they had already made their minds up about this area being the appropriate location for a new town, they had taken it upon themselves to redevelop a greenfield site within close proximity to the training area - again without an in-depth study of the optimal location for a new town. The elected members thus moving from the redevelopment of a brownfield opportunist speculative site (Swynnerton Training Area) to the destruction of a greenfield site (against Policy 3) – again without a study to determine optimal location. Noting that the justification for Meecebrook is to meet the unmet needs of other boroughs, who have not asked Stafford Borough Council to make this provision and Lichfields report, EHDNA (Jan 20) (which is quoted throughout the Borough's Plan) that was commissioned by Stafford Borough Council. p139 of the report quite clearly states that the Borough Council is not being asked to meet the 'unmet needs' of other Boroughs and is not under any obligation to do so. When quizzed about the destruction of fields, hedgerows and pastureland, the Officer who attended the meeting at Gnosall view was that she had been really sad about the redevelopment of Swynnerton's Training Camp due to the SSSI site on the area and the rare butterfly that lives there. Instead she said that the new greenfield site probably didn't have much wildlife in it and they would naturally move to other areas by utilising the nature corridors that Meecebrook would create – I am not sure which ecology school she went to, or how long she has lived in the countryside, but I had to disagree. She quoted the urban fox as nature living in urban areas – urban foxes have been forced into towns to scavenge and are dangerous. When asked about the proximity to the Training Area and the landfill sit, she did not see any dangers or nuisance from either of these. The noise from the camp nor the stench from the landfill site area are not a problem in a low populated area but when there is a significant increase in housing numbers close to both of these complaints will increase (and they were their first) – look at the terrible situation for the local community in Newcastle Under Lyme who live in close proximity to Whalley's Landfill. Swynnerton Training Area will also be a magnet for children and it is a dangerous location. It is an urban training area due to the numerous old bunkers it has roads, derelict and underground buildings etc from its time as a munitions site. Training areas have been sighted away from urban locations to avoid trespass. They still have ranges and waterman ship areas, vehicle training, helicopter landings etc. A very dangerous place for children. The provision of new schools to be sited next to Category A prison. The officer at the consultation meeting viewed that as just the same as Stafford Prison – I disagree that is what we did in Victorian urban planning times not now. The proposed new Meecebrook community provisions promised should also be questioned if they are so important and needed why not upgrade the numerous provisions already in existence in the local hamlets in the surrounding areas and why not use the churches in the local areas too to increase the church populations already in existence rather than create new ones. The same with local village halls and community centres already in existence. These could really benefit from an injection of cash and refurbishment. The plan states the new town of Meecebrook will have 15 hectares, raising to 30 hectares of employment land – this land is currently rural farmland. This employment land is to make Meecebrook self-sustaining. So the employment opportunities that are generated are to support the new housing (schools, shops Drs and Dentist). This would not even be required if the houses were not there in the first place. This is not to create new industry and jobs, which a principle of Plan and the recommendation of the EHDNA report to sustain a new community that is at distance from the key employment sites of Stafford and Stone, or those in other boroughs of stoke on trent and newcastle under lyme – so this location does not make sense. It also talks about a considerable amount of the housing being Affordable Housing – why would the Borough Council endorse a plan where the lowest paid have to travel even further to get to work, why would you not place them closer to areas of employment? Having a train station at

**Meecebrook and better transport links will not make this an affordable place to live. Train travel is expensive and recent strikes show the effect of a disruptive train service. Public transport in rural communities is already woefully inadequate and there is little mention in the plan of how these underinvested services will be invigorated to serve not just a new town but the existing rural communities that is purporting to serve. The proposed new town of Meecebrook development does not conform to part A1 or 3 of the policy 52 on transport. It is sited away from centres of employment and it has not taken into account the increased use of poorly maintained rural roads in the area that will have to cope with significantly increased road movements of upwards of 20,000 new users. The retail at Meecebrook will impact on retail footfall and income from already struggling business in the local areas whose high streets have so many empty shops – why not encourage and support those in Eccleshall and Stone or Swynnerton and Yarnfield that are all struggling to make a living. If a new housing is really needed then exhaust all potential brown-field sites within the County before creating a not needed town on valuable green belt farm land.**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No**

Comments: **The North of Stafford is being significantly and unfairly impacted by this plan. It is expected to meet 53% of the housing need, predominantly on rural greenfield sites (which is contrary to Policy 3 and Policy 26 – new rural dwellings) and contrary to the principles of the Borough Plan to minimise travel to areas of employment, which are either Stafford or Stone. There is little mention of making rural transport better or than for the new town of Meecebrook and therefore greater strain will be put on already heavily used roads – especially as a rat run to avoid congestion on the M6, that are poorly maintained – again not covered in the Borough Plan. New housing needs should be close to areas of employment i.e. Stafford and Stone – as defined in the Plan plus the borders with stoke on trent and newcastle under lyme.**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No**

Comments: **I do not agree with this policy on affordable housing. The proposed new town of Meecebrook talks about a considerable amount of the housing being Affordable Housing - Meecebrook being located in Cold Meece is completely the wrong place for the lowest paid have to travel even further to get to work, why would you not place them closer to areas of employment? Having a train station at Meecebrook and better transport links will not make this an affordable place to live. Train travel is expensive and recent strikes show the effect of a disruptive train service. Public transport in rural communities is already woefully inadequate and there is little mention in the plan of how these underinvested services will be invigorated to serve not just a new town but the existing rural communities that is purporting to serve. Housing needs to be close to jobs therefore in Stone, Stafford and the borders with Stoke on Trent and Newcastle Under Lyme.**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

## **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Environment Policies**

**Q12** - Do you agree with policies? **No**

Comments: I agree in the main however, I object to the Solar farms proposed around Cotes Heath. They are proposed to cover huge areas of rolling agricultural land that has always been farmed and completely destroy the rolling countryside in this area and are contrary to Policy 44 Clause A of the plan I am not convinced that the local population understands the size and scale of the proposal or the visual impact and the loss of vista the solar farms will cause.

## Connections

**Q13** - Do you agree with policies? **No** reply

Comments: The proposed new town of Meecebrook development does not conform to part A1 or 3 of the policy 52 on transport. It is sited away from centres of employment and it has not taken into account the increased use of poorly maintained rural roads in the area that will have to cope with significantly increased road movements of upwards of 20,000 new users.

## Evidence Base

**Q14** - Have we considered all relevant studies and reports? **No**

Comments: There has been no indepth study to confirm the optimal location for the provision of 6000 new houses is Meecebrook at Cold Meece. This location stemmed from the speculative use of Swynnerton Training Area a brownfield site but after the MOD withdrew it as an option the rural land next to it is now an optimal location even though it does not conform to a number of the Borough's own local plan policies.

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

Comments: An in-depth report is required to confirm that housing to the scales contained in this report are actually required, particularly as Meecebrook is based on the unmet needs of other regions rather than Stafford Borough Council. A report is also required to confirm the optimal location of housing to justify the location of Meecebrook as a viable location that limits travel to employment areas and town centres. An environmental report is also required to confirm why solar farms and wind turbines are required at the locations provided in the current proposal and why of such scales when they are the alternative energy sources of last resort within the proposed plan.

## General Comments:

I have spent considerable time to complete this options document. I have found it difficult to follow and use and I suspect that many have been unable to do so and therefore will have given up. There has not been much time between seeing the plan and speaking to officers at one of the open events to submitting our responses and I would encourage the Council to extend the window for comment and engage further with the most impacted local communities e.g. Cotes Heath with the Solar Farms This proposed plan will have significant detrimental impact to local communities North of Eccleshall at a time when they are also massively affected by the destruction of HS2, gaining little to no benefit. Stafford Borough Council should be considering the needs of its local communities that live here now, and there children and not trying to meeting the needs of other boroughs. Existing services and provisions in the area for Drs, Dentists, Schools, infrastructure etc. is woeful and the plan should enhance what is here now, drive to fill vacant economic sites and retail across Stone and Stafford first, get rural communities thriving again and properly serviced and develop brownfield above destroying viable greenfield rural landscapes. The economic

**landscape is changing - travel should be minimised and the council should be facilitating and driving for the provision of the best services such as high speed internet to encourage entrepreneurship and start ups from home and allow our children to study effectively at home rather than the poor service that rural communities currently have to put up with now. None of this is mentioned in the plan and should be.**

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From: Preferred Options Consultation [REDACTED]  
Sent: 11 December 2022 22:47  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Mariane Callen**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **General Comments**

### **Vision and Objectives**

**Q1** - Which 3 are most important to you? **Not asked**

### **Development Strategy and Climate Change**

**Q2** - Do you agree with each of the policies in this chapter?

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**



Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Not asked**

Comments: **Not asked**

Policy 10 (West of Stafford): **Not asked**

Comments: **Not asked**

Policy 11 (Stafford Station Gateway): **Not asked**

Comments: **Not asked**

Policy 12 (Other housing and employment land): **Not asked**

Comments: **Not asked**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Not asked**

Comments: **Not asked**

Policy 14 (Penk and Sow): **Not asked**

Comments: **Not asked**

Policy 15 (Stone Countryside): **Not asked**

Comments: **Not asked**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **Not asked**

Comments: Not asked

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and

forestry development, tourism development and canals. Do you agree? **Not asked**

Comments: **Not asked**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **Not asked**

Comments: **Not asked**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Not asked**

Comments: **Not asked**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **Not asked**

Comments: **Not asked**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Environment Policies**

**Q12** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Connections**

**Q13** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **Not asked**

Comments: **Not asked**

**Q15** - Do you think there is any further evidence required? **Not asked**

Comments: **Not asked**

### **General Comments:**

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 30 November 2022 17:35  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Emma Cannell**

Email: [REDACTED]

**Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Development Strategy and Climate Change Response**

**Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

**Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **No reply**

Comments: **No reply**

Policy 2 (Settlement Hierarchy): **No reply**

Comments: **No reply**

Policy 3 (Development in open countryside): **No reply**

Comments: **No reply**

Policy 4 (Climate change and development requirements): **No**

Comments: **This plan needs to go much, much further on climate change requirements. It is unforgivable if we don't use this as an opportunity to force house developers to comply with net zero policies, as this plan will be our last chance to do so before we see irreversible damage to our climate. Any new residential building must have all heating and hot water needs met through renewable energy. This means solar panels and air/ground source heat pumps. After the implementation of this plan, any installation of a gas boiler in**

**a new or renovated property should be prohibited. This sort of decisive action is the only way to keep our planet in a hospitable state beyond the end of this plan in 2040.**

Policy 5 (Green Belt): **No reply**

Comments: **No reply**

Policy 6 (Neighbourhood plans): **No reply**

Comments: **No reply**

## **Meecebrook Garden Community**

**Q3 - Do you agree with proposed new garden community: Yes**

**Comments: While I do believe that every effort should be made to keep developments to brownfield sites, rather than exploit good agricultural land, I am definitely in favour of a proposal to build a new, thoughtfully planned settlement to respond to the local housing need while ensuring appropriate service provision. This is infinitely preferable to the previous (and current) method of insidiously adding to existing villages, forcing them to lose their rural character and impinging on already strained public services.**

## **Site Allocation Policies**

**Q4 - Do you agree with the proposed allocations?**

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No**

**Comments: I strongly disagree with the proposals for Gnosall - Land east of Stafford Road (GNO04 (west)). This site was rejected for development 9 years ago for a variety of reasons, none of which have gone away. Gnosall is being unfairly given large allocations because it happens to be a large settlement already. However, this doesn't take into consideration that it is still a village and cannot provide the necessary services and infrastructure for an indiscriminately increasing population size. In particular, the GP surgery and local school are at capacity, we have increasing levels of crime but no local police presence to deal with this - presumably because we are seen as a village so not a priority. If we're going to have the population of a town, surely the plan should consider a re-categorisation in order to provide us with the public services a town would be entitled to. Also, on this site in particular, why does the entire site have to be used and houses crammed in like sardines? Could we accept a portion of the site but request that house allocation is lower to allow for larger gardens, more green spaces and a general atmosphere more in keeping with a village? The original application was rejected on the**

grounds of being "inappropriate due to the scale, and a significant intrusion into open countryside detracting from the intrinsic character and appearance of the surrounding rural area". This is still the case and I don't understand why the same Council that rejected it for this reason could now possibly be considering it as a proposal, especially in contradiction to Gnosall's Neighbourhood Plan, democratically voted for by its residents and which is compliant with both local and national policy. If this development goes ahead, our Neighbourhood Plan has been effectively cast aside and all provision made within it overturned. This will be massively detrimental to the village, open us up to indiscriminate development, and totally undermines key principles of local democracy.

## Site Allocation Policies (continued)

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## Economy Policies

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

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **Yes**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No**

Comments: **External amenity space is far too small. New build estates are being constructed purely to make as much money as possible, rather than with consideration**

about what they are like to live in. There is a critical shortage of reasonably priced homes being build with adequate outdoor space. The past few years have shown how vital gardens are to individual wellbeing but also to wildlife in terms of providing green corridors and habitat protection. Additionally, too many hard surfaces contribute to problems with flooding which are widespread throughout the area.

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

### **General Comments:**

**No reply**

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From: Rob Cannell [REDACTED]  
Sent: 11 December 2022 20:23  
To: Strategic Planning Consultations  
Subject: Stafford BC Local Plan 2020 - 2040 - Objection

FAO [REDACTED]

I would like to object to your Proposed Options document, particularly in respect of the proposed settlement boundary and its impact upon Gnosall:

- We already have a Neighbourhood Plan. After rigorous consultation (including via a referendum in which over 90% supported the plan) it was adopted in November 2015 and should have been valid for several more years from now, but it now appears the BC wish to simply overturn it. The proposal to change our settlement boundary is completely counter to the wishes of local residents and to the agreed Neighbourhood Plan.
- There was a previous application to build houses on land south of Stafford Road, Gnosall. Stafford BC spent a lot of public money opposing it and it was duly rejected in March 2014. Nothing appears to have changed since then, so why are the BC now proposing to permit development in the same location? If it was bad then, it is bad now!
- The infrastructure and services in Gnosall have seen no improvement or increase in recent years. In fact they have reduced. Our school has been replaced by a smaller one and its swimming pool, a popular and important local amenity, has been demolished. The doctors' surgery is under immense strain. The number of high street shops has diminished - e.g. we no longer have a butcher, newsagent, greengrocer, pet shop. These proposals will needlessly add further strain.
- An increase in demand for the limited number of primary school places is likely to result in the existing catchment area contracting, thereby excluding some children that would currently qualify.
- The lack of local services for an increased population will result in residents having to travel to Newport or Stafford for basic shopping and services. As well as being expensive and inconvenient it is not environmentally friendly.
- There are adequate public transport links along the A518, i.e. east and west, but they are non-existent north to south.
- There are a number of brownfield sites in and around Stafford, as well as unoccupied buildings in the High Street (old M&S etc.) and Greyfriars (e.g. the old Jobcentre). These, along with Meecebrook, should be the top priority for housing developments, not prime agricultural land.

I am confident you will receive many more objections from local residents and hope you will take them into account.

Yours sincerely

Robert Cannell

(Gnosall resident)



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From: Yvonne Cannell [REDACTED]  
Sent: 11 December 2022 15:16  
To: Strategic Planning Consultations  
Subject: Objection to SBC Local Plan 2020 to 2040

FAO [REDACTED]

I am writing to inform you that I do not approve of the Stafford Borough Local Plan 2020 to 2040 Proposed Options Document, specifically relating to Gnosall.

After much consultation and hard work especially by GRID, our Neighbourhood Plan was adopted on 24th November 2015 which it seems this Local Plan will totally disregard. This proposal would change our settlement boundary allowing other applications to be put forward totally disregarding the unanimous wishes of the residents of our Village.

When considering previous proposals for land development the following were taken as valid reasons for them not to go ahead and still apply:

Insufficient primary school provision. At the time we had a much larger school, now it is much smaller with less amenities (no separate dining hall, loss of swimming pool, smaller classrooms), and very unsatisfactory car parking arrangements for dropping off and picking up vulnerable children. The new proposal would favour children in the areas closest to the school meaning already resident children from further away but within Gnosall having to travel outside the catchment area.

We have lost local shops including 2 butchers, a bank, a newsagents, a gift shop/PO, greengrocers and a pet shop none of which have been replaced. Our High Street is dead. All this results in not shopping locally and resorting to traveling out of the village to either Newport or Stafford (not very environmentally friendly).

Transport links are adequate East to West but none existent North to South.

Our Doctors surgery is under tremendous strain at the moment and has been for some time. This will only get worse. Are we really expected to travel to another town for medical care? We have no 24 hr A&E service at Stafford hospital and the alternative is a long drive to Stoke, Telford or New Cross, all of which are struggling. There is no maternity or paediatric care at Stafford.

We live in a beautiful village one which we chose to live in for its rural setting. Surely there is an alternative to destroying valuable agricultural land (60% of which is good quality)? Are there really no acceptable brown field sites?

SBC vigorously objected to the development of the proposed site on the A518 in 2014 (Planning Portal 13/19587/OUT), how can this now be disregarded?

Finally surely a new proposal such as that at Meecebrook would fulfill many of the housing quotas including new infrastructure without imposing onto other villages, many who are struggling like us?

Yours Sincerely

Mrs Yvonne E Cannell

Please acknowledge receipt of this email

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From: Preferred Options Consultation [REDACTED]  
Sent: 11 December 2022 14:27  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Malcolm Carmichael**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Economy Policies**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Not asked**

Comments: **Not asked**

Policy 10 (West of Stafford): **Not asked**

Comments: **Not asked**

Policy 11 (Stafford Station Gateway): **Not asked**

Comments: **Not asked**

Policy 12 (Other housing and employment land): **Not asked**

Comments: **Not asked**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Not asked**

Comments: **Not asked**

Policy 14 (Penk and Sow): **Not asked**

Comments: **Not asked**

Policy 15 (Stone Countryside): **Not asked**

Comments: **Not asked**

### **Economy Policies**

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

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and

forestry development, tourism development and canals. Do you agree? **No**

Comments: **Housing development on the old EECo St Leonard's site at Fairway and behind St Thomas Lane Baswich has emphasized the amenity value of the Sow/Penk flood plain. Enhancement of the existing footpath along the banks of the Sow from Fairway to the Two Waters Way bridge to a disabled user ability standard should be given priority status in the Plan, as should the tidying up of the river Sow to make it an attractive leisure and outdoor feature.**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **Yes**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

### **General Comments:**

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 10 December 2022 02:50  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Roger and Nicky Carr**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

**Comments: We strongly object to the proposal for a new "Meecebrook Garden Community" development and are appalled that it is even being considered. If approval is granted, it will completely destroy well over 900 acres of beautiful Staffordshire Countryside, resulting in the loss of versatile agricultural land, woodland, ancient hedgerows and wildlife habitat. Once its gone its gone forever and can never be replaced. The YouTube Video on the "Local Plan" produced by Stafford Borough Council only demonstrates and fully reinforces what an immense loss this will be should this venture come to fruition. Whatever happened to the policies of old that promised housing development on brown field sites only? Having read the Meecebrook "Garden" Community Transport Strategy produced by Atkins, this only adds to our concerns. Whilst we appreciate the need to reduce dependency on the motor car and applaud the many mobility solutions and innovations put forward in the report, they appear impractical and in part, futuristic to say the least. For example, the report (rightly) promotes sustainability - walking and cycling being suggested as the primary mode of transport (for local trips rather than to work or everyday shopping). However, parcel "drop off points", restricting freight access to certain times of day, car parking on the perimeter of the development, use of E- cargo bikes or electric scooters etc. may not be so practical and also expensive. The Micro-Mobility solutions put forward will require vast investment throughout the county and buy in from other suppliers and stakeholders in order for these ideas to succeed. Many believe the reality is that the motor car (electric or otherwise) will continue to be used for some years to come with the potential for at least two vehicles per household. The report also highlights the introduction of a new railway station on the West Coast Mainline as a way of mitigating the vast increase in motor vehicle activity to and from Meecebrook (estimated to be 9,688 vehicle trips at peak times in the morning and 8091 vehicle trips at peak times in the afternoon). Network Rail will need to agree to this proposal with Staffordshire County Council in order to potentially reduce the number of vehicle trips. However, even with a new railway station, the report suggests only a 2% reduction in vehicular activity, leaving a significant number of vehicle trips on the external highway network (a reduction of 242 at peak morning times and 197 at peak afternoon times). The report concludes that highway capacity issues would be generated at two main locations - J14 and J15 of the M6, and also along the adjacent A roads on the approach. In order to resolve this Atkins suggest: 1) Highway mitigation measures along existing corridors or junctions to improve existing highway capacity; 2) An additional motorway junction to provide additional access to the Strategic Road Network; or 3) Promote alternative sustainable modes of transport to reduce car dependency. No specific highway mitigation measures are suggested but it begs the question whether sufficient funds are available to deliver such significant changes. The potential increase in the volume of vehicles on our local roads is extremely worrying. Without any substantial change in the highway infrastructure this will result in an immense burden on the already overused and ill maintained roads throughout the county. Local areas such as Eccleshall already suffer from traffic overload, and doubtless the villages of Norton Bridge, Chebsey and other local villages and rural lanes will become rat runs for those attempting to access the M6. Yarnfield, Walton and Stone will no doubt endure the same fate with an increase in vehicles trying to access other A roads including the A34, one of North Staffordshire's busiest roads, which will also doubtless be affected by additional new housing currently being built between Marston Gate and Yarlet. The inevitable traffic congestion would not only affect individuals travelling to and from work,**



school etc, it would impact on local haulage contractors, deliveries to and from existing businesses on nearby industrial estates and most importantly the environment and climate change. The promise of new schools, health centres and leisure facilities is welcomed, but how long will it be before these key services are up and running? The National Health Service is already under pressure to find staff and one can only hope that this particular problem is resolved in the very near future for all our sakes. If the development is approved, and progresses before these proposed services are wholly in place this will again have a detrimental impact on our already overburdened existing services and highways, resulting in longer waiting times to see a doctor, additional transportation of children to existing schools and leisure centres. We ask that Stafford Borough Council give most serious consideration to these points before making any decision on this particular undertaking. This may appear to be an innovative and welcome scheme to create new housing but at what cost to the Staffordshire countryside, its wildlife, local residents, highway infrastructure and the attractiveness of the County as a whole. With the volume of housing already built or underway (6,200 homes), Staffordshire is well on the way to achieving its 10,700 new homes quota. We are aware of other potential housing projects in the offing on the outskirts of Stafford and in other areas of the County, which we believe will achieve this target and have far less impact on our countryside and local infrastructure. We respectfully request that you reject the proposal for a new garden community at Meecebrook, having seriously considered the damaging and devastating effect this scheme would have on the surrounding countryside, wildlife and natural environment, the local community, highway infrastructure, and the resulting detrimental impact on individual motorists, businesses, and the environment.

## Site Allocation Policies

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

## Site Allocation Policies (continued)

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

## **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

**General Comments:**

**No reply**

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From: [REDACTED]  
Sent: 12 December 2022 08:08  
To: Strategic Planning  
Subject: Meecebrook - Garden Settlement

I am contacting you to advise you of my support of the Chebsey Parish Councils objections to the above development due to the impact on both land, roads, potential flooding hazards and the impact on our local education and health services. This proposed development will put extra pressure on all elements of the local infrastructure and service provision.

In addition I believe the proposals undermine the government's levelling up proposals. I am also concerned about the impact on the security of food production, something we should all be concerned about and has been highlighted by the terrible war in Ukraine

Kind regards

Wendy Cashmore

Sent from my iPhone

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From: Preferred Options Consultation [REDACTED]  
Sent: 02 December 2022 15:04  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **James Cawdell**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **To drop 6000 homes in a very rural area is totally unacceptable. The infrastructure (mainly roads) in this area just are not suitable for such a large development. The proposal talks about rail links and most people working and staying in the development but this is just a hope and not reality! Main roads into Stafford, Stoke and Telford are already jammed at peak times just from existing traffic. Unless a bypass around Eccleshall, dual carriageways to Stoke, Stafford and Newport/Telford are planned then there will be complete chaos. I travel around the country and see lots of these new developments being built, but all are placed within areas of existing good quality travel networks - not in the middle of rural country lanes.**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No**

Comments: **No reply**

Policy 10 (West of Stafford): **No**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **Yes**

Comments: **Stafford town centre is now a total no go zone. The high street and surrounding areas could be turned into 'green' community spaces with housing and retail/commercial mixed together, traffic free with lots of cycle routes, existing rail and bus routes are already in place and with some imaginative planning would make Stafford a great place**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## Economy Policies

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

## Design and Infrastructure Policies

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## Environment Policies

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## Connections

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## Evidence Base

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

**General Comments:**

**No reply**



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From: Roisin Chambers [REDACTED]  
Sent: 10 December 2022 18:19  
To: Strategic Planning  
Subject: Response to Local Plan - preferred options  
Attachments: DEC1Response to Stafford Borough Council Local Plan Preferred Options.docx

Thank you for considering my responses to the Local Plan.

Mrs Roisin Chambers  
[REDACTED]  
[REDACTED]  
[REDACTED]

## Response to Stafford Borough Council's Local Plan Preferred Options 2020 – 2040

## Policy 7 Meecebrook

7.2 – Planning authorities are encouraged to identify opportunities for such large-scale developments, and it is recognised that such developments can extend beyond a single plan period as part of a 30-year vision; such is the vision for Meecebrook.

The 'Garden Village' is a new element to the Local Plan and is extremely far-sighted in terms of construction and transport. Over a period of 30 years, Meecebrook could provide potentially 10,000 homes, 20 hectares of employment space, 300 hectares of green space, primary and secondary schools and rail connection.

The development is to be constructed according to stringent energy efficiency standards with no fossil fuel combustion being used, only renewable onsite energy generation. Houses are to be built to Future Homes Standards through Passivhaus design or equivalent.

Transport will reduce car use over time.

The concerns raised about the development include the following:

- Although Stafford Borough Council has stated that it 'will not support ad hoc or piecemeal development inconsistent with the masterplan for Meecebrook', future funding for infrastructure, rail, schools, social hubs, transport etc. is not secure.
- The development is supposed to have a 'wildlife corridor' as promoted by the Environment Act, the Defra Report ('Making Space for Nature') and Stafford Borough Council's 'Footprint Ecology 2020 -2040'. However, when the rail hub, local centres, 20 hectares of business/employment zones and the development 'parcels' have been allocated space, the wildlife corridor becomes a series of disconnected clumps of trees/shrubbery. The 25-year Environment Plan; the Biodiversity Topic Paper; the 1992 Habitats Directive all ask that we reverse the decline in nature.
- While the original proposal involved using 'surplus' MOD land, the area designated does not include the MOD land and is all, therefore, greenfield, agricultural land. At a time when food security is considered a major issue for the UK, this is a considerable loss of agricultural land. Furthermore, there is no mention of residents of the new village having sufficient land either in their gardens or in allotments to grow some of their own food.
- It is unclear what arrangements will be made regarding the long-term ownership, management, and maintenance of the site, with regard to who will pay and how standards of maintenance will be regulated.
- 'Future Homes Standard' will come into effect in 2025. The Passivhaus construction has been identified as the preferred construction for Meecebrook. The average price of a Passivhaus construction is £322,500. To what extent will this development be able to meet the range of housing needs that are required to meet local need. As yet, it is unclear as to how the government intends to legislate to require developers to build Passivhaus or houses meeting 'Future Homes Standards' other than they will come into effect in 2025 and possibly in a phased way to facilitate developers. This potentially phased introduction may well be highly problematic for Meecebrook if

named developers insist on treating the whole development as one unit and all 6,000/10,000 homes are constructed to the standards that pertained when the development started.

- The concept of Meecebrook Garden Village is that it is planned around 15-minute neighbourhoods and local settlements: Yarnfield (2k), Eccleshall (3K), Swynnerton (4K), Stone (6K), Stafford (11k). The intention is to design out car use, although how this is to be achieved is not explained, nor is it clear if safe, off-road cycle routes will be constructed or how a better, more frequent and affordable bus service is to be provided.
- Midlands Connect is just 'beginning to think about' how MAAS platforms can be funded and installed, ensuring compatibility with local/national services and how this modal shift in technology will be delivered to individuals and paid for. This technology is being promoted as being available in the near future at Meecebrook Garden Village which seems highly optimistic in the light of the costs entailed.
  
- E1.3 in addition to the borough's own housing needs the development strategy also allows for the building of 2,000 homes as a contribution to meeting, 'unmet need of other authorities in the region'. These are subject to ongoing negotiations with other regional authorities. Will these homes be built to Future Homes Standards? What 'local need' will be met by Stafford undertaking to build an additional 2,000 homes? If the aim is to achieve a 50% uplift in employment growth to align with housing development, this is not guaranteed.
  
- Moss Pit – 350 houses
  
- Gnosall – 185 houses Two new sites are identified. The one which is currently a garage would be a brownfield site and, with relevant conditions, we would not object to this becoming housing. The other, larger site is, however, a greenfield site which is outside the current residential development boundary. It is not identified in the Gnosall Neighbourhood Plan whereas the site which had been allocated for housing in that plan has not been included.
  
- Local Green Spaces.....We welcome that a number of local green spaces have been given this designation. We would suggest another – the land to the rear of Doxey Primary School which is currently being being discussed between local residents, the school, Parish and Borough Councils as an amenity area as part of the Neighbourhood Nature programme of Staffordshire Wildlife Trust.
- Whilst welcoming the area of Stafford Common fronting Stone Road as a LGS, we would like to see the whole of the Common given this designation. In reality, the area designated as a 'green space' is in effect the car boot sale site and the site used for the fun fair which has so degraded the land it can not be genuinely called 'green space'.

---

From: Preferred Options Consultation [REDACTED]  
Sent: 24 November 2022 10:53  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Frank Chapman**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **General Comments**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Not asked**

Comments: **Not asked**

Policy 10 (West of Stafford): **Not asked**

Comments: **Not asked**

Policy 11 (Stafford Station Gateway): **Not asked**

Comments: **Not asked**

Policy 12 (Other housing and employment land): **Not asked**

Comments: **Not asked**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Not asked**

Comments: **Not asked**

Policy 14 (Penk and Sow): **Not asked**

Comments: **Not asked**

Policy 15 (Stone Countryside): **Not asked**

Comments: **Not asked**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **Not asked**

Comments: Not asked

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and

forestry development, tourism development and canals. Do you agree? **Not asked**

Comments: **Not asked**

### **Housing Policies**

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Comments: **Not asked**

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Comments: **Not asked**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **Not asked**

Comments: **Not asked**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Environment Policies**

**Q12** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Connections**

**Q13** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **Not asked**

Comments: **Not asked**

**Q15** - Do you think there is any further evidence required? **Not asked**

Comments: **Not asked**

### **General Comments:**

The SHELAA identifies potential sites for housing and invariably includes an observation to the effect that the necessary infrastructure is considered to be available but needs to be confirmed by the relevant utility companies. The companies are not directly publicly

accountable and invariably endorse proposed developments only to find that they are forced later to increase capacity. The combined sewers in Eccleshall are inadequate and the development sites identified at ECC03, ECC05, ECC05, ECC08 and ECC14, all to the south of the town, would have the potential to put further pressure on the system resulting in flooding. Meecebrook Garden Village is an exciting prospect but will have a considerable impact on Eccleshall. The town has always been considered to be a jewel in the County's crown, having a thriving cafe culture and being of historical interest. It would be a pity to lose this and it should be considered as a useful adjunct to future developments. With this in mind facilities should be enhanced with effective traffic management and parking facilities.

---

From: Preferred Options Consultation [REDACTED]  
Sent: 06 December 2022 11:38  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Karen Chapman**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**



Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **I am strongly against this proposal. I share all of the concerns raised by Yarnfield & Cold Meece Parish Council. The scheme is completely unrealistic and makes a number of significantly flawed assumptions. It would result in all future investment being made there at the expense of existing communities. Existing communities have had little investment in the past 20 years and as a result, transport is poor, healthcare stretched and leisure facilities have been reduced. The housing growth is unjustified and not necessary. The capital investment assumed is unrealistic and therefore its highly unlikely that a new train station and motorway junction would be constructed. These ideas have been put forward before and rejected, without these the transport system which is already at capacity would collapse. It is unrealistic to assume that people living in Meecebrook would not need to or want to travel to other areas using their cars for work and leisure. The road access would be on minor roads which would not cope. No assessment has been made on the impact on surrounding communities and without the infrastructure the impact would be devastating. We can't even get basic things at the moment such as safe pavements and roads that are not crumbling away and constantly closed. We also face years of disruption from HS2 for no benefit. I do not want to see large amount of green countryside urbanised since I moved to a rural environment to escape this.**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

## **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## Evidence Base

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

## General Comments:

**No reply**

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From: Nigel Chew [REDACTED]  
Sent: 11 December 2022 11:12  
To: SPP Consultations  
Subject: Meecebrook

To whom it may concern

We wish to object to the above development.

Firstly the sewage system in the Eccleshall area is at maximum and barely able to cope currently.

Secondly the idea of the Eccleshall area being expected to cope with increased medical and schooling requirements is totally unreasonable. Bearing

In mind that the projected Meecebrook development could take a substantial period of time it would put an impossible strain on the present system.

This whole concept would totally change the lifestyle of the current residents of the area.

Stop the development!!

Regards,

Sheila and Nigel Chew.  
[REDACTED]

---

**From:** Angela Clark [REDACTED]  
**Sent:** 11 December 2022 17:21  
**To:** Strategic Planning  
**Subject:** Stafford Forward Plan Preferred Options - Gnosall  
**Attachments:** L SBC Forward Planning 11 December 2022.docx.pdf

[REDACTED]

Please find attached comments on the revised Stafford Forward Plan in respect of proposed additional further development in Gnosall.

A Clark (Ms)  
[REDACTED]

Att

From: [REDACTED]

11 December 2022

Via e-mail: [REDACTED]  
Stafford Borough Council  
Forward Planning [REDACTED]  
Civic Centre, Riverside  
Stafford  
ST16 3AQ

Dear Sirs

**Stafford Borough Council – proposed new Draft Local Plan 2020-40  
Gnosall – land east of Stafford Road (A518) – GN004 (west) – 100 properties**

I am forwarding comments in respect of Stafford Borough Council's new Draft Local Plan proposed from 2024 onwards.

1. Gnosall and other villages in the Borough Council's area (and elsewhere) have recently in response to Government policy adopted Neighbourhood Plans in an attempt to prevent future inappropriate and unwanted large-scale housing development. Considerable time, effort and money will have been invested into these Plans which could now be threatened by changes to the Settlement Boundaries on which they were originally based. Changes to Settlement Boundaries could in effect negate Neighbourhood Plans and open up communities to speculative applications from developers: something which the Plans were originally designed to stop. The Borough Council should be mindful of the full implications, political and otherwise, of this issue, not only for this area but also elsewhere.
2. A Refusal of Permission for Development of the land now re-proposed for additional housing (100 properties) in Gnosall on land off the A518 was issued by Stafford Borough Council in March 2014 on the following grounds:

*'The proposal comprises a substantial residential development of a greenfield site outside of Gnosall's Residential Development Boundary in the adopted Stafford Borough Local Plan 2001 and outside the Key Service Village of Gnosall in the emerging Plan for Stafford Borough. Therefore the proposal is contrary to Saved Policy HOU3 of the adopted Stafford Borough Local Plan 2001, and due to the scale of the proposal it is also contrary to Spatial Principle 7(b) in the emerging Plan for Stafford Borough. The proposal would necessitate the loss of good quality agricultural land and the proposed development would constitute a **significant intrusion into open countryside detracting from the intrinsic character and appearance of the surrounding rural area, contrary to paragraphs 17 and 112 of the National Planning Policy Framework** and to Saved Policies E&D7 (iv), and E&D8 of the Stafford Borough Local Plan 2001, as well as Spatial Principle 7(f) and Policy E2 (xi) of the emerging Plan for Stafford Borough.'*

All of the above statements are still relevant in respect of what would be a significant further development in Gnosall. Why is the Borough Council now recommending approval for this potential site?

3. There has been no improvement in infrastructure in Gnosall. Some parts of the village are still without mains drainage/sewer provision and the existing network is increasingly inadequate for the number of properties now linked to it.
4. Gnosall's primary school and only educational facility is at full capacity. This lack of educational provision means that children from the village are now unable to join siblings at the school and are having to be transported to schools elsewhere. Brown field sites within Stafford have apparently not been put forward for development due to lack of educational facilities. This factor should also be given full consideration in respect of this potential site in Gnosall.

/contd

**2.**  
**Stafford Borough Council Forward Planning**  
**11 December 2022**

5. Gnosall's medical practice, which covers Gnosall, Haughton and other villages/settlements in the surrounding area, is under increasing pressure. The Borough Council should be aware that Stafford does not currently have a fully functioning hospital, and this is placing additional strain on GP practices in the borough.
6. This proposed site in Gnosall has very recently been productive farm land for crop growing/animal grazing. In view of Brexit and Covid, this country will need to become more self-sufficient in respect of its food supply. I fail to see how the loss of any current potentially productive farm land in the County to future large-scale housing development can now easily be justified, particularly since further farm land is now likely to be lost east of Stafford along the HS2 route through the county.
7. This potential site in Gnosall appears to be being viewed merely as a convenient point to deposit a sizeable housing development on a previously undeveloped green field site alongside a nearby A-road without further consideration of the implications for, and impact on, the local community. The A518 is an extremely busy road: a key route for holiday traffic through to Wales and an overflow route for diverted traffic when the M6 is closed. The only current bus service operates between Stafford and Telford half-hourly, and there is no north-south alternative to car usage. The consequences for all of the Borough's roads and the M6 of substantial additional housing development averaging two cars per household in Gnosall and other rural areas should be clear.
8. In view of what is now known about environmental issues and particularly emission levels, large scale residential development in the Stafford Borough area in the future should be concentrated on brownfield sites in or immediately around the existing town. These brown field sites could usefully be utilised for much needed starter homes for young people wishing to live in an urban area with its associated facilities. This would be far more sustainable in respect of transport links and also help to increase much-needed footfall in the town centre's shopping areas. This would also help to preserve the lovely rural nature of the west of the Borough/County, which is in itself an amenity and visitor attraction and also a gateway to other visitor destinations in East Shropshire situated close to the county border.

Yours faithfully

A Clark



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From: [REDACTED]  
Sent: 11 December 2022 14:48  
To: SPP Consultations  
Subject: 3,000 NEW HOUSES MEECEBROOK GARDEN COMMUNITY

Dear Sir or Madam

I am writing to say I completely OPPOSE the building of 3,000 houses near Cold Meece not for nimby reasons but because of the following:

I have lived in Yarnfield for 32 years after moving here from South Manchester and I work as a very busy pharmacist in Stone which has grown to such an extent that it needs more local amenities and infrastructure due to urban expansion. I see daily the pressure on all our local services.

I travel early every morning through Swynnerton and pass the landfill site which, besides beginning to smell badly (just like Whalley quarry) has damaged and dangerously muddied the main road. Because of the large VERY fast moving earth lorries which visit the landfill site and queue up on the main road to get in it is getting increasingly busy so any more traffic would be unrealistic.

Yarnfield's last expansion of 250 houses has increased the traffic which is also very fast moving through the village. Walking on the pavement or trying to cross the road doesn't feel safe for a small village.

HS2 also continues to disrupt our lives with road closures and temporary traffic lights causing me to travel 8 to 10 miles more each day on these occasions.

All in all the Cold Meece area or anywhere around Stone or its outlying villages is not compatible with the building of 3,000 houses.

Therefore the Preferred Option paper is unrealistic and unlikely to deliver and I completely OPPOSE it.

Thank you for your time in this matter

Jutta Clark  
[REDACTED]



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**From:** anne clews [REDACTED]  
**Sent:** 11 December 2022 16:52  
**To:** Strategic Planning  
**Subject:** Fwd: Meecebrook-garden settlement

Begin forwarded message:

**From:** anne clews [REDACTED]  
**Date:** 11 December 2022 at 16:46:29 GMT  
**To:** strategicplanning@staffordbc.govuk  
**Subject:** Meecebrook-garden settlement

I wish to object to the above proposal as I feel that it has not been fully thought out with regards to the surrounding villages.

Regards

Anne Clews

---

From: Preferred Options Consultation [REDACTED]  
Sent: 11 December 2022 21:40  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Belinda Clews**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **General Comments**

### **Vision and Objectives**

**Q1** - Which 3 are most important to you? **Not asked**

### **Development Strategy and Climate Change**

**Q2** - Do you agree with each of the policies in this chapter?

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Not asked**

Comments: **Not asked**

Policy 10 (West of Stafford): **Not asked**

Comments: **Not asked**

Policy 11 (Stafford Station Gateway): **Not asked**

Comments: **Not asked**

Policy 12 (Other housing and employment land): **Not asked**

Comments: **Not asked**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Not asked**

Comments: **Not asked**

Policy 14 (Penk and Sow): **Not asked**

Comments: **Not asked**

Policy 15 (Stone Countryside): **Not asked**

Comments: **Not asked**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **Not asked**

Comments: Not asked

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and

forestry development, tourism development and canals. Do you agree? **Not asked**

Comments: **Not asked**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **Not asked**

Comments: **Not asked**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Not asked**

Comments: **Not asked**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **Not asked**

Comments: **Not asked**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Environment Policies**

**Q12** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Connections**

**Q13** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **Not asked**

Comments: **Not asked**

**Q15** - Do you think there is any further evidence required? **Not asked**

Comments: **Not asked**

### **General Comments:**

**I have lived in woodseaves village for a total of 18 years ( from the age of 6yrs to 18yrs , then returning , with my family 6 1/2 years ago ) I am horrified at the councils proposed local plan for an extra 125 house development . The field that will take the majority of extra**

housing , has , in the past , been used as a large landfill site , where lorrys were dumping unknown refuse day and night , and I have been told that some of this " refuse " included slaughtered cows with tuberculosis. This activity carried on for many months , until it was full. Since that time it has only been used for animal grazing . , and has been prone to flooding . Because of the unknown contaminants within the soil + the instability of the land , I strongly believe it would be unfit for housing , and human habitation .! Next I wish to make the council aware of the 10,000 cars a day ( which could be more now , as the road survey was taken at least 4 years ago ) which pass through woodseaves . I live near to the main road , and the vibration of large vehicles passing through is causing damage to my home , especially the windows. With 125 new houses being built , the increase in large vehicles ( during the building process) then the extra road use when we have an extra 125 families , will only increase the noise and damage to the existing village homes ( as I am not the only house experiencing this at the moment) Also woodseaves sewerage infra structure , is consistently blocking up ( my neighbour gets raw sewerage coming up through a manhole into their garden every 4 to 6 months . ) Other villagers have been experiencing similar problems also. To add more housing to a sewerage system that has been struggling to cope with the existing villagers needs , is definately not in the villages best interests. We are a small community with 1 shop , 1 public house , 1 village hall , and a small primary school ( that already struggles to provide a safe parking system for the children especially as the land owner surrounding the school refused to sell any land to the school for carparking ) I truly believe that forcing this small community to expand will be destructive to not only community , but the environment and its wildlife . I speak on behalf of not only myself , but my parents who have lived and contributed to this village for over 52 years . Thankyou for taking the time to read through my concerns .

---

From: Martyn Clews [REDACTED]  
Sent: 11 December 2022 17:23  
To: Strategic Planning  
Subject: Meecebrook Garden Settlement

With regards to the above I wish to register my objection to the above.

This proposal is ill conceived and lacking in substantive detail. For many years the council have objected to almost any development in rural areas and to now propose a new development in this rural area seems hypocritical. Having looked at the sketch proposals it seems that no thought has been given to access by road. There are no roads shown on the plan to the settlement indeed there are now only single lane roads in the area that would not be capable of taking the additional traffic of this town.

The council should concentrate and encourage the existing key towns and villages to expand and also allow a limited amount of development in rural areas commensurate with need.

This proposal should now be rejected immediately.

Kind regards  
Martyn Clews

Sent from my iPhone

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From: [REDACTED]  
Sent: 10 December 2022 13:27  
To: Strategic Planning  
Subject: FAO [REDACTED] - Objection to Preferred Options Document

Dear Sir,

I would like to register my objections to the Preferred Options Document released by Stafford Borough Council.

Once again I find myself writing to Stafford Borough Council on the subject of their total disregard for democracy. This Preferred Options Document shows no respect for the process of democracy of our Neighbourhood Plan. The proposed development would be outside our Settlement Boundary and in breach of our wishes as a community when we agreed our Neighbourhood Plan. As a community we voted overwhelmingly to accept our Neighbourhood Plan which was subsequently ratified by the Borough Council and became part of the Local Development Plan. I am very dismayed that even after this democratic process the Borough Council feels it is within their powers to override our wishes, alter this document and change our Settlement Boundary. You will be aware that even one breach of the Settlement Boundary would set precedent and many more applications will follow. This will render our Neighbourhood Plan worthless and whilst a new plan was being drawn up, Gnosall would be totally vulnerable to any other building developments. This is not acceptable.

I would also like to object on the grounds of traffic and pollution. Further house building will inevitably lead to more cars in our village. New residents would require cars to commute to work and children of school age will need transport to senior school which will mean either more cars or buses in the village. I understand that our new primary school is smaller than the original school and if parents cannot get school places in the village, they will again need transport to schools further away. Any new home will almost certainly have at least two cars with larger homes having up to four. Our roads in our village are not designed for this volume of traffic. There is already traffic congestion and accident flash points at busy times; more cars will aggravate the situation. In addition the increased volume of cars will cause unacceptable increase in noise and pollution. Pollution from traffic will lead to increase in problems to my health, that of my family and our whole community.

I consider Gnosall to be a welcoming and inclusive community and we have indeed welcomed many new residents. I respectfully request, however, that the Borough Council have some empathy for the stress and worry this repeated request for the development of this area has had upon me and other people living here. In Gnosall are we not allowed a little peace and tranquillity to live our lives without the constant threat of the Borough Council or a developer attempting to make money at any cost?

Please accept the democratic laws of our country and leave our Settlement Boundary unaltered.

Thank you for your time. I would appreciate it if you would kindly acknowledge receipt of my email objection.

Yours sincerely  
Fiona Collisson(Mrs)

Sent from my iPad

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From: Preferred Options Consultation [REDACTED]  
Sent: 12 December 2022 10:46  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Eric Common**

Email: [REDACTED]

**Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

**Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

**Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**



Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **I fully support Chebsey Borough Council's response to the proposed development of the Garden Community known as Meecebrook, and consider that their objections are well thought out and relevant. In particular, claims that the development will have schools, health centres and leisure facilities seem merely a 'pipe dream'. Who will provide, staff and manage such facilities? Everyone is well aware of the difficulties recruiting, and retaining, teaching and healthcare staff. Public transport where I live, just 6 miles from Stafford, is non-existent. Do the Borough Council really believe that people will really be able to stop using their cars, in an area where single carriageway roads are the norm? The volume of traffic through the village where I live has increased since the new housing estates were built on the Eccleshall Road just outside Walton, Stone and it is apparent when there is an issue on the M6 motorway and the stream of traffic making it's way to Junction 15 is non stop.**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## Economy Policies

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

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

## Design and Infrastructure Policies

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## Environment Policies

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## Connections

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## Evidence Base

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

**General Comments:**

**No reply**

---

From: Preferred Options Consultation [REDACTED]  
Sent: 11 December 2022 13:40  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Ian Cooper**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **General Comments**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Not asked**

Comments: **Not asked**

Policy 10 (West of Stafford): **Not asked**

Comments: **Not asked**

Policy 11 (Stafford Station Gateway): **Not asked**

Comments: **Not asked**

Policy 12 (Other housing and employment land): **Not asked**

Comments: **Not asked**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Not asked**

Comments: **Not asked**

Policy 14 (Penk and Sow): **Not asked**

Comments: **Not asked**

Policy 15 (Stone Countryside): **Not asked**

Comments: **Not asked**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **Not asked**

Comments: Not asked

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and

forestry development, tourism development and canals. Do you agree? **Not asked**

Comments: **Not asked**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **Not asked**

Comments: **Not asked**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Not asked**

Comments: **Not asked**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **Not asked**

Comments: **Not asked**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Environment Policies**

**Q12** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Connections**

**Q13** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **Not asked**

Comments: **Not asked**

**Q15** - Do you think there is any further evidence required? **Not asked**

Comments: **Not asked**

### **General Comments:**

**No reply**

---

From: John Cope [REDACTED]  
Sent: 07 December 2022 15:15  
To: Strategic Planning

To whom it may concern

I am emailing to log an objection to the proposed Meecebrook housing development. This development will result in six thousand new homes being built in the local area, with approximately four thousand being located within Chebsey Parish, directly affecting myself and my family.

This development will be detrimental to local wildlife, and result in the loss of a huge area of beautiful countryside, something that can never be replaced once it's gone. Furthermore, the development comes with increased risk of extensive and more frequent flooding on already recognised flood risk areas. I do not believe that it is in the best interest of the local community or the natural environment to proceed with these plans.

I would ask that you log my objection.

Many thanks,

John Cope  
[REDACTED]

Sent from my Galaxy

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From: Preferred Options Consultation [REDACTED]  
Sent: 12 December 2022 11:54  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Christopher John Copeland**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Housing Policies**

### **Vision and Objectives**

**Q1** - Which 3 are most important to you? **Not asked**

### **Development Strategy and Climate Change**

**Q2** - Do you agree with each of the policies in this chapter?

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**



Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Not asked**

Comments: **Not asked**

Policy 10 (West of Stafford): **Not asked**

Comments: **Not asked**

Policy 11 (Stafford Station Gateway): **Not asked**

Comments: **Not asked**

Policy 12 (Other housing and employment land): **Not asked**

Comments: **Not asked**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Not asked**

Comments: **Not asked**

Policy 14 (Penk and Sow): **Not asked**

Comments: **Not asked**

Policy 15 (Stone Countryside): **Not asked**

Comments: **Not asked**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **Not asked**

Comments: Not asked

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and

forestry development, tourism development and canals. Do you agree? **Not asked**

Comments: **Not asked**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **Yes**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Yes**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **Yes**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **Yes**

Comments: **No reply**

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

Comments: **No reply**

### **General Comments:**

**No reply**

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**From:** Andrew Court [REDACTED]  
**Sent:** 11 December 2022 22:35  
**To:** Strategic Planning  
**Subject:** Meecebrook - Garden Settlement

To Whom It May Concern:

I am writing to object to the proposed Meecebrook Garden Village project. This is for the following reasons:

1/ Loss of prime agricultural land: The project encompasses some 974 acres. The majority of this is utilised for food production including dairy, cereal crops, oilseeds and potatoes as well as a significant amount of energy crops. In the current economic climate, with high food prices and concerns about the UK's food security, I do not think it is in our best interests to remove such productive land from farming.

Further to this, the particular soil types in the proposed development area (clay loams), are particularly well suited to cope with the extremes of weather we have experienced in recent years. Clay has a high potential water holding capacity when managed properly. This means that large volumes of water can be held by the soil to feed growing crops during increasingly frequent dry spells, therefore increasing yields. Clay also has a high mineral content which means less costly, and energy intensive fertiliser is needed during the growing season.

2/ Flooding: As I have already alluded to, Clay has the potential to retain vast amounts of water, that would otherwise very quickly enter the local streams and rivers. By constructing such a vast development, the land would be turned from a vast sponge into solid surface, accelerating the draining process. Such increases would result in increasingly frequent, large-scale flooding, causing widespread misery to residents and businesses alike, and taking even more farmland out of production.

3/ Transport: The original premise of this project was that the "village" would be serviced by an HS2 Station. It is clear that this is no longer the case. I understand that there are proposals to reinstate the station at Norton Bridge. However due to the recent junction alterations near this site I do not believe that this is a feasible option and residents will be forced to use Stafford station instead. Additionally, six thousand new homes would result in at least, ten thousand extra cars on the roads, as well as the additional service vehicles, bin lorries, delivery vans etc. This is something the local network does not have the capacity for and would overwhelm local communities, including Eccleshall.

4/ Pressures on Services: The development would result in a large and sudden increase in Staffordshire's population. Given that the county's hospitals are already overstretched, despite a multi-million pound development at the Royal University Hospital of Stoke-on-Trent, over the last 2 decades, I do not believe there is enough capacity to absorb such an increase in population, particularly taken in conjunction with all the existing housing projects already underway in the Staffordshire. With the collapse of Private Finance Initiatives (PFIs), NHS Trusts are reliant on money from the treasury to fund new facilities. Money that the country doesn't have.

I understand the project includes facilities such as schools and doctor's surgeries but these will not be delivered until towards the conclusion of construction. What is to be done in the interim?

5/ Pressures on Utilities: The proposal would place increased demand on the local water, waste, electrical and telecoms networks. Impacting supplies to existing customers. What plans are in place to help finance the expansion of these networks?

6/ Environmental impact: During the railway junction alterations near by, at Norton Bridge, surveys revealed a rich and diverse ecosystem including bats and otters in the local area. Baden Hall fisheries, part of the proposed development is itself a wonderful habitat for local wildlife. All of this would be lost should this proposal go through, and no post-development restoration project can truly replace existing habitats.

7/ Carbon Dioxide Emissions: Science has proved that soil is a massive carbon sponge. As well as the emissions from the construction of the settlement and the fossil fuels used to power the traffic and homes as a result, the amount of carbon emitted from disturbing the soil will be massive. This damage is irreversible. Is it right to solve a short-term housing issue by fuelling global warming? Is it not better to develop brownfield sites that would not release the same level of carbon.

8/ Jobs: The residents of this village will all require jobs. As the lack of HS2 station means that London would not be commutable on a daily basis, it would require significant investment in the local area by big businesses. No proposals have been submitted yet to solve this issue.

9/ Protection of other local communities: As it stands there are no protections in place to prevent the proposed development expanding and absorbing Eccleshall, Slindon, Mill Meece, Yarnfield, Cold Meece, Norton Bridge and Chebsey into one small city, obliterating their identity.

In conclusion I object to the proposed development because of the widespread impact on the existing local community in terms of infrastructure, flooding, environmental impact and services.

Regards,



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From: Preferred Options Consultation [REDACTED]  
Sent: 12 December 2022 11:30  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Juliet Court**

Email: [REDACTED]

**Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

**Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

**Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3 - Do you agree with proposed new garden community: No**

Comments: I am writing to object to the proposed Meecebrook Garden Village project. This is for the following reasons: 1/ Loss of prime agricultural land: The project encompasses some 974 acres. The majority of this is utilised for food production including dairy, cereal crops, oilseeds and potatoes as well as a significant amount of energy crops. In the current economic climate, with high food prices and concerns about the UK's food security, I do not think it is in our best interests to remove such productive land from farming. Further to this, the particular soil types in the proposed development area (clay loams), are particularly well suited to cope with the extremes of weather we have experienced in recent years. Clay has a high potential water holding capacity when managed properly. This means that large volumes of water can be held by the soil to feed growing crops during increasingly frequent dry spells, therefore increasing yields. Clay also has a high mineral content which means less costly, and energy intensive fertiliser is needed during the growing season. 2/ Flooding: As I have already alluded to, Clay has the potential to retain vast amounts of water, that would otherwise very quickly enter the local streams and rivers. By constructing such a vast development, the land would be turned from a vast sponge into solid surface, accelerating the draining process. Such increases would result in increasingly frequent, large-scale flooding, causing widespread misery to residents and businesses alike, and taking even more farmland out of production. 3/ Transport: The original premise of this project was that the "village" would be serviced by an HS2 Station. It is clear that this is no longer the case. I understand that there are proposals to reinstate the station at Norton Bridge. However due to the recent junction alterations near this site I do not believe that this is a feasible option and residents will be forced to use Stafford station instead. Additionally, six thousand new homes would result in at least, ten thousand extra cars on the roads, as well as the additional service vehicles, bin lorries, delivery vans etc. This is something the local network does not have the capacity for and would overwhelm local communities, including Eccleshall. 4/ Pressures on Services: The development would result in a large and sudden increase in Staffordshire's population. Given that the county's hospitals are already overstretched, despite a multi-million pound development at the Royal University Hospital of Stoke-on-Trent, over the last 2 decades, I do not believe there is enough capacity to absorb such an increase in population, particularly taken in conjunction with the all the existing housing projects already underway in the Staffordshire. With the collapse of Private Finance Initiatives (PFIs), NHS Trusts are reliant on money from the treasury to fund new facilities. Money that the country doesn't have. I understand the project includes facilities such as schools and doctor's surgeries but these will not be delivered until towards the conclusion of construction. What is to be done in the interim? 5/ Pressures on Utilities: The proposal would place increased demand on the local water, waste, electrical and telecoms networks. Impacting supplies to existing customers. What plans are in place to help finance the expansion of these networks? 6/ Environmental impact: During the railway junction alterations near by, at Norton Bridge, surveys revealed a rich and diverse ecosystem including bats and otters in the local area. Baden Hall fisheries, part of the proposed development is itself a wonderful habitat for local wildlife. All of this would be lost should this proposal go through, and no post-development restoration project can truly replace existing habitats. 7/ Carbon Dioxide Emissions: Science has proved that soil is a massive carbon sponge. As well as the emissions from the construction of the settlement and the fossil fuels used to power the traffic and homes as a result, the amount of carbon emitted

from disturbing the soil will be massive. This damage is irreversible. Is it right to solve a short-term housing issue by fuelling global warming? Is it not better to develop brownfield sites that would not release the same level of carbon. 8/ Jobs: The residents of this village will all require jobs. As the lack of HS2 station means that London would not be commutable on a daily basis, it would require significant investment in the local area by big businesses. No proposals have been submitted yet to solve this issue. 9/ Protection of other local communities: As it stands there are no protections in place to prevent the proposed development expanding and absorbing Eccleshall, Slindon, Mill Meece, Yarnfield, Cold Meece, Norton Bridge and Chebsey into one small city, obliterating their identity. In conclusion I object to the proposed development because of the widespread impact on the existing local community in terms of infrastructure, flooding, environmental impact and services.

## Site Allocation Policies

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

## Site Allocation Policies (continued)

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## Economy Policies

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **No reply**



Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

### **General Comments:**

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 12 December 2022 11:34  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Robert Court**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3 - Do you agree with proposed new garden community: No**

Comments: I am writing to object to the proposed Meecebrook Garden Village project. This is for the following reasons: 1/ Loss of prime agricultural land: The project encompasses some 974 acres. The majority of this is utilised for food production including dairy, cereal crops, oilseeds and potatoes as well as a significant amount of energy crops. In the current economic climate, with high food prices and concerns about the UK's food security, I do not think it is in our best interests to remove such productive land from farming. Further to this, the particular soil types in the proposed development area (clay loams), are particularly well suited to cope with the extremes of weather we have experienced in recent years. Clay has a high potential water holding capacity when managed properly. This means that large volumes of water can be held by the soil to feed growing crops during increasingly frequent dry spells, therefore increasing yields. Clay also has a high mineral content which means less costly, and energy intensive fertiliser is needed during the growing season. 2/ Flooding: As I have already alluded to, Clay has the potential to retain vast amounts of water, that would otherwise very quickly enter the local streams and rivers. By constructing such a vast development, the land would be turned from a vast sponge into solid surface, accelerating the draining process. Such increases would result in increasingly frequent, large-scale flooding, causing widespread misery to residents and businesses alike, and taking even more farmland out of production. 3/ Transport: The original premise of this project was that the "village" would be serviced by an HS2 Station. It is clear that this is no longer the case. I understand that there are proposals to reinstate the station at Norton Bridge. However due to the recent junction alterations near this site I do not believe that this is a feasible option and residents will be forced to use Stafford station instead. Additionally, six thousand new homes would result in at least, ten thousand extra cars on the roads, as well as the additional service vehicles, bin lorries, delivery vans etc. This is something the local network does not have the capacity for and would overwhelm local communities, including Eccleshall. 4/ Pressures on Services: The development would result in a large and sudden increase in Staffordshire's population. Given that the county's hospitals are already overstretched, despite a multi-million pound development at the Royal University Hospital of Stoke-on-Trent, over the last 2 decades, I do not believe there is enough capacity to absorb such an increase in population, particularly taken in conjunction with the all the existing housing projects already underway in the Staffordshire. With the collapse of Private Finance Initiatives (PFIs), NHS Trusts are reliant on money from the treasury to fund new facilities. Money that the country doesn't have. I understand the project includes facilities such as schools and doctor's surgeries but these will not be delivered until towards the conclusion of construction. What is to be done in the interim? 5/ Pressures on Utilities: The proposal would place increased demand on the local water, waste, electrical and telecoms networks. Impacting supplies to existing customers. What plans are in place to help finance the expansion of these networks? 6/ Environmental impact: During the railway junction alterations near by, at Norton Bridge, surveys revealed a rich and diverse ecosystem including bats and otters in the local area. Baden Hall fisheries, part of the proposed development is itself a wonderful habitat for local wildlife. All of this would be lost should this proposal go through, and no post-development restoration project can truly replace existing habitats. 7/ Carbon Dioxide Emissions: Science has proved that soil is a massive carbon sponge. As well as the emissions from the construction of the settlement and the fossil fuels used to power the traffic and homes as a result, the amount of carbon emitted

from disturbing the soil will be massive. This damage is irreversible. Is it right to solve a short-term housing issue by fuelling global warming? Is it not better to develop brownfield sites that would not release the same level of carbon. 8/ Jobs: The residents of this village will all require jobs. As the lack of HS2 station means that London would not be commutable on a daily basis, it would require significant investment in the local area by big businesses. No proposals have been submitted yet to solve this issue. 9/ Protection of other local communities: As it stands there are no protections in place to prevent the proposed development expanding and absorbing Eccleshall, Slindon, Mill Meece, Yarnfield, Cold Meece, Norton Bridge and Chebsey into one small city, obliterating their identity. In conclusion I object to the proposed development because of the widespread impact on the existing local community in terms of infrastructure, flooding, environmental impact and services.

## Site Allocation Policies

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

## Site Allocation Policies (continued)

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## Economy Policies

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

### **General Comments:**

**No reply**

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From: Darrell Cox [REDACTED]  
Sent: 09 December 2022 13:27  
To: Strategic Planning  
Subject: Objection to Garden Settlement Meecebrook  
Attachments: meecebrook DC.docx

Dear Sir/Madam

I wish to register my objection to the proposed Garden Settlement 'Meecebrook' for 6000 homes.

Should this development go ahead it will have a severe impact on our area and life, we already have severe pressure on roads in and around the local area. The village of Chebsey is often used as a short cut 'rat race' when roads are closed and to gain access to junction 14 of the M6, Stafford town & railway station. This leads to utter chaos on the single traffic roads and lanes putting pedestrians, horseback riders, cyclists, hikers and dog walkers in danger and destroying grass verges. This is the same for Worston Lane, Norton Bridge leading to Eccleshall Road, the bridge on this Lane has regularly been hit by traffic cutting through enroute to and from the motorway which has also impacted on rail services. Should this development go ahead these issues will increase and become a dangerous daily occurrence. The town of Eccleshall is currently suffering from regular traffic issues with heavy vehicles and tractors dominating the list of regular users often blocking the roads, therefore building 6000 new homes will place an enormous burden on the whole area, 6000/10000 additional vehicles and 10,000 to 20,000 additional people for sure.

The area land marked for development is located between the river Sow and Meece Brook, these rivers often burst their banks during heavy rainfall and contribute to local flooding issues. Should this development go ahead the risk of further local flooding will increase on this already recognised flood risk area. Furthermore, the river Sow runs directly from this proposed development area into Stafford town centre continually has major flooding issues from the river causing disruption to town centre businesses.

The proposed site of 974 acres of land is of the most versatile agricultural quality and of the utmost value to the farming community. The development of this land will destroy large areas of valuable woodland, wildlife and their habitats, we all have a moral responsibility to preserve and protect such areas! We have local businesses who's selling point is being based in a quiet rural location, this will be obliterated if this huge site goes ahead, after surviving the pandemic this may be the one thing that could destroy them and livelihoods will be lost.

We already have overstretched local services such as education and health care, building such a large amount of new homes will make an enormous impact, although it has been stated the development will include services such as these they will not be up and running whilst the project progresses and will add to the current enormous strain on our schools and surgeries.

The village of Chebsey is a conservation area, the definition of this term is 'an area of special architectural / historic interest, the character of which is considered worthy of preservation or enhancement'. 4000 of these homes will be so close they will be in Chebsey Parish, how is this preserving or enhancing our conservation area? It is totally the opposite!

My final point is that Meecebrook is totally inconsistent with the objective of increasing any biodiversity in the area, it would achieve completely the opposite. I believe that there are other viable alternative options for development in more urban areas which will support and benefit Stafford town centre which is in desperate need of more business growth.

Please register registered this email as my official objection to the commencement of this Meecebrook Garden Village.

Yours faithfully

Darrell Cox

[REDACTED]



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From: Hayley Cox [REDACTED]  
Sent: 07 December 2022 11:29  
To: Strategic Planning  
Subject: Fwd: OBJECTION LETTER - MEECEBROOK GARDEN SETTLEMENT

Dear Sir/Madam

I refer to the proposed Garden Settlement 'Meecebrook' and wish to register my objection.

The area of land marked for development is located between the river Sow and Meece Brook, both these waterways often burst their banks during heavy rainfall and contribute to local flooding issues. Should this development go ahead the risk of further local flooding will increase on this already recognised flood risk area. Indeed the river Sow runs directly from this proposed development area into Stafford town centre which I am sure you are well aware has regular flooding issues from the river causing disruption.

We already have pressure on roads in and around our local area. The village of Chebsey is often used as a short cut 'rat race' when there are main road disruptions to gain access to the main route to junction 14 of the M6 leading to utter chaos on the single lane roads (without pavements) putting local village pedestrians, horseback riders, cyclists and dog walkers in danger and destroying grass verges with vehicles becoming stuck. Likewise along Worston Lane, Norton Bridge leading to Eccleshall Road, the bridge on this Lane has regularly been hit by traffic cutting through enroute to and from the motorway which has also impacted on rail services. Should this development go ahead these issues will increase and become a dangerous daily occurrence. The town of Eccleshall is currently suffering from regular traffic issues with heavy vehicles and tractors dominating the list of regular users often blocking the roads, therefore building 6000 new homes will place an enormous burden on the whole area.

The acreage of land proposed to be developed totals 974, this land is of the most versatile agricultural quality and of the utmost value to the farming community. The development of this land will also destroy large areas of valuable woodland, wildlife and their habitats, we all have a moral responsibility to preserve and protect such areas!

We already have overstretched local services such as education and health care, building such a large amount of new homes will make an enormous impact, although it has been stated the development will include services such as these they will not be up and running whilst the project progresses and will add to the current enormous strain on our schools and surgeries.

My final point is that Meecebrook is totally inconsistent with the objective of increasing biodiversity in the area. I believe that there are other viable alternative options for development in more urban areas which will support and benefit Stafford town centre.

I trust this email will be registered as my official objection to the commencement of this Meecebrook Garden Village.

Yours faithfully

Hayley Cox  
[REDACTED]



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From: Isabelle Cox [REDACTED]  
Sent: 07 December 2022 08:50  
To: Strategic Planning  
Subject: OBJECTION LETTER: MEECEBROOK GARDEN SETTLEMENT

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Dear whom it should concern,

I refer to the proposed Garden Settlement 'Meecebrook' and wish to register my objection.

The area of land marked for development is located between the river Sow and Meece Brook, both these waterways often burst their banks during heavy rainfall and contribute to local flooding issues. Should this development go ahead the risk of further local flooding will increase on this already recognised flood risk area. Indeed the river Sow runs directly from this proposed development area into Stafford town centre which I am sure you are well aware has regular flooding issues from the river causing disruption.

We already have pressure on roads in and around our local area. The village of Chebsey is often used as a short cut 'rat race' when there are main road disruptions to gain access to the main route to junction 14 of the M6 leading to utter chaos on the single lane roads (without pavements) putting local village pedestrians, horseback riders, cyclists and dog walkers in danger and destroying grass verges with vehicles becoming stuck. Likewise along Worston Lane, Norton Bridge leading to Eccleshall Road, the bridge on this Lane has regularly been hit by traffic cutting through enroute to and from the motorway which has also impacted on rail services. Should this development go ahead these issues will increase and become a dangerous daily occurrence. The town of Eccleshall is currently suffering from regular traffic issues with heavy vehicles and tractors dominating the list of regular users often blocking the roads, therefore building 6000 new homes will place an enormous burden on the whole area.

The acreage of land proposed to be developed totals 974, this land is of the most versatile agricultural quality and of the utmost value to the farming community. The development of this land will also destroy large areas of valuable woodland, wildlife and their habitats, we all have a moral responsibility to preserve and protect such areas!

We already have overstretched local services such as education and health care, building such a large amount of new homes will make an enormous impact, although it has been stated the development will include services such as these they will not be up and running whilst the project progresses and will add to the current enormous strain on our schools and surgeries.

My final point is that Meecebrook is totally inconsistent with the objective of increasing biodiversity in the area. I believe that there are other viable alternative options for development in more urban areas which will support and benefit Stafford town centre.

I trust this email will be registered as my official objection to the commencement of this Meecebrook Garden Village.

Yours faithfully

Isabelle Cox

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From: Suzanne Cox [REDACTED]  
Sent: 09 December 2022 12:50  
To: Strategic Planning  
Subject: OBJECTION - Meecebrook 'Garden Settlement' URGENT!

Dear Sir/Madam

I wish to register my objection to the proposed Garden Settlement 'Meecebrook' for 6000 homes.

Should this development go ahead it will have a severe impact on our rural way of life.

We already have pressure on roads in and around our local area. The village of Chebsey is often used as a short cut 'rat race' when there are main road disruptions to gain access to the main route to junction 14 of the M6 or to Stafford town & railway station. This leads to utter chaos on the single traffic roads and lanes (without pavements) putting local village pedestrians, horseback riders, cyclists, hikers and dog walkers in danger and destroying grass verges often with vehicles becoming stuck. Likewise along Worston Lane, Norton Bridge leading to Eccleshall Road, the bridge on this Lane has regularly been hit by traffic cutting through enroute to and from the motorway which has also impacted on rail services. Should this development go ahead these issues will increase and become a dangerous daily occurrence. The town of Eccleshall is currently suffering from regular traffic issues with heavy vehicles and tractors dominating the list of regular users often blocking the roads, therefore building 6000 new homes will place an enormous burden on the whole area.

The area of land marked for development is located between the river Sow and Meece Brook, both these waterways often burst their banks during heavy rainfall and contribute to local flooding issues. Should this development go ahead the risk of further local flooding will increase on this already recognised flood risk area. Furthermore, the river Sow runs directly from this proposed development area into Stafford town centre which I am sure you are well aware has regular flooding issues from the river causing disruption to town centre businesses.

The acreage of land proposed to be developed is 974, this land is of the most versatile agricultural quality and of the utmost value to the farming community. The development of this land will destroy large areas of valuable woodland, wildlife and their habitats, we all have a moral responsibility to preserve and protect such areas! We have local businesses who's USP is their quiet rural location, this will be obliterated if this huge site goes ahead, after surviving the pandemic this may be the one thing that could destroy them and livelihoods will be lost.

We already have overstretched local services such as education and health care, building such a large amount of new homes will make an enormous impact, although it has been stated the development will include services such as these they will not be up and running whilst the project progresses and will add to the current enormous strain on our schools and surgeries.

The village of Chebsey is a conservation area, the definition of this term is 'an area of special architectural / historic interest, the character of which is considered worthy of preservation or enhancement'. 4000 of these homes will be so close they will be in Chebsey Parish, how is this preserving or enhancing our conservation area? It is totally the opposite!

My final point is that Meecebrook is totally inconsistent with the objective of increasing any biodiversity in the area, it would achieve completely the opposite. I believe that there are other viable alternative options for development in more urban areas which will support and benefit Stafford town centre which is in desperate need of more business growth.

Please register registered this email as my official objection to the commencement of this Meecebrook Garden Village.

Yours faithfully

Suzanne J Cox



Sent from my iPad

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From: [REDACTED]  
Sent: 05 December 2022 14:39  
To: SPP Consultations  
Subject: Meecebrook Garden Community Consultation Response - Preferred Option Proposal

Dear SPP,

I have found many flaws in this proposal, not least Roads, Schools and Health Services.

The local road network is simply not capable of accommodating additional traffic, both at the development stage (HGVs etc) and at the completion stage (increased number of commuters).

Even now, at peak times, the main routes around the area that link with the A34 are extremely busy, invariably resulting in long queues. Adding more cars to this equation would be sheer folly.

As for HGVs, as there is likely to be a crossover with HS2, I'm not quite sure how the Council think the local B roads (which are already in a poor condition) will cope. Hopefully they have a sizeable budget for road repair costs!

I very much doubt that the Council's Education proposal is sustainable, as it will lead to many more pupils having to attend local schools in Stone and Eccleshall. Again more cars and queues at peak times!

Whilst I applaud the suggestion for another GP practice (based on the increased patient numbers that will definitely warrant it), I just have this vision of a surgery full of patients, with no Doctors to see them! It's common knowledge that GP numbers are decreasing, so where do the Council think they can "magic" a full compliment of GPs from? This will undoubtedly put pressure on existing Surgeries in the local area.

I hope you find my comments useful during the Consultation stage.

Yours sincerely,

John Crabtree

Sent from my iPad

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From: Preferred Options Consultation [REDACTED]  
Sent: 15 November 2022 17:54  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Grahame Craddock**

Email: [REDACTED]

**Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

**Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

**Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**



Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **Totally out of proportion to the surrounding area. Transport links will be overwhelmed and how many social homes will there be who may not have access to a vehicle. Terrible use of greenfield site. This proposal is absolute madness contrived only to save the council efforts in finding several more suitable sites, as well as generating money quickly from council tax with the least expenditure In 30yrs there has been no increase in schools or Surgeries and I don't think this project will supply enough facilities for upwards of 15000 people ( 6000 houses) Stone and Yarnfield can not cope with this total disruption, especially after the HS2 debacle.**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No**

Comments: **No reply**

Policy 10 (West of Stafford): **No**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No**

Comments: **No reply**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Yes**

Comments: **No reply**

Policy 14 (Penk and Sow): **Yes**

Comments: **No reply**

Policy 15 (Stone Countryside): **No**

Comments: **No reply**

## **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **Yes**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

**General Comments:**

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 09 December 2022 15:08  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Ian Cranson**

Email: [REDACTED]

**Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Site Allocation Policies**

**Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

**Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No**

Comments: **Stone field next to Oakleigh Court and other development below Little Stoke Cricket Club. These developments are Not necessary and will put a big strain on already busy transport connections over a rail crossing which would lead to long queues at certain times of the day. Potential of flooding to areas of Aston Lodge as drainage wouldn't be up to increase. Not enough school places to accommodate new owners and a lack of medical infrastructure already can't cope with current residents.**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and

support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

### **General Comments:**

**No reply**

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**From:** aj crawshaw [REDACTED]  
**Sent:** 12 December 2022 11:09  
**To:** Strategic Planning  
**Subject:** Meecebrook development  
**Attachments:** Meecebrook.docx

Please find attached my objections to the Meecebrook project.

Thank you,

A. J. Crawshaw



  
MEECE BROOK – GARDEN SETTLEMENT

Dear Sir,

While I acknowledge the need for housing & the laudable aims of bringing prosperity to the area I do not consider that the Proposed Meecebrook development to be appropriate or suitable for meeting your aims.

The original proposal was to use the MoD land near Swynnerton. Since this now turns out to be unavailable it would seem that the plan needs to be transposed to a similar area as was originally suggested – *one where the land is not providing amenities for the general population.*

*The area is rural with an infrastructure to match.* The growth of Industrial parks has already put a strain on the road system with large lorries often causing delays/road jams. Although it is maintained that the Garden Village will be 'self-contained/sufficient' they will require services to come/go to the area so affecting the surrounding countryside which is already showing strains from existing developments.

Building on this valuable agricultural land will affect existing bio-diversity with loss of habitat and with it the species which live there. The scale of the development will necessitate loss of trees and grassland and will contribute to Climate Change – the opposite of what we keep being told we ought to do!

The construction will take some time during which the surrounding area will be disadvantaged by traffic, by roads being blocked/closed and diversions rife. Journeys will be unpredictable and daily activities affected to various degrees. The 'Prize' of a new 'village' in this place does not seem to warrant the disruption which will ensue.

Please would you re-consider this proposal taking into account the dangers which going ahead will pose for our area and the Planet as a whole. Surely you could find a more suitable site to build.

Thankyou for your attention,

A. J. CRAWSHAW

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From: GRAHAM CROFT [REDACTED]  
Sent: 04 December 2022 23:19  
To: SPP Consultations  
Subject: Meecebrook Garden Community

Dear Sirs

Re: Stafford Borough Council Local Plan Preferred Options regarding Meecebrook Garden Community.

It is difficult to believe that planners have given any consideration to the road infrastructure surrounding the proposed 'Meecebrook Garden Community' of 3,000 houses (with a further 3,000 planned).

The Towns of Eccleshall and Stone plus the villages of Woodseaves, Swynnerton, Norton Bridge and Yarnfield surround the proposed Meecebrook site and will become the only routes in and out. These roads can barely handle the current traffic, particularly during harvest time when there is a considerable increase in 'Farm Traffic' in this Agricultural Area.

Eccleshall in particular is a major bottle neck on a daily basis that would be impossible to change. The roads through the town have no room to be widened and I suspect that if it were at all possible to build a bypass it would have been completed many years ago. It should be noted that Eccleshall would be on the only direct route to the M6 (J14)

The villages of Swinnerton, Norton Bridge and Yarnfield will, of necessity, become dangerous 'rat runs', but have roads that at best are only 2-Lane and are currently experiencing heavy traffic flow throughout the day.

If the road infrastructure has been considered by the planners, and they feel that the current roads are adequate, then they should be ashamed of themselves for being totally unaware of the consequences of an additional 3,000 vehicles using them.

Even an untrained eye can see that the current road infrastructure 'cannot' support an increased load. Why haven't the trained eyes of the planners?

Graham Croft (Mr)

[REDACTED]

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From: [REDACTED]  
Sent: 12 December 2022 10:14  
To: Strategic Planning  
Subject: Meecebrook Garden Settlement Local Plan

I totally support the local Parish Council's response to the Local Plan for a Meecebrook "Garden Settlement"! I think it is disgraceful that the Council should give planning permission for building on a prime Greenfield Site when there are Brownfield sites in the local area where the development would be welcomed.

In these times, when food security is becoming more and more of a problem, the Council's proposed actions are truly reprehensible.

Joe Cunningham

[REDACTED]

[REDACTED]

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From: [REDACTED]  
Sent: 12 December 2022 10:34  
To: Strategic Planning  
Subject: Eccleshall Local plan

I totally support the local Parish Council's response to the Meecebrook proposal for a garden settlement and my views are as follows:

It is planned to use Prime Agricultural land to put under concrete. As we all know once built on the land never goes back to nature.

We should be encouraging farmers to produce more food not less in an effort to reduce transport costs.

There is already congestion on the roads around Eccleshall, made worse by the number of new houses which have recently been built in the area.

One house usually equals at LEAST one car!

The THOUSANDS of new people will want doctors, dentists, hygienists etc and since we have the recently built houses, it is normal, now to have to wait several weeks to see a doctor. What will the thousands of people in the planned new houses do until the infrastructure is in place?

How can you expect doctors to keep working under the pressure of increasing workloads? They are just human!!

There are brownfield sites in this area who WANT this development!!

And last but definitely not least is the displacement of the animals, birds, hedgehogs, bees etc many of which are on the RED LIST which indicates almost extinction due to HUMAN BEHAVIOUR and the STEALING of their habitat!

Where can they go? All habitats are already populated!

Vivien Cunningham

[REDACTED]  
[REDACTED]

Sent from my iPad

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From: paul davenport [REDACTED]  
Sent: 11 December 2022 14:13  
To: Strategic Planning Consultations  
Subject: Ref. STAFFMB03

To whom it may concern

I would like raise my objections to this land being used building development.

I believe Staffordshire are in process of developing a number of large scale building developments which is already evident the transport infrastructure is already at breaking point.

The development of green belt land should not be a consideration when we have numerous brownfield sites that should be used prior to green belt.

The A449 and surrounding roads are already congested during peak times especially when there are issues with the M6 motorway.

Regards

Paul Davenport  
Sent from my iPhone

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From: Preferred Options Consultation [REDACTED]  
Sent: 11 December 2022 14:30  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Kevin and Voirrey Day**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: **Prefer not to say / not applicable**

Added to database: [REDACTED]

Topics (Contents page): **No reply**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Contribute to Stafford Borough being net zero carbon by ensuring that development mitigates and adapts to climate change and is future proof., To strengthen our town centres through a quality environment and flexible mix of uses. and To increase and enhance green and blue infrastructure in the borough and to enable greater access to it while improving the natural environment and biodiversity.**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **No**

Comments: **Stone has already seen substantial growth in new developments over the past few years. We note that Stone appears to have been allocated around 7% of the total new housing for the Borough and feel that this is simply too much -particularly in light there being no plans that we are aware of to have a commensurate level of investment in infrastructure.**

Policy 2 (Settlement Hierarchy): **Yes**

Comments: **No reply**

Policy 3 (Development in open countryside): **No**

Comments: **A number of proposed development sites seem to be outside of the settlement boundaries and therefore in rural areas which is a concern. Will such sites be 100%**

**affordable housing as stated is required for development to be carried out in a rural exception area. Policy 25 also states that rural exception sites apply to tier 4 and 5 sites, so how can this be used to justify housing outside the boundary of Stone, a tier 2 settlement?**

Policy 4 (Climate change and development requirements): **Yes**

Comments: **No reply**

Policy 5 (Green Belt): **Yes**

Comments: **Although concerned that the designation of green belt to the north of Stone but not the South and West is concentrating development in these areas.**

Policy 6 (Neighbourhood plans): **Yes**

Comments: **No reply**

### **Meecebrook Garden Community**

**Q3 - Do you agree with proposed new garden community: Yes**

Comments: **New infrastructure will be provided here as an integral part of the plans. The building of this settlement could therefore relieve the pressure to provide additional housing on the edge of existing communities where no additional infrastructure is planned to be provided, and existing infrastructure is stretched.**

### **Site Allocation Policies**

**Q4 - Do you agree with the proposed allocations?**

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No**

Comments: **STO13 and STO16 The location of these 2 sites makes them inappropriate for this proposed scale of development. In general the infrastructure of Stone is stretched - Doctor's places, school places, parking etc - and so this additional development will exacerbate these issues as no parallel development of infrastructure or services seems to be planned. In particular for these 2 sites there are a number of specific concerns: If planning applications are approved, it would clearly exacerbate the existing problem of traffic build-up, on the approach to the level crossing and traffic lights (particularly at busy times of the day). Although improvements to the level crossing would be required (potentially, a new surface and safety cameras), this would do nothing to ease congestion on the B5027. Other factors include: Increased flood risk, due to a build-up of runoff water**

at the bottom of Saddler Avenue - there have been historical flooding issues, where two streams converge on the edge of the Aston Lodge estate. Lack of supporting infrastructure (e.g., sewers and drains). Poor pedestrian access, from Lichfield Road, particularly for people with mobility issues: Via the level crossing, from the traffic lights - a single footway (narrow in places), so with increased traffic, crossing the B5027 would become even more difficult. Via Pingle Lane - a steep, unsurfaced road, with no separate footway, or street lighting, and frequently used by farm vehicles.

## Site Allocation Policies (continued)

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **Yes**

Comments: **No reply**

## Economy Policies

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **Yes**

Comments: **No reply**

## Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **Yes**

Comments: **as long as this need isn't used to justify housing development in appropriate areas.**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Yes**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No**

Comments: **Policy 25 seems to be used to justify housing developments outside the Stone boundary area, but it states here that this should only apply to tier 4 and 5 settlements.**



## Design and Infrastructure Policies

**Q11** - Do you agree with policies? **No**

Comments: **We have been told that there is no new infrastructure - schools, doctors etc - planned for Stone. How does this fit with policy 37?**

## Environment Policies

**Q12** - Do you agree with policies? **No**

Comments: **The proposed housing developments in Stone seem to not fit in with these policies 42 and 44 Any development on STO13 could increase the continuing risk of flooding in some area and will have significant adverse visual and landscape effects.**

## Connections

**Q13** - Do you agree with policies? **No reply**

Comments: **Proposed developments at STO13 and STO16 would contravene policy 52 A7 and A8 by greatly increasing traffic onto a single carriageway B road**

## Evidence Base

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

## General Comments:

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 11 December 2022 18:37  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **jane deane**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **No reply**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? To strengthen our town centres through a quality environment and flexible mix of uses. , To provide an attractive place to live and work and support strong communities that promote health and wellbeing. and To secure high-quality design.**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Yes**

Comments: **No reply**

Policy 2 (Settlement Hierarchy): **Yes**

Comments: **No reply**

Policy 3 (Development in open countryside): **No**

Comments: **No reply**

Policy 4 (Climate change and development requirements): **No reply**

Comments: **No reply**

Policy 5 (Green Belt): **No**

Comments: **No reply**

Policy 6 (Neighbourhood plans): **No reply**

Comments: **No reply**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Yes**

Comments: **No reply**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Yes**

Comments: **No reply**

Policy 10 (West of Stafford): **No**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **Yes**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No**

Comments: **No reply**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Yes**

Comments: **No reply**

Policy 14 (Penk and Sow): **Yes**

Comments: **No reply**

Policy 15 (Stone Countryside): **Yes**

Comments: **No reply**

### **Economy Policies**

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

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **Yes**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **Yes**

Comments: **SBC needs to give more focus and management to this - it feels SBC are lacking in any sense of innovation and coordinated design principles.**

### **Environment Policies**

**Q12** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

### **General Comments:**

**No reply**

---

From: Preferred Options Consultation [REDACTED]  
Sent: 09 November 2022 16:30  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Hannah DeBell**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: **Prefer not to say / not applicable**

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **It seems counter intuitive to spend so much money developing an idyllic community whilst the surrounding local communities suffer. Whilst it might not come from the same pot of money, perhaps something needs to be noted about the way that the most 'eco-friendly' way of building is to not build at all. Put the time, strategy, finance and resources towards existing communities in Eccleshall, Stafford and the surrounding area. Make them the idyllic places, rather than building something new.**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and

support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

### **General Comments:**



**No reply**

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From: [REDACTED]  
Sent: 14 November 2022 14:42  
To: SPP Consultations  
Subject: Response Local Plan 2020-2040 - Preferred Options Consultation

Dear Sir,

My observations are as follows

[Local Plan 2020-2040 - Preferred Options Consultation](#)

1. There is nothing to promote brownfield site development in the countryside.
2. There is no support for new commercial buildings except with recognised industrial estates or the settlement boundary (Woodside is neither). In effect new commercial activity is confined to existing buildings in the countryside.
3. There will be a new traveller site behind one of the existing sites in Hopton.
4. Replacement rural buildings policy now allows a 70% enlargement. You may want to consider demolition and rebuilding,

Kind regards  
Rosemary Dilmitis

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From: Peter Dobson [REDACTED]  
Sent: 11 December 2022 22:12  
To: SPP Consultations  
Cc: [REDACTED]  
Subject: Meecebrook objection  
Attachments: Planning objection - 11 Dec 22.docx

Dear Sirs

Please find attached our objection to the proposed development of Meecebrook.

Regards

Peter + Becky Dobson

11 December 2022

Dear Sirs

**Re: Objection to proposed planning development: Meecebrook**

Please find below our objection to the proposed development at Meecebrook. We are not in favour of this proposal for reasons including the below.

From the outset, it must be questioned why there is such a proposal open by Stafford BC when it is not a mandatory objective and indeed the Prime Minister himself (and shadow Housing Secretary) is against such concept.

*“We are protecting the green belt, we are investing millions to develop brownfield sites, and we are providing support and protection for local neighbourhood plans. Just this morning, the shadow Housing Secretary said, “Communities should have control over where homes are built and what sort of homes are built.” That is my position and that is her position. Prime Minister Rishi Sunak” – 7 December 2022<sup>1</sup>*

The mandatory housing targets were trashed by Government, with previously mandatory targets for local authorities now being voluntary targets. The local authority is not mandated to build such volumes of homes, and not in a condensed rural environment. Continuing this plan would be akin to undertaking a whimsical desire of a local authority who would not be acting in a manner aligned with either evidence of public opinion. Such proposition should fully take into account and address in detail each of the points made in the objections submitted.

Some points we wish to raise include:

- **Unacceptable lack of green policy and agenda**

With an estimated 50-80 tonnes of CO<sub>2</sub> produced per house constructed<sup>2</sup>, this would equate to ½ million tonnes of CO<sub>2</sub> being produced before the infrastructure requirements are taken into consideration. There has been insufficient work undertaken to explain any offset requirements or the basic and fundamental requirement for the calculation of why it is considered necessary for 6000 properties, what alternate locations have been considered, what is the priority ranking against other locations, what brownfield sites have been considered and why such action has been deemed appropriate without providing the public with full transparent information.

- **Lacking resources**

The development plan has not addressed this point in detail or with scrutinable data. The plan to build 6,000 houses where there are insufficient leisure and sporting activities is not a promotion of naturally supported health and well-being. Indeed, it is the opposite.

- **Undermining the community**

There is long existing evidence to show the positive correlation between a close community and longevity and satisfaction of life. The development of Meecebrook is not enhancing the current

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<sup>1</sup> <https://www.theyworkforyou.com/debates/?id=2022-12-07b.331.3>

<sup>2</sup> <https://citu.co.uk/citu-live/what-is-the-carbon-footprint-of-a-house>

community, but is detrimentally undermining it, as can also be seen from the volume and seriousness of the objections. The amount of additional traffic, strain on resources, lack of suitable infrastructure, serious and avoidable economic cost, lack of transparency from Stafford BC on the information and evidence behind site selection are some of the points still required to be addressed in full.

- **Flooding**

There has been substantial increases in the amounts of looking flooding in the Eccleshall area following recent prior permitted developments, such as including but not limited to the development of Bovis' Sancerre Grange with surplus water cascading onto main road and repeated surface, domestic and commercial flooding. Stafford Borough Council has demonstrated a lack of skill and judgement in this area to date and has not provided detailed information on how it intends to address this issue in relation to the proposed Meecebrook development. It would be simply unacceptable for such a sizable development to be permitted without a fully publicly available dataset for public analysis. If such a development were to be permitted, its impact can never be undone, hence stressing the fundamental criticality of having such information freely and publicly available for scrutiny and review from the outset.

Over the last 2 years, there has been on average 1,500 hours of raw sewage being discharged from Eccleshall and Sturbridge directly discharged in to the river Sow per year. This is a direct result of the increased housing and of Stafford BC's catastrophic failure for being able to undertake a coordinated approach to ensure that the planning is being passed in a way manages all of the collateral impacts arising from their planning position.

The result of raw untreated human sewerage having to be so frequently discharged directly into a national river as a result of Stafford BC failing to take into account the impact of their plans on flooding in the areas gives a new meaning to the term that they have a '████ plan'.

Stafford BC should furnish information to the public upon how the planning proposal for Meecebrook will interact with the sewerage and surplus water management plan. This should be a detailed proposition which can be scrutinised in depth publicly by all those potentially impacted.

- **Sewerage**

With a sewerage plan upgrade cost running £1M per kilometre (National Infrastructure Commission figures), can Stafford BC outline in detail the full amount of sewerage required to fully address to total impact of all additional sewerage and waste water requirements for the locality arising from any collateral impact from the Meecebrook proposal.

Increasing the numbers of housing will directly increase the amount of sewerage. This is at a time when the current waste plants are excess capacity and frequently discharging raw waste into the local river Sow. How does Stafford BC consider that this is an appropriate from either a health, environmental or leisure perspective?

- **Railway site (more road users in the area)**

This development is not within the National Infrastructure Plan. There have not been funds earmarked for such development, capacity planning undertaken to analyse the travel requirements of the rail users compared to the local residents' requirements.

The proposed plan for a 'main' train station has failed to also take into consideration the increased traffic requirements and demands upon an already heavily used capacity. Notwithstanding the devastating impacts upon the local villages and towns, there is already insufficient room on many of the lanes for more than one car, with vehicles often reversing long distances to enable a suitable safe passage for oncoming traffic. There is no room to increase the width capacity of many of these lanes for a variety of reasons which Stafford BC has failed to take into consideration.

As numerous users of the railway would be coming through the existing lanes, there would be a negative detrimental impact to safety of walkers, cyclists, horse riders and other users of the countryside greenbelt lanes. The greenbelt must be protected.

Stafford BC has failed to produce a map of where the rail users would be coming from, and the most likely route (and diverted route) of travel which would be taken, and how this is going to be accommodated.

The rail link is proposed to be connected to the West Coast Mainline. This rail line serves Crewe-Stafford route. The net impact of this development will be a net increase on the highways and the railway station is likely to increase the net amount of highway traffic overall with commuters travelling through Eccleshall and the surrounding villages to access the rail station for long-distance commuting, and at the same time fails to do much to benefit the local community and act as an 'alternate to road' source of commuting for people who would be targeted to live within Meecebook and work within the local area.

Budget has not been set aside in the Government's long term or short term plan for the development of this railway station and Stafford BC has not indicated how it intends to provide such funding.

Can Stafford BC explain how they manage the discrepancy in the proposed station being open in 2026 versus the HS2 not being complete until nearly a decade later and the Meecebrook station not being able to be complete until after HS2?

- **Lack of trains already at comparable stations**

Building a platform is not a solution to travel in itself. There also needs to be appropriate numbers and timing of trains to support the requirements of the users.

In the local area, there are already stations including Stone, Barlaston and Norton Bridge which has a very limited service in terms of trains. Indeed, not all of these stations even have trains stopping there now. So, how does Stafford BC deem to address the question of developing another train station to be a solution to the travel concerns when there are already existing stations with no or under usage?

- **Alternate sites**

Amongst the other alternate sites, there are several airfield sites. Why are these not preferential to a high grade agricultural site?

- **Lack of transparency on land acquisition costs**

Can Stafford BC confirm if it was them, or agents acting upon their behalf, who have approached the landowners upfront to persuade them to accept large economic payments to agree to the

development to go ahead? Is this action in the public interest? What criteria have been used for selecting the most appropriate site(s), what number of houses is absolutely critical for Stafford BC to meet the local development criteria, and can Stafford BC guarantee that the numbers of properties being proposed is not taking into consideration any target figures from other regions.

- **Calculation of the numbers of houses**

Why is 6,000 the required figure? This seems excessive given the socio-economic structure of the area and the numbers and types of jobs which are available and anticipated in being available. Is this number over-calculated and does it take into consideration the housing stock which has already been built and committed to date?

- **National Food Strategy (2 million lost dinners)**

Farm land with the capacity of producing over 250,000 tonnes of human consumption has been lost to development has been lost in the recent years. This is the equivalent to approximately 2 million dinner servings of vegetables which has been permanently lost and cannot be replaced.

Food security is a national priority with the Prime Minister stating “we will back farmers, boost British industry and help protect people against the impacts of future economic shocks by safeguarding our food security”. The location for Meecebrook is amongst highest quality food production land in the country. A non-mandatory desire for largescale planning is surely questionable in the light of its subservience to a national food security policy. Can Stafford BC explain their criteria for managing which of these two to prioritise – local largescale private accommodation construction which will financially benefit commercial enterprise, against the need to secure irreplaceable high food production land.

Stafford Borough Council claims that ‘The Borough council wishes to encourage local food growing and land based rural businesses. Local food growing reduces food miles and increases food security’ however much of the proposed land at Meecebrook is grade 2 and grade 3 – the best and most versatile agricultural land.

There will be a negative environmental impact on the Otter population that is present along the Meece Brook and the River Sow. Otters are designated and protected as European protected species (EPS), therefore it is important to preserve their habitat and this development will destroy land that is known to house many of these animals.

### **Trees and wildlife**

The proposed area for Meece Brook development includes areas of historical land which has ancient trees that are of ecological importance, due to the age of these trees, no amount of new planting can replace them. If these trees are destroyed then they are lost forever and will not be able to be replaced. The local ecology will never recover from this loss.

### **Other points**

In addition, given the large number of potential sites available, Stafford BC has failed to provide clarity on topics including:

- The criteria for site selection.
- Whether the number of properties is only Stafford BC quota or includes taking on quote targets from other BCs

- Why continue to seek such a large number of dwellings when it is not a mandated target, but an optional consideration.
- Whether the desired numbers of dwellings could be achieved via alternate mechanism
- What brownfield sites have been considered.
- What is the criteria for ranking Brownfield versus new greenfield development.
- What will be the long-term number of jobs created
- What will be the environmental impact and how this will be managed
- Who will pay for the development and where will the indirect infrastructure funds come from, and when any necessary and desired infrastructure will be developed, and what are such infrastructure requirements.
- What will be the economic cost of the entirety of the development and what prioritisation selection has been applied to consider whether the funds could be more appropriately used in alternate mechanisms.
- What will be the net CO2 impact of the development and what offset plans have been put in place for carbon capture.

Regards

Peter / Becky Dobson



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From: Becky Dobson [REDACTED]  
Sent: 12 December 2022 10:32  
To: SPP Consultations  
Cc: [REDACTED]  
Subject: Planning Objection letter Meecebrook  
Attachments: Objection letter Meecebrook BD.docx

Hi

Please see attached objection letter to the Meecebrook development.

Kind Regards

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12<sup>th</sup> December 2022

Dear Sirs,

Re: Objection to proposed planning development at Meecebrook, Eccleshall. Staffordshire.

Please find below my objection to this proposal, I am not in favour of this development for the reasons outlined.

I am a local resident, living less than 1 mile from the proposed development. I have a family of 2 x daughters and a husband, we live in the locality as it is one of the remaining villages in Staffordshire that is unspoilt by through traffic and unspoilt by major new development. We live within the conservation area, which is supposed to protect the local habitat and local ecology.

Chebsey village is an area rich in local wildlife and sporting a lively local community, a new development bordering the village would ruin this heritage village feel. We have an abundance of rare wildlife in the local area including, but not limited to: Several species of Bats, Kingfishers, Otters, Hedgehogs, Badgers, Pole Cats and many native wild birds.

If the proposed development is to go ahead then this would put all of these local species at risk due to increased traffic through the village and a reduced natural habitats for these animals.

I also have concerns in relation to excess surface water that will be draining in the river sow, this will flow through the flood planes of Eccleshall and through Chebsey, Great Bridgeford and on to the Doxey Flood Planes and Stafford town centre. This increased waterflow will massively impact the local areas and will impact local businesses and homes in an area where the flooding has become worse in recent years and increasing the amount of surface water will have massive impact for the local area. To date there has been no reassurance provided by the council as to how this will be planned for in the contingency plans.

The area which the development is planned to be on encompasses an area which many local people use to walk and run and excersize in the local countryside, this area will be lost to roads and houses and this will have a detrimental impact on the health and wellbeing of the local population.

I also have concerns over the loss of several local farms where potatoes are mass produced on high grade agricultural land, and also sheep and beef are farmed which are a vital resource for the local area.

I urge the planning committee to look into other brownfield sites that would have less environmental impact than a conservation area, where there are already areas of concrete and derelict sites that could be turned into useful housing areas.

Kind Regards

Rebecca Dobson

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From: Preferred Options Consultation [REDACTED]  
Sent: 12 December 2022 09:06  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Victoria Door**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **Residents' Association Castlefields**

Age: **Prefer not to say / not applicable**

Added to database: [REDACTED]

Topics (Contents page): **No reply**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Contribute to Stafford Borough being net zero carbon by ensuring that development mitigates and adapts to climate change and is future proof., To strengthen our town centres through a quality environment and flexible mix of uses. and To increase and enhance green and blue infrastructure in the borough and to enable greater access to it while improving the natural environment and biodiversity.**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **No**

Comments: **There needs to be a serious reconsideration of the number of houses in the light of the change in central government policy. Here is a chance to focus on 'decent living' standards rather than growth for profit.**

<https://iopscience.iop.org/article/10.1088/1748-9326/ac1c27>

Policy 2 (Settlement Hierarchy): **Yes**

Comments: **No reply**

Policy 3 (Development in open countryside): **Yes**

Comments: **No reply**

Policy 4 (Climate change and development requirements): **Yes**

Comments: **Could requirements about on site use of fossil fuel be extended to the construction process. This would encourage developers to explore and use these new methods e.g. <https://www.springer.com/journal/44242>**

Policy 5 (Green Belt): **Yes**

Comments: **No reply**

Policy 6 (Neighbourhood plans): **No**

Comments: **Could I have clarity on these? The wording is hard to figure out. 2 – If neighbourhood plans prepared in future conflict with non-strategic policies of this Local Plan, then once they have been brought into force, the policies of the neighbourhood plan will take precedence over those policies of this Local Plan. 6.3 – National policy in paragraphs 66 and 67 of the National Planning Policy Framework states that strategic policies should set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. 6.4 – However, this Local Plan does not set out a housing requirement for any designated neighbourhood area within the borough and future neighbourhood plans have not been relied upon in meeting the borough’s housing requirement. 6.5 – If existing or new designated neighbourhood areas progress neighbourhood plans, the borough council will provide them with an indicative figure for new homes based on the latest evidence of local housing need, the population of the neighbourhood area and the adopted local plan strateg**

## **Meecebrook Garden Community**

Q3 - Do you agree with proposed new garden community: **Yes**

Comments: **Can I have clarity on how future funding for infrastructure, rail, schools, social hubs, transport for this development can be secured? This is particularly in light of what I have heard about HS2 not coming to Stafford until 2035. Can I have assurance on proper consideration of a wildlife corridor ( Environment Act; Defra’s ‘Making Space for Nature’; Stafford Borough Council’s ‘Footprint Ecology 2020 -2040’, SBC’s Green Infrastructure Plan 2009, the 25-year Environment Plan; the Biodiversity Topic Paper, and the Habitats’ Directive 1992. How will continuity be preserved when the various hubs, local centres, 20 hectares of business/employment zones and the development ‘parcels’ have been allocated space? Originally land designated was MOD, but now I see the whole is greenfield, agricultural land. Can I have an answer on how food security is being prioritised in this, a considerable loss of agricultural land? Will residents of Meecebrook have land either in their gardens or in allotments to grow some of their own food? I live currently on a new development where ownership and responsibilities are unclear, so I would like to know what arrangements will be made regarding the long-term ownership, management, and maintenance of the site, with regard to who will pay and how standards of maintenance will be regulated. I would appreciate knowing how it is intended to keep to the ‘Future Homes Standard’ which comes into effect in 2025. How will sticking to this standard impact on affordable house prices in the development? Again, will carbon neutral building materials and methods be used in construction of all building? <https://www.un.org/sustainabledevelopment/infrastructure-industrialization/>, <https://www.hanson.co.uk/en/ready-mixed-concrete/low-carbon-concrete>**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No**

Comments: **I'm ticking 'No' because I think that development here is already intense, and needs to be reconsidered in the light of change in central policy, plus the growing climate emergency. I am not against development in itself With regards to 'Provision of a network of multi-functional green infrastructure taking into account existing on-site features, such as hedgerows, tree lines, drainage ditches, archaeological remains, culverted watercourses traversing the site and Public Rights of Way with play areas and green corridors allowing wildlife movement and access to open space', there has already been destruction on a large scale within Burleyfields, and it may be too late to save the historic and biodiverse surroundings of the Castle. Large scale and sensitive mitigation work needs to be considered in future development here. It's an area that could be transformed in a very positive way.**

Policy 11 (Stafford Station Gateway): **No**

Comments: **I'm ticking 'No' because I think that development here is already intense, and needs to be reconsidered in the light of change in central policy, plus the growing climate emergency. I am not against development in itself. The area is part of Policy 10 and my comments apply.**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No**

Comments: **This may be my reading of the document, but in the west of Stafford, it is insufficient. There appears to be no green space allocation which means the existing spaces may be under threat.**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **Yes**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Yes**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **Yes**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **Yes**

Comments: **More attention is needed to ensuring water quality. The current planning includes flood considerations, but not to the quality of storm water nor to the problem of pollution through construction debris and litter. There appears to be no one body responsible for this. The current expectation that water companies can cope with demand for drinking water and sewage is unrealistic. The council should challenge central government on this.**

### **Environment Policies**

**Q12** - Do you agree with policies? **Yes**

Comments: **I agree in principle, but I think the whole policy needs to be strengthened in the light of the seriousness of climate change.**

### **Connections**

**Q13** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No**

Comments: **It is a very comprehensive review in many ways and the team deserve praise for it. But things move on, and the climate emergency gets deeper, and our understanding of it**

hopefully gets deeper too. I suggest going through the whole plan with the explicit aim of finding more ways to ensure carbon neutrality, at the same time as supporting biodiversity and human mental & physical health.

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

**Comments:** For both industrial and housing sites: More evidence needed on availability and costings of zero carbon/low carbon construction materials and methods, so that developers are well aware when they buy land for construction, of the requirements and costs. Further consideration of impact of increased demand on infrastructure and appreciation of how these can be handled by all concerned, in terms of sewage and surface water pollution running into ponds and rivers, water supply, power, Borough services such as waste collection, schools and health services (e.g. there is already over-demand at Castlefields GP surgery, before the addition of 1800 houses at Burleyfields).

### **General Comments:**

Below is an example of how SBC could make more of what is already there, rather than clearing away and replacing. It is very close to recommendations in the 2009 Green Infrastructure document which I found on the Local Plan site last month but can no longer find. Page numbers below refer to the Gateway Consultation doc. on <https://www.staffordbc.gov.uk/stafford-station-gateway-consultation> Current plans do not take climate change seriously. Intensive development in the Gateway proposal will cause loss of carbon-capture potential that currently exists. I propose a Heritage Green Corridor which would capitalise on existing carbon capture of grass, soil, vegetation as well as enhancing biodiversity and human health and wellbeing. Basic model. From the Burleyfields end of Millennium (Green) Way, wildlife bridge or tunnel spanning Unicorn Way just east of the Martin Drive-Rose Hill- Burleyfields roundabout, southwards parallel with Martin Drive to, and around, the Balancing Pond (page 27). Enhanced model. 1. From the Balancing Pond through the old rugby club up to the Newport Road, spanning/tunnelling to the south side of Newport Rd and beyond southwards to meet up with Rowley Park (and beyond to Rising Brook and the Rickerscote Drain and existing doorstep walk. <https://www.staffordbc.gov.uk/silkmore-rickerscote-to-hyde-lea-doorstep-walk> (e.g. page 39). 2. From Doxey Marsh to the old cricket ground, crossing down to Millennium Way (e.g. page 38), spanning/tunnelling the railway and Doxey Road. Delux model – link this all up to the Castle, with enhanced planting and protection of the 1000-year-old trackway from town, with wildlife tunnel from Balancing Pond to Kings Crest/Oriel View grassed area (perhaps close to pedestrian crossing and under Redgrave Drive. Aim: to provide 1. a ‘lung’ of green for health and wellbeing of residents throughout Stafford and for visitors, with a high quality cycle path and separate pedestrian path, offering access to and from Millennium Way going north-west out of town, and to and from Doxey Marshes. A bridge over the railway would allow uninterrupted passage for cyclists and pedestrians to cross into new housing and retail of Gateway area and into town centre, or down to Rickerscote giving pedestrian access to the doorstep walk and beyond. 2. a broad enough strip for trees, bushes, wildflower areas (pollination corridors), movement of wildlife, potentially linking Newport to areas south of Stafford such as Shugborough, and Cannock Chase. There may be potential for creating a continuation along the proposed HS2 routes to the north. 3. Relation to Gateway proposal: requires leaving Marling Terrace undeveloped, or at most, one strip of housing next to the St Modwen development, with one access road as is shown already on p 6 of Stafford-Station-Gateway Draft Strategy. Leaving the existing bank with most of the mature trees and undergrowth. Moving Doxey Drain if necessary for other areas of proposed development, but otherwise it could be left in its current course. The enhanced plan requires a suitably broad strip through the Newport Road/former Rugby Club development. Existing vegetation could be preserved –

**mature trees and shrubs around Balancing Pond, alongside of Castle Way and into Hollies area, across into Rowley and onwards.**



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From: Preferred Options Consultation [REDACTED]  
Sent: 11 December 2022 15:10  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Clare Dyett**

Email: [REDACTED]

**Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Site Allocation Policies**

**Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

**Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Yes**

Comments: **No reply**

Policy 10 (West of Stafford): **Yes**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **Yes**

Comments: **No reply**

Policy 12 (Other housing and employment land): **Yes**

Comments: **STAFMB03 Ashflats this is a good medium development that would increase the availability of houses including and affordable ones in the Mossnit, Burton Manor and Rising brook area . From its location its seems it would have little impact on the surrounding area ,**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **Yes**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **Yes**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No**

Comments: **No reply**

### **General Comments:**

**No reply**

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From: [REDACTED]  
Sent: 09 December 2022 19:37  
To: Strategic Planning Consultations  
Subject: FAO [REDACTED] (Strategic Plan Public consultation)

Dear [REDACTED]

I strongly object to the proposal for more development in Gnosall in this plan. It is outside the settlement boundary agreed in the Neighbourhood Plan which was supposed to be in force until 2030. To now disregard this locally agreed Neighbourhood Plan is hardly democratic. Once the settlement boundary is breached many other applications will come forward.

The proposed development plan is on good agricultural land and will be an intrusion into open countryside, out of character with the surrounding area and will drastically change the approach to Gnosall from the east. It was rejected in 2014 and nothing has changed since then except more houses have already been built in the village and we have less facilities - several shops have shut.

There are few if any employment opportunities in Gnosall so more houses will mean more cars travelling along the dangerous A518 either to Stafford or Newport and beyond.  
There have been lots of accidents on this road and even several fatalities.

NHS facilities in the village are already under pressure, there are often long queues of people waiting for prescriptions at the pharmacy. The nearest maternity and paediatric care centres are at Telford and Stoke. These are not local and those at Telford may be moved even further away to Shrewsbury.

It is stated that development on 2 brownfield sites in Stafford is not achievable at present due to educational constraints yet, although the school in Gnosall is full to capacity this development of 100 houses is being proposed.

I hope that the views of those of us who live in this village will be taken into account.

Regards

Janet Dykes

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From: [REDACTED]  
Sent: 11 December 2022 13:07  
To: Strategic Planning Consultations  
Subject: FAO [REDACTED] Stafford Borough Plan 2020/2040

I wish to register my opposition to the "preferred options" document ,as presented recently at Gnosall Grovenor Centre. My opposition is based on the proposal to develop 100 houses on land adjacent to the A518 on the east of Gnosall bordering the burial ground. The land is a "greenfield " site used for agriculture and is outside Gnosall's Residential Development Boundary as defined in the Stafford Borough local plan 2001,which was adopted and had the support of a large majority of Gnosall residents who voted in a local referendum at the time. There is no proposal to enhance the infrastructure with respect to health and education provision which are already at over capacity. Development of this land was opposed by SBC in 2013/14 in a costly appeal process, so presumably the arguments that were used at that stage are still applicable now. Regards: J.E. Dykes

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From: [REDACTED]  
Sent: 09 December 2022 09:36  
To: SPP Consultations  
Subject: 2022 Stafford Borough Local Plan 2020-2040- Preferred Options Consultation  
Attachments: 2022 Stafford Borough Local Plan 2020-2040 Preferred Options consultation - RESPONSE from EFLAG - final.pdf

To whom it may concern.

On behalf of Eccleshall Flood Action Group, I attach our response to the above.

Yours Faithfully

Stuart Perren  
Chairman EFLAG

[REDACTED]  
[REDACTED]  
[REDACTED]



## ECCLESHALL FLOOD ACTION GROUP

### Stafford Borough Local Plan 2020-2040: Preferred Options consultation

#### RESPONSE

8 December 2022

By email to [SPPconsultations@staffordbc.gov.uk](mailto:SPPconsultations@staffordbc.gov.uk)

#### VISION AND OBJECTIVES

1. Page 6 it says that “Stafford Borough Council has decided to undertake a **full update** of the Plan” – but this draft plan does not reflect the “needs” of local residents in Eccleshall and the surrounding area.
2. There has been no consultation asking residents of Eccleshall – or local groups, such as the Eccleshall Flood Action Group - what does the community need from the new 2020-2040 plan, and whether any issues have arisen from the current plan. This so-called consultation only provides an opportunity to comment or object to proposals which are driven by external factors.
3. Eccleshall is a natural basin, collecting the rainwater and river flow from all surrounding uplands and upriver, and has experienced a growing number of problems related to:
  - a. Flood risk – from the River Sow, Meece Brook and highway flooding arising from old and poorly maintained drainage infrastructure;
  - b. Frequent flooding events in the area and lack of remedial actions;
  - c. Insufficient capacity at the Eccleshall Sewage Treatment Works – with sludge regularly tankered out; and
  - d. Sewage discharged into the Sow at the rate of 30 hours per week in 2021.
4. Many of these problems have been generated by the recent housing growth in Eccleshall and Yarnfield – where s106 payments have not been directed to improving any of the infrastructure. What has been done with the s106 monies received for the developments in Eccleshall?
5. Without a new or expanded sewage works and investment in the drainage system, these problems would be aggravated further by:
  - a. proposals to add more sites on the boundaries of Eccleshall; and
  - b. the massively inappropriate proposals for a development at MeeceBrook – which would effectively join Eccleshall and Yarnfield to create a town larger than Stone.
6. The draft plan fails to address important issues relating to flood risk, drainage infrastructure and sewage capacity.
7. While this submission is based on our experiences in Eccleshall, we are aware that the water which drains into the Sow here, flows on into Stafford and therefore the associated flood risk needs to be considered in Stafford town centre.
8. The proposals for MeeceBrook are presented as a '*fait accompli*', without any recognition of the environmental damage, the loss of productive agricultural land, and the impact on existing homes in an area with a high flood risk, the pollution of the Sow, and the additional flood risk downstream.



## ECCLESHALL FLOOD ACTION GROUP

### DRAFT POLICY

9. Policy 42 is supposed to address flood risk, but it is wholly unfit for purpose and appears to have been drafted to support the proposed development at MeeceBrook – which is a flooding disaster in the making for Stafford as well as Eccleshall, Slindon and Mill Meece. If Stafford Borough Council wishes to take flood risk seriously and reduce the risk of homes and businesses being flooded, then this policy needs to be drafted with that objective in mind – preferably by someone with expertise in flooding who understands that flood risk extends far beyond the boundaries of any development.

#### **POLICY 42. Flood risk**

##### **A. New development should where possible be directed to areas of lowest risk, giving highest priority to Flood Zone 1.**

10. If this was followed, then the preferred strategic sites would be in Zone 1 – ie Gnosall or the Land North of Redhill. The MeeceBrook project site is classed as “Floodplain zone 2 and 3 (Most likely).

While the vision document is careful to put housing outside of zones 2 and 3, it does not take into account that all the surface water will drain downhill into the Meece, then into the Sow and then into Stafford.

##### **B. Development proposals in areas at risk of flooding as identified on the latest Environment Agency flood risk maps and the council’s Strategic Flood Risk Assessment (SFRA) will be permitted provided that:**

1. **The vulnerability of the proposed use is appropriate for the level of flood risk on the site; and**
2. **The proposal passes the sequential and exception test (where required) as outlined in national policy and guidance.**

11. The draft policy B1 that “the vulnerability of the proposed use is appropriate for the level of flood risk on the site” is naïve and dangerous – as this entirely ignores the downstream impacts of flood risk. Draft policy B2 is seems like a way of saying “we are determined to proceed with MeeceBrook, despite it having the highest flood risk”.

In line with the Borough’s Adaptation and Mitigation Strategy, developments are required to undergo and pass the sequential and exception test where greater than 10 houses.

##### **C. Development proposals within Flood Zone 2 and Flood Zone 3 must be appropriately flood resilient and resistant, including providing for safe access and escape routes where required, and ensure that any residual risk can be safely managed. A sequential approach should be taken to locating development within the site, siting the most vulnerable parts of the development in the lowest flood risk areas.**

This draft policy is similarly naïve and dangerous – as this entirely ignores the downstream impacts of flood risk. Given that all water will drain downhill – despite any attenuation and soakaway measures - it will not be possible for the council to

## ECCLESHALL FLOOD ACTION GROUP

ensure “zero impact” downstream into the Doxey Marshes and Tillington Drain with implications for flooding in Stafford.

**D. With the exception of the provision of essential infrastructure that has to be there and has passed the exception test set out in national policy and water-compatible uses, ‘undeveloped’ Flood Zone 3b will be safeguarded for flood management purposes.**

12. We welcome the policy to safeguard flood zone, and this needs to be carried through more rigorously.

**E. Developments proposed within Flood Zones 2, 3a and 3b should include an assessment of the impact of climate change using appropriate climate change allowances over the lifetime of the development so that future flood risk is taken into account with residential and commercial finished floor levels 600mm above the 1 in 100 year plus climate change flood level, or successor requirements.**

13. An “assessment of the Impact of Climate change” is simply a report, which will not protect one single property from flood risk. No residential or commercial development should be allowed on Flood Zone 3b under any circumstances.



Source: Aerial photo's taken by Kevin Degg of the flooding at Doxey Marshes and Sainsburys car park (21-01-2021) in Stafford

## ECCLESHELL FLOOD ACTION GROUP

### EVIDENCE - Flood risk (Policy 42)

42.1 – The South Staffordshire Councils Strategic Flood Risk Assessment Level 1 (SFRA) (JBA Consulting, 2019) provides an assessment of flood risk within Stafford Borough.

14. The Strategic Flood Risk Assessment referred to in this plan was published in August 2019, and does not include the four most recent flood events which all affected Eccleshall and Stafford:

- October 2019
- February 2020
- August 2020
- January 2021.

42.2 – In line with national policy and the SFRA, this policy seeks to minimise flood risk in new development.

15. This submission from EFLAG provides the detail about why this is not the case.

42.3 – Staffordshire County Council is the Lead Local Flood Authority and applicants for planning permission should have regard to its information for planners and developers including its consultation criteria and standing advice:  
<https://www.staffordshire.gov.uk/environment/Flood-Risk-Management/Information-for-planners-and-developers.aspx>

16. The information on the Staffordshire County Council website is also out of date (still the 2015 strategy – predating recent flood events). A revised strategy was due for publication in 2020, delayed until 2022. A cynic might suppose that its publication is being delayed by the County Council, as it may be unhelpful to the proposed project at MeeceBrook.

42.4 – Requirements for the preparation of flood risk assessments to support planning applications are set out in national guidance <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications#when-you-need-an-assessment> and the Stafford Borough Council Development Management Planning Application Validation Guidance and Local Validation Criteria.

17. Risk assessments do not prevent flooding from occurring – as has been demonstrated at the Bovis/Sancerre Grange development – where Stafford BC allowed the removal of three attenuation ponds, resulting in repeated flooding of properties on the Stone Road in Eccleshall.



## ECCLESHALL FLOOD ACTION GROUP

42.5 – There are considerable links between flood risk management and climate change adaptation. Regard should be had to the council's Climate Change Adaption Strategy. Natural flood management will be encouraged to deal with the impacts of flooding and provide climate adaptation.

This is addressed by EFLAG in more detail below.

### DEVELOPMENT STRATEGY AND CLIMATE CHANGE RESPONSE

19. The proposals for MeeceBrook conveniently ignore the environmental objectives which are being set nationally, at County and local level.
20. Despite recently announcing its environmental strategy, it appears that Stafford Borough Council is prepared to sacrifice high-quality productive farmland – with all the environmental consequences, including increased flooding and loss of biodiversity.
21. The MeeceBrook project is distracting and diverting the (stretched and backlogged) planning team from addressing important climate change related issues of:
  - a. Flood risk – from the River Sow, the Meece Brook and old highways /drainage infrastructure
  - b. Flooding events and responses
  - c. Insufficient capacity at the Sewage treatment works; and
  - d. Sewage discharge into the Sow.
22. The MeeceBrook proposals are currently outside the policy, and so should be removed from the draft plan to enable the borough to focus on the environmental and climate change needs of the borough.
23. Where are the solutions referred to on page 39 says:
  - e. 4.8 – *Mitigating and adapting to climate change will be achieved through this policy and through climate-change related aspects of other policies of this plan. In particular:*
    - *Delivery of the flood risk, drainage, sustainable transport and renewable energy solutions planned across the borough.*
24. Stafford Climate Change Mitigation & Adaptation Report – Under “Climate Risks & Adaptation”, the guidance is to “direct / restrict future development to areas with lower flood risk” and yet, MeeceBrook is Flood plain Zone 2 and 3 – ie “most likely to flood” and the “frequent flooding within the site area” has been identified. In contrast, the Land at Redhill and Gnosall is Flood zone 1 with low risk of surface water flooding.
25. Flood plains are Mother Nature’s sponge - they exist to absorb the natural cycle of heavy rain. Where is the sense in jeopardising one flood plain by unnecessary urbanisation, when flood risk is so high in the borough?
26. Where is the evaluation of the flood impact on Eccleshall and downstream in Stafford – as this flood plain area is lost and can no longer available to ‘slow the flow’.

## ECCLESHALL FLOOD ACTION GROUP

### EVIDENCE – Surface Water Flooding

27. Surface water flooding was recognised by the government as a key risk and added to the National Risk Register in 2016.
28. Where is the evaluation of the level of surface water flooding which will be generated by the vast acreage of impermeable surfaces on the proposed new development? Where does the planning team think this water, which can no longer be absorbed in the MeeceBrook basin, will flow to? Eccleshall is downhill from the proposed development and will therefore be the logical recipient, followed by Stafford downstream.
29. Similarly, the surface water from any development on Ankerton Hill, will drain downhill towards Sytch Lane – a lane which is often impassable due to surface water flooding and poor drainage.
30. Has the planning team allocated a budget for suitable drains in Eccleshall and at Sytch Lane? The National Infrastructure Commission indicates that the cost of improving sewers to increase capacity costs between £900,000 and £1,300,00 per kilometre.
31. Publication of the results of the Study of Eccleshall Drainage is long overdue (currently expected in March 2023) and this needs to be evaluated before any decisions are made.
32. On 22 November 2022, the insurers LV published information that “flood claims due to drains being unable to cope increased by 211% in the last four years”, and “new houses could put extreme pressure on already stretched drainage systems, increasing chances of surface water flooding” – as has been shown in Eccleshall and Stafford.
33. The November 2022 Report “Reducing the risk of Surface Water Flooding” by the National Infrastructure Commission highlighted that “New developments have a legal right to connect to existing drainage infrastructure for surface water, which can increase the volume of rainwater which can flow into drainage. Current processes do not do enough to encourage new developments to properly mitigate this impact”.
34. SUDs policies have also shown to be ineffective. The DEFRA and MHCLG report in 2021 *Review of policy for development in areas at flood risk* (p14) highlighted that local planning authorities have reported surface water flooding in developments under ten years old.
35. A prime example of this was the recent experience in Eccleshall with Bovis at Sancerre Grange which has demonstrated that the Council did not have the skills to manage the flood risk arising from a major new development in 2018 – agreeing to proposals to reduce the number of attenuation ponds from four to one - resulting in a £250,000 bill for new drains in the Eccleshall-Stone Road to address the problem of repeated surface water flooding.

### SITE ALLOCATION POLICIES

36. What evidence is there that residents prefer the settlement hierarchy strategy proposed?
37. The SHELAA ‘automatically’ considered sites which are adjacent to a currently recognised Local Plan settlement as Suitable” – for example: ECC01, ECC02, ECC03, ECC06
38. The plan does not address the fact that the original site proposed for MeeceBrook was rated as “autonomous” and separate from Eccleshall – whereas the new project site is only a few hundred yards from the town – without any benefit of greenbelt protection as enjoyed by Yarnfield.

## ECCLESHALL FLOOD ACTION GROUP

39. Where is the consideration of the impact on Eccleshall? Where is the assessment of whether the new site is “coalescence” or “co-dependency” or an urban extension? This evaluation criteria has been conveniently ignored.
40. Eccleshall is an amphitheatre – a natural basin draining into the Sow - and the ancient drainage and sewage works cannot cope with current inflows.
41. This draft plan ignores the problems caused by significant development in Eccleshall including:
  - f. Lack of capacity at the sewage works
  - g. Flooding problems in Eccleshall town due to aged drainage network
  - h. Knock-on flooding and sewage discharge implications for the River Sow as it flows on towards Stafford.

### ECONOMIC POLICIES

42. Eccleshall is a Conservation Zone, but the environment is already suffering damage from HGVS, and a massive expansion of Raleigh Hall would increase the damage caused by the high volume of lorries using the A519.
43. Raleigh Hall recently received permission for extension land – and this has not been developed – indicating that there is not a demand for more employment land in this area. Similarly, Meaford Business Park remains largely undeveloped – despite much better road infrastructure.
44. The largescale tarmacking of another business park with impermeable surfaces to the north of Eccleshall would have significant implications, because any surface water run-off can only travel downhill into Eccleshall.
45. Businesses in Stafford Street and Stone Road have suffered from several flood events in recent years, which have had significant financial impacts in terms of:
  - i. Costs of repairs (insurance excess)
  - ii. Lost income as businesses closed / inaccessible – while the flood barrier keeps water out, it also keeps staff, customers and deliveries outside too.
  - iii. Increases to insurance premiums and insurance excess
  - iv. Some flood risk has now become unaffordable to insure.
46. Businesses in Stafford Street also highlighted how they were each reluctant to claim on their insurance, in the knowledge that such a claim would blight all the small businesses in the row.
47. We understand that some businesses in Cold Meece are also experiencing significant increases in insurance premiums due to flood risk.
48. The draft plan also fails to consider the economic impact of flooding downstream for businesses in Stafford.

### HOUSING POLICIES

49. The preference for concentrating all development into intense areas/ KSVs might be appropriate, if it can be shown that
  - i. Infrastructure capacity is sufficient – for example the sewage treatment works

**ECCLESHALL FLOOD ACTION GROUP**

- j. Drainage and attenuation ponds are sufficient – and not reduced by developers during the development – as happened at Sancerre Grange
  - k. S106 moneys are spent to address infrastructure needs (eg GPs, school etc).
50. However, with huge development in Eccleshall this has not happened – and so current amenities are stretched.
51. Increasing the amount of housing supply around Eccleshall without improving the infrastructure FIRST is a recipe for disaster.

**DESIGN & INFRASTRUCTURE POLICIES**

**Evidence – Sewage Capacity**

46. While the council is not responsible for drainage, it does have a responsibility for health and safety. Sewage overflows release a chemical cocktail of sewage, contaminants from roads, household chemicals, and rainwater directly into our rivers.
47. No information is provided on the flood risk or drainage solutions required in the borough, especially in regard to the problems which have arisen from the four recent flood events since 2019.
48. No information is provided about additional sewage treatment resources required to address the problems arising from the lack of capacity at Eccleshall Sewage Treatment Works – there is only mention of Stafford and Stone, but no detail.
49. While the discharge of sewage into our waterways is all over the media, it doesn't even get a mention in this draft plan. Problems have been caused by the significant development in Eccleshall including:
- a) Lack of capacity at the sewage works
  - b) Poorly maintained drains – including combined drains
  - c) Flooding problems in Eccleshall town due to aged drainage network
  - d) Knock-on flooding and sewage discharge implications for the River Sow as it flows on towards Stafford.
50. Here are the latest figures for the amount of discharge from the Sewage Treatment Works at Eccleshall & Sturbridge, under Permit - T/02/35657/R

<b>Discharging into</b>	<b>Number of overflows in 2020</b>	<b>Number of overflows in 2021</b>	<b>Total hours of sewage overflow 2020</b>	<b>Total hours of sewage overflow 2021</b>
River Sow	65	100	1249	1573

51. As sewage is being discharged for one day in seven (30 hours per week) it is clear that there is insufficient capacity at the sewage works for current needs – never mind any further increase in housing in or around Eccleshall.
52. Surely the 2020-2040 draft plan should be playing an important role in addressing this?
53. We are also aware that sewage sludge is being taken away from the sewage works by tanker on a regular basis – often in the middle of the night. A Freedom of Information request for the following information was rejected on 1 December 2022.

## ECCLESHALL FLOOD ACTION GROUP

Conclusions may well be drawn from the fact that Severn Trent does not wish this information to be in the public domain:

REQUEST TO Severn Trent, 3 November 2022

Please provide details of the volume of sewage material which is removed from the Eccleshall and Sturbridge Sewage works in cubic metres, by month for the last 5 years, detailing:

- Total volume removed each month in cubic metres
- Number of tanker journeys completed
- Number of days in that month when removal was required.

52. Where are the accurate figures about the capacity of the Sewage Treatment Works at Eccleshall?
53. As sewage is being discharged for one day in seven (30 hours per week) and sludge is being removed by tanker on a frequent basis, it is clear that there is insufficient capacity for current needs – never mind any further increase in housing in or around Eccleshall.
54. Where is the proof that other sewage works have sufficient capacity to accept the waste from MeeceBrook?
55. Where is the cost budget for a new sewage works for MeeceBrook? Any new development must contribute 110% of the expected demand IN ADVANCE of more development.
56. It is unlikely that any developer would invest in such infrastructure at the outset – therefore this will result in more sewage being pumped into the River Sow.
57. Where is the analysis of the pollution impact arising from the discharge of sewage in such huge quantities?
58. While Stafford BC does not have the power to force Severn Trent to invest in the Sewage Works at Eccleshall, it is reckless to promote a development for 6,000 homes uphill from Eccleshall.

### ENVIRONMENT POLICIES

#### Policy 44 – Landscapes

59. The Bovis development at Sancerre Grange has been left un-landscaped at the entrance to Eccleshall. Similarly, the Claremont Garage development is devoid of ANY landscaping. Despite having such policies for landscaping, the Council appears to be powerless to ensure high quality natural/landscape environment.

#### Policy 46 – “Green and blue” infrastructure.

60. This is a joke in the form of “greenwashing”.
61. The River Sow is often the colour of coffee – partly due to the high quantity of sewage being discharged into it!
62. The planners are happy to sacrifice our green environment – by proposing to build an urban community over top quality productive agricultural land for the MeeceBrook Project – the vision document for this is a case study in “greenwashing”.



## ECCLESHALL FLOOD ACTION GROUP

### Policy 47 – Biodiversity / Greenwashing / Net biodiversity loss gain

63. Again – it is shocking that the council has no regard to this and races ahead with blinkers on to push forward their pet project at MeeceBrook, rather than considering the other brownfield sites on the table. National Planning Policy clearly requires local authorities to encourage re-use of brownfield land.
64. The Vision Plan for MeeceBrook is a classic case of “greenwashing”, pretending to have environmental objectives at core – while actively paving over and destroying acres of productive farmland and habitat.
65. Page 68 – says
- “20.1 – The borough council wishes to encourage local food growing and land-based rural business. Local food growing reduces food miles and increases food security.”*
66. However, the Council is happy to disregard this policy in regard to MeeceBrook and sacrifice numerous acres of high-quality farmland – Of the seven sites evaluated MeeceBrook land was “Grade 2 and 3 – “best and most versatile agricultural land” while all other sites were of lower quality.
67. The MeeceBrook proposal is located within the impact risk zone for Doxey Marshes and Tillington Drains Site of Special Scientific Interest (SSSI). The SSSI is designated for its wetland features which are sensitive to deteriorating water quality – which is impacted by the alarming amount of sewage discharges.
68. As evidenced by other developments in the Borough, the MeeceBrook proposal has the potential to lead to a further decline in the quality of water in the River Sow. In addition, the site is host to the Meece Brook Local Wildlife Site which supports a national scarce grassland habitat. The current proposal makes no reference to how these increasingly rare habitat types will be conserved.

### Policy 48 – Trees

69. Again – it is shocking that the planners appear to think it will suffice to plant a few replacement trees to compensate for those mature specimens which would be lost with their project at MeeceBrook.
70. Any tree planting needs to be in the right place, as determined by experts in regard to soil, water runoff, and beneficial impact for the built environment.

### Climate change flooding

71. As mentioned previously the evidence base on flooding is out of date and should be updated first to reflect the four most recent floods in 2019, 2020, and 2021.
72. Severn Trent plc have forecast that a 2 degree climate change scenario could increase the number of properties at risk of internal flooding from sewers by 49% by 2050.
73. P 39 – claims the policy includes:
- **Delivery of the flood risk, drainage**, sustainable transport and renewable energy solutions planned across the borough.
  - Achievement of **major enhancements to flood management** and green infrastructure provision within Stafford and Stone through the Countryside Enhancement Area projects in policies 14 and 15.
  - **Minimising the vulnerability of new development to flooding** and delivering sustainable urban drainage in accordance with Policies 42 and 43.

**ECCLESHALL FLOOD ACTION GROUP**

- 73. The proposals for MeeceBrook clearly give no serious consideration to flood risk beyond its site boundaries. Shouldn't the policy ensure that new homes are not at any risk of flooding – rather than “Minimising the vulnerability” which is a bit vague, and indicates that the Borough is comfortable with building homes which may be flooded.
- 74. It is clear that the development will add significant flood risk downstream, particularly to the county town of Stafford. Stafford experienced the worst flood events for two decades in October 2019 and January 2021, and is prone to flash floods which originate in the headwaters of the Sow. If permitted, the Meecebrook development would contribute to future flood events with an unacceptable level of risk.
- 75. The high risk inherent in the Meecebrook project viability puts the entire Local Plan at risk of failure and should be removed, and replaced with other options that have significantly less flood risk such as Redhills and Hixon.



Source: Aerial photo's taken by Kevin Degg of the flooding at Victoria Park (21-01-2021) in Stafford.

**Conflict with Stafford BC Nature Recovery Declaration**

76. If Stafford BC (Home of Staffordshire Wildlife Trust) is serious about climate change and nature recovery, then why has it allowed the planning team to press on with proposals which are in clear conflict with the Council's declared objectives and policies? <https://www.staffordbc.gov.uk/nature-recovery-declaration>

Declared objective	Effect of MeeceBrook
Improve and protect the Borough's habitats resilience to climate change, providing natural solutions to reduce carbon and manage flood risk, and sustaining vital ecosystems	Removes habitats Reduces climate change resilience Increases flood risk Destroys ecosystem

**ECCLESHALL FLOOD ACTION GROUP**

<p>Prioritise the restoration of natural habitats in accordance with Stafford Borough’s Nature Recovery Network Map</p>	<p>Destroys natural habitats</p>
<p>Formulate a tree planting policy which is underpinned by Nature Recovery Network mapping across the local authority area, pursuing a “right tree, right place” approach. Recognise that tree planting can be deleterious to habitat restoration and should only be planned on land with low ecological value/restoration potential</p>	<p>Trees will be lost unless protected</p>
<p>Seek to manage council-owned land for the benefit of wildlife</p>	<p>n/a</p>
<p>Embed nature’s recovery into all strategic plans and policy areas, not just those directly related to the environment. Ensure the Local Nature Recovery Strategy is well understood across the authority and complements other relevant plans and strategies</p>	<p>Ignored in the 2020-2040 Stafford Draft Plan</p>
<p>Working with partners, demonstrate leadership by supporting and engaging with businesses, communities and the wider public to take action to put nature into recovery</p>	<p>Fails to demonstrate environmental leadership, by promoting development on greenfield land</p>
<p>The Council designates the Councils Economic Development and Planning Cabinet Member as portfolio lead for Nature Recovery and also a lead officer to coordinate the council operations in relation to the ecological emergency</p>	<p>Failing to speak up about the conflict with environmental objectives</p>
<p>Integrate the targets, objectives and outcomes of this motion with those outlined in the existing Climate Change and Green Recovery Strategy to ensure measures to tackle climate issues do not contravene the principles of enhancing biodiversity. The value of well managed heathland, wetland and other habitats of principal importance in sequestering carbon is of equal importance and must be acknowledged</p>	<p>All are ignored and ‘greenwashed’ in MeeceBrook vision</p>
<p>Where appropriate, and in accordance with the council’s Climate Change and Green Recovery Strategy, the council will invest in nature-based solutions to climate change in order to tackle the nature crisis and climate emergency together</p>	<p>More investment would be needed to counteract the damage done by MeeceBrook</p>



## ECCLESHALL FLOOD ACTION GROUP

<p>Support the development of a Staffordshire wide Local Nature Recovery Strategy, and through the recently commissioned Nature Recovery Network Mapping, develop a local evidence-based action plan including short and long-term targets for putting nature into recovery by 2040, in accordance with the council's climate change obligations. Areas of focus will include:</p> <ul style="list-style-type: none"> <li>• Land management</li> <li>• Biodiversity</li> <li>• Roads and highways</li> <li>• Planning and development</li> <li>• Air quality</li> <li>• Transforming urban spaces</li> <li>• Health and wellbeing</li> <li>• People and communities</li> <li>• Education and awareness</li> </ul>	<p>Clearly an integrated approach is not being taken, as the MeeceBrook project was being promoted before the council cottoned on to the environmental issues.</p>
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### IN SUMMARY

- A. During the 'online' consultation on 9 November 2022, the planning officers gave a presentation – they were not there to listen. They ignored all questions about the environmental damage. This can be seen as the 'online meeting' has been made public <https://www.youtube.com/watch?v=Ejhfo514fQU>
- B. No development of any size can be considered on the Sow upstream from Stafford until the current sewage infrastructure and water drainage issues are remedied and capacity is running at over 100% to handle the anticipated flash flood risks in the Borough's Climate Adaptation Strategy. No major development can be considered 'preferred' until after that remedy is in place and tested.
- C. The problems related to flood risk, sewage capacity and highways surface water flooding and drainage for Stafford need to be addressed in any plan for 2020-2040 and solutions need to be identified, agreed and funded. This is a major omission.
- D. There is a lack of up-to-date detailed evidence on flood risk, drainage infrastructure requirements and sewage capacity – until the Flood Authority has adequately consulted parish councils along the Sow and Meece Brook to gather local evidence, and this information is published, evaluated and the implications incorporated, the draft plan should not proceed.
- E. The proposed MeeceBrook project is a major distraction for the borough – concentrating all the development, costs and damage in one environmentally and agriculturally important greenfield area – a flood plain which should be protected under the current environmental policies, not sacrificed.



## ECCLESHALL FLOOD ACTION GROUP

- F. The high risk of flooding along the Meece, the Sow and into Stafford (via Doxey Marshes and Tillington Drain) inherent in the MeeceBrook project viability puts the entire Local Plan at risk of failure and should be removed, replaced with other options that have significantly less flood risk such as Redhill and Hixon.
- G. Any 'strategic project' should be separated out from the main consultation for 2020-2040 to ensure that the draft plan for Stafford properly focuses on addressing the needs of Stafford Borough – especially in the West where the infrastructure has not caught up with the disproportionately high level of housing growth.
- H. The shortlist of 7 strategic sites should be reanalysed on the basis that: Eccleshall and Yarnfield have had more than their fair share of housing development in the last plan – and the MeeceBrook site has the highest flood risk of all sites – with damaging and costly flood implications for Eccleshall, Slindon and Stafford (see Appendix).



Source: Aerial photo's taken by Kevin Degg of the flooding at Stafford Rugby Club and Doxey Marshes (21-01-2021) in Stafford

APPENDIX

Stafford BC –

Evaluation of strategic development site options

When the MOD withdrew its land from the proposed project known as MeeceBrook, the Council should have asked AECOM to re-evaluate the strategic sites against the criteria, with MeeceBrook v2.

This evaluation was previously presented as Table 13 on page 58 of the AECOM report.

A proper detailed comparison would have addressed all the criteria as set out in sections 1.17 to 1.33 (pages 8-10) rather than just 4 criteria on page 58.

The following tables recreate this analysis – highlighting, missing and inaccurate information - and showing clearly that MeeceBrook v2 is not the most advantageous option. This is merely provided for illustration, to show that MeeceBrook is not the best option.

ALTERNATIVE Table 13 – Comparisons of sites against Assessment Criterial

	Gross Site	Net developable area (hectares)	Brownfield: (hectares) No data	Estimated homes	Type
A1 Gnosall North/East	~325	~150	??	2,750-3,500	Urban extension
A2 Land between Gnosall & Haughton	~325	~150	??	2,500-3,250	Co-dependent
B Seighford	~450	~325	Airstrip ?	4,000-5,250	Co-dependent
C Land North of Redhill	~1,000	~300	??	3,500-6,500	Co-dependent
D Meecebrook	~1,125	~650	Data incorrect in AECOM document	9,000-11,500  This figure changes in every document	Autonomous  This cannot be correct due to proximity to Eccleshall of less than 700m
E Hixon	~150	~125	Former airfield TBC	2,250-2,750	Urban extension
F Land East of Weston	~225	~100	??	1,750- 2,000	Urban extension

ECCLESHALL FLOOD ACTION GROUP

	Watercourse	Flows into	SSSIs within area	Woodland & Wildlife	Landscape Value/ Visual Value
A1 Gnosall North/East	Small watercourses	?	Near Doley Common SSS1 & Alimore Green Common SSSI		Medium sensitivity  Low sensitivity
A2 Land between Gnosall & Haughton	Small watercourses		Near Doley Common SSS1 & Alimore Green Common SSSI		Medium sensitivity  Low sensitivity
B Seighford	Associated with Gamesley Brook & Hextall Brook		SSSI impact risk zone of Doxey Marshes & Tillington Drains	Pockets of woodlands  Negative impact on Otter population	Medium sensitivity  ?? Visual??
C Land North of Redhill	None		None	Small areas of deciduous woodland priority habitat	Medium sensitivity  ?? Visual??
D Meecebrook	Meece Brook & tributaries	The Sow which flows through Doxey Marshes and Tillington Drains SSSI	Needs updating for new site  This will negatively impact the Tillington Drains SSSI	Deciduous woodland priority habitat  Negative impact on Otter pop'n of Meece Brook and the River Sow  Local wildlife site	Needs updating for new site
E Hixon	Amerton Brook		SSSI impact risk zone of Pasturefields SaltMarsh & Chatley Mosses SSSSi &	Deciduous woodland priority habitat	Low sensitivity  Low sensitivity
F Land East of Weston	Trent & Mersey Canal & tributaries		SSSI impact risk zone of Pasturefields SaltMarsh & Chatley Mosses SSSSi & RAMSAR		Medium sensitivity

## ECCLESHALL FLOOD ACTION GROUP

	<b>Flood zone(s)</b>	<b>Surface water risk</b>	<b>Land use</b>
A1 Gnosall North/East	Zone 1 +	low to high surface water risk from existing drains	Grade 3 Good to moderate agricultural land
A2 Land between Gnosall & Haughton	Zone 1 (least likely)	low to high surface water risk from existing drains	Grade 3 Good to moderate agricultural land
B Seighford	Zones 2 and 3 (most likely)	None mentioned	Largely Grade 3 Good to moderate agricultural land
C Land North of Redhill	Zone 1	Low risk	Mostly Grade 3 with some areas of Grade 2
<b>D</b> Meecebrook	Flood plain Zone 2 and 3 (most likely)	Surface water ponding on site.  Surface water management pan identifies frequent flooding within the site area.	Grade 2 and 3 best and most versatile agricultural land.
E Hixon	Flood plain Zone 2 and 3 (most likely)	None mentioned	Grade 3 good to moderate agricultural land. 60-70% in mineral safeguarding area
F Land East of Weston	Zone 3 – large parts will not be developable due to flood risk	Medium to high surface water risk	Grade 4 poor and Grade 3 Good to moderate



## ECCLESHALL FLOOD ACTION GROUP

	<b>Sewage capacity</b>
A1 Gnosall North/East	Limited environmental capacity (up to 3,000 properties) Haughton WTW Wood Eaton WwTW
A2 Land between Gnosall & Haughton	Limited environmental capacity Haughton WTW Wood Eaton WwTW
B Seighford	Highly limited waste water capacity (up to 500 properties) Ladfordfields WwTW Transfer to Brancote WwTW
C Land North of Redhill	Remote from sewerage network – infrastructure needed (or transfer to Brancote)
<b>D Meecebrook</b>	EA – site has “limited or no headroom but relaxed permit limits to accommodate additional growth’ or ‘tight limits but headroom available’. Meecebrook site can drain into the Eccleshall Sewage Treatment Works, which has relaxed permits and headroom’;  STW indicates ‘highly limited environmental capacity’ Any significant development would be transferred to Pirehill or Stongford WwTW.
E Hixon	Also relaxed permit limits and headroom. Receiving watercourses have a poor Water Framework Directive Ecological status = constraint.
F Land East of Weston	This seems to be the same text copied from Hixon?

	<b>COALESCENCE</b>
A1 Gnosall North/East	A1 is an urban extension to Gnosall, which avoids coalescence with Haughton.
A2 Land between Gnosall & Haughton	Requires more landscaping to create a distinct village and avoid coalescence.
B Seighford	The site has defensible boundaries provided by brooks and woodlands. Co-dependent with the village of Seighford.
C Land North of Redhill	Risk of “ribbon development” and perception of sprawl. Co-dependent with Stafford via A34 – but needs a buffer.
<b>D Meecebrook</b>	“There is a risk that the scale of housing proposed may exceed what the area is able to accommodate” No mention of coalescence / co dependence on Eccleshall – or protection of Eccleshall
E Hixon	Few constraints – a suitable urban extension ‘that would have a close functional relationship with Stafford also.’ There could be merit in testing this alongside growth at Weston (critical mass could justify a railway station).
F Land East of Weston	Sizable urban extension to Hixon. There could be merit in testing this alongside E.

## ECCLESHALL FLOOD ACTION GROUP

## POTENTIAL INFRASTRUCTURE REQUIREMENTS

	Roadworks	Public transport	Environmental	Power	Other
A1 Gnosall North/East	New junction (roundabout) on A518 + Junction improvements A518	Stafford-Telford route	Sewage capacity needed	£10-12 m	
A2 Land between Gnosall & Haughton	New junction (roundabout) on A518 + Junction improvements A518	Stafford-Telford route	Sewage capacity needed	£10-12 m	
B Seighford	Upgrade A5013 or new link road to M6 Jn 14 M6 Jn 14 capacity	New service to Stafford	Sewage capacity needed	£17-20 m	
C Land North of Redhill	New junctions A34 & capacity	Increase frequency between Stafford & Stone	Sewage capacity needed	c£20 m	
D MeeceBrook	New junction on M6 New Railway station	Links to Stafford Why not Stoke/ Newcastle?	Sewage capacity needed	C £23 m	New police firing range C £20 million New drainage in Eccleshall And new road and drainage in Sytch lane £900k to £1.3m per KM
E Hixon	Upgrade connections to A51 & junctions A51 and A518	Improve Stafford to Uttoxeter	Sewage capacity needed	c£12 m	
F Land East of Weston	Upgrade connections to A51 & junctions A51 and A518	Improve Stafford to Uttoxeter	Sewage capacity needed	c£12 m	

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From: Preferred Options Consultation [REDACTED]  
Sent: 11 December 2022 17:06  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Charles Edge**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## Meecebrook Garden Community

**Q3** - Do you agree with proposed new garden community: **Yes**

Comments: **Interested party in the proposed development, would like to be included in the consultation as plans progress. The proposal will deliver essential housing and facilities for a future generation while using the garden village principles.**

## Site Allocation Policies

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

## Site Allocation Policies (continued)

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## Economy Policies

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

### **General Comments:**

**No reply**

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From: Howard Edge [REDACTED]  
Sent: 28 November 2022 08:00  
To: Strategic Planning  
Subject: Meece brook development

Sir / madam

A clue in the name , will lead to increased flooding to existing settlements ie Stafford, Eccleshall, after any torrential rain storms the effects will be felt almost instantly, a lot of this development is on a flood plain, as farmers we are being asked slow the flow of water into are brooks etc. This proposal flies in the face of that advice.

Yours sincerely  
Howard Edge

Sent from my iPad

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From: Preferred Options Consultation [REDACTED]  
Sent: 09 December 2022 13:31  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **James Edge**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Yes**

Comments: **I am in favour of this development.**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and



forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

### **General Comments:**

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 10 December 2022 21:33  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Ruth Edge**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Vision and Objectives**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? To develop a high value, high skill, innovative and sustainable economy. , To deliver sustainable economic and housing growth to provide income and jobs. and To deliver infrastructure led growth supported by accessible services and facilities.**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Yes**

Comments: **No reply**

Policy 2 (Settlement Hierarchy): **Yes**

Comments: **Meebrook presents an opportunity to deliver a large number of houses in one go**

Policy 3 (Development in open countryside): **No reply**

Comments: **No reply**

Policy 4 (Climate change and development requirements): **Yes**

Comments: **No reply**

Policy 5 (Green Belt): **Yes**

Comments: **No reply**

Policy 6 (Neighbourhood plans): **Yes**

Comments: **No reply**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Yes**

Comments: **This would not only provide much needed housing on a large scale but would also deliver the infrastructure to support it and the surrounding area. Local facilities already appear to be under significant pressure so the infrastructure that the development would provide would benefit many**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Yes**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Yes**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **Yes**

Comments: **No reply**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **Yes**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

**General Comments:**

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 07 December 2022 21:53  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Sarah Edge**

Email: [REDACTED]

**Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

**Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

**Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Yes**

Comments: **I am in favour of this development to provide more houses and investment in the community.**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## **Economy Policies**

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

Comments: Working from home or locally reduces car journeys and improves local communities.

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **Yes**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **Yes**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No**

Comments: **No reply**

### **General Comments:**

**No reply**



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From: Preferred Options Consultation [REDACTED]  
Sent: 09 December 2022 19:10  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **David Ian Egerton**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **No reply**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Contribute to Stafford Borough being net zero carbon by ensuring that development mitigates and adapts to climate change and is future proof., To strengthen our town centres through a quality environment and flexible mix of uses. and To increase and enhance green and blue infrastructure in the borough and to enable greater access to it while improving the natural environment and biodiversity.**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **No**

Comments: **Stafford and Stone settlement strategies (Tiers 1 and 2) is understandable and is already being implemented. Meecebrook, the most controversial aspect of the whole strategy, appears to arise from other regional authorities being possibly unable, probably unwilling, to meet their own housing criteria. So by providing up the most numbers of houses and employment land in a beautiful, rural location, on prime agricultural land within this area of North Staffordshire, is mainly for the benefit of a population from outside of our region. New jobs created will not exceed the demands of the job market created by the new community moving in. And by also providing a railhead (despite there being 3 railheads within a 5 mile radius) it seems to reinforce the commonly held belief that Stafford/Stone is a relative cheap housing estate for employees to commute quickly to other regions. The selection of Cold Meece-Norton Bridge-Eccleshall to the layman is a direct result of the non sale of Swynnerton Training Camp from the MOD, which at the time was linked in with a HS2 hub near Yarnfield. Neither came about so the goalposts for the "Garden Settlement" (new town really) appear to have simply moved south east.**

Policy 2 (Settlement Hierarchy): **No**

Comments: **If the hierarchy reflects the importance of the settlements for the benefit of Stafford Borough and Stafford residents then Tier 3: Meecebrook should move to Tier 5.**

Policy 3 (Development in open countryside): **No**

Comments: **Agreed re the general principles. However, by simply drawing settlement boundaries for housing/employment land, in any particular location and excluding the necessity to apply these principles, makes this policy rather meaningless.**

Policy 4 (Climate change and development requirements): **Yes**

Comments: **Goes without saying.**

Policy 5 (Green Belt): **Yes**

Comments: **I agree with the Greenbelt policy as written, however with the development of Meecebrook to within a mile of Eccleshall, of Yarnfield, of Norton Bridge, how much longer will it be before they are all subsumed into one.**

Policy 6 (Neighbourhood plans): **Yes**

Comments: **Interesting that central government in the last few days has watered down the housing quotas and moved more of the decisions on numbers and what is affordable/acceptable to local authorities. Additionally, reading through the whole of the Local Plan, there appears to be a distinct lack of consideration given to residents, many long standing, of villages/towns that will be directly, and negatively affected by the Meecebrook development, both in terms of quality of life and finance. Many of the residents I am talking about have bought properties recently in the new development areas within Yarnfields and Eccleshall, paying substantially more for the rural location. Meecebrook will make these areas non-rural.**

## **Meecebrook Garden Community**

Q3 - Do you agree with proposed new garden community: **No**

Comments: **The 'flawed' argument for this additional housing has resulted mainly from other region local authorities being unable or unwilling to free up development areas for their own housing quotas, not for the residents of Stafford borough - why on earth would we step in and offer up this as a proposal. It is a precedent that really does not need to be set. The land identified is valuable agricultural land, much needed now and certainly in the immediate future for the production of food for our own nations need - the cost of living crisis highlights this fairly emphatically. The local road infrastructure around this proposal, irrespective of which way one travels, is vastly inadequate to accommodate the anticipated increase in usage (both domestic and commercial) - Eccleshall, Swynnerton, B5026 into Stone, Yarnfield Lane, A519 to J15 - all have known pinch points in the surrounding towns and villages which struggle most days with congestion. As well as the traffic implications, the sheer size of this proposal (when complete, about 2-3 times the size of Eccleshall!!) will radically, if not irreversibly, negatively affect the character and charm of the local towns and villages, most of which are steeped in local history. The desecration of the environment and the conservation implications for this proposal, to say the least, will be borderline criminal negligence.**

## Site Allocation Policies

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Yes**

Comments: **Within the bounds of Stafford town so may have a positive effect on rejuvenation of the town centre**

Policy 10 (West of Stafford): **Yes**

Comments: **As per policy 9**

Policy 11 (Stafford Station Gateway): **Yes**

Comments: **As per Policy 9.**

Policy 12 (Other housing and employment land): **Yes**

Comments: **No reply**

## Site Allocation Policies (continued)

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Yes**

Comments: **No reply**

Policy 14 (Penk and Sow): **Yes**

Comments: **No reply**

Policy 15 (Stone Countryside): **Yes**

Comments: **No reply**

## Economy Policies

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

Comments: **No reply**

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No**

Comments: **Read Policy 20 and then tell me how this accords with the destruction of prime agricultural land for the Meecebrook development??**

## Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **Yes**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Yes**

Comments: **Better to have a managed system to prevent pitching ad hoc. However, be interesting to hear the views of the residents of Hopton and Weston.**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **Yes**

Comments: **No reply**

## **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **Yes**

Comments: **No reply**

## **Environment Policies**

**Q12** - Do you agree with policies? **Yes**

Comments: **However, the Meecebrook proposal has massive implications in direct contravention of your stated Policies 44,50 and 51. The effect on landscape and the obvious pollution from a massive housing estate - light, noise, waste, emissions, air, water - to name but a few. This proposed development is bang in the middle of a part of rural North Staffordshire and to proceed will contravene your own stated policies. That it is even being considered defies belief.**

## **Connections**

**Q13** - Do you agree with policies? **Yes**

Comments: **However, not in the case of Meecebrook - Because of the isolated location, the main form of travel will be motor car - minimum 2 per house. The effect on inadequate local roads will be immeasurable. All the roads surrounding Meecebrook are B roads, not designed or capable of supporting this size of development. Eccleshall, Stone, Yarnfields, Swynnerton etc are already traffic pinch points and suffer from severe congestion every day even with todays traffic volumes. The addition of a new train hub will make little difference, apart from providing for employees to commute to Manchester, Birmingham, London for work. HS2 will serve no useful purpose for the residents of Stafford Borough.**

## **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No**

Comments: **The original plan for the Meecebrook development arose from the procurement of Swynnerton Training Camp and the HS2 development providing a hub at Yarnfields. Both failed to materialise yet this proposal, albeit a step to the SE, is still in the mix. The residents directly affected by your decisions need to be listened to.**

**Q15** - Do you think there is any further evidence required? **No**

Comments: **No reply**

### **General Comments:**

**It is accepted that the argument to rejuvenate town centres lies in the fact that housing and services have the right mix. Most of the preferred plan has housing development in the towns and appears to attempt to address the issue. However, Meecebrook flies in the face of most of what you are achieving by destroying a large part of rural North Staffordshire - the ramifications of this development go far beyond the stated boundaries and will blight the lives of local residents directly affected by this proposal, financially, psychologically, visually. Eccleshall, Norton Bridge, Yarnfields, Cold Meece, Swynnerton, Chebsey to name but a few of the settlements that will be massively affected, never mind the environmental and conservation devastation this will cause.**

---

From: Preferred Options Consultation [REDACTED]  
Sent: 15 November 2022 13:08  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Robert Eld**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: **No reply**

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **I object to this proposal on the following grounds; 1) It will be an infill of the rural area between Eccleshall & Stone. 2)The site is an outstanding example of rural Staffordshire. ( esp. Lower Heamies) 3) the loss of habitat and the environmental damage. 4) As presented there is no information on the improvements proposed to the road system. I understand SCC.Highways have not been consulted. There certainly wasn't any information available at the presentation. 5) The roads around Chebsey, Norton Bridge and Hilcote ( to mention a few) are not suitable for any increases in traffic and it is not realistic to think that the new residents of this development will not use them. 6) Referring to the previous comment. The Worston Bridge,over the West Coast Mainline at Great Bridgeford has long needed traffic light control. I believe that funds are available from the HS2 project. 7) The A5013 is not fit for purpose now, being a partially upgraded B road. It would be imperative to up grade this road from J14. 8) The infrastructure of Eccleshall will never cope with the additional demands and will be destroyed. 9) Eccleshall would require a By Pass. 10) I understand that the infrastructure may well not be in place at the start of this project, so how is site access to be controlled? NB. The promised restrictions for the previous NetworkRail project at Norton Bridge were never enforced. 11) I doubt that there is any surplus capacity at local Doctors and Dentists surgeries, to say nothing of Policing, schools, fuel stations, the list is endless. It is not acceptable to provide these after a % of the houses have been built. 12) Are there no Brown Field sites? The MOD land would seem to be suitable for some development. 13) The size is overwhelming and the reasoning for this should be questioned. 14) The Presentation was premature in as much that there was very little detail of what had been taken into consideration, poorly explained as to what the objective of the consultation was, with Council representatives only having minimal knowledge of the issues and the area itself.**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

## Site Allocation Policies (continued)

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## Economy Policies

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

## Design and Infrastructure Policies

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## Environment Policies

**Q12** - Do you agree with policies? **No reply**



Comments: **No reply**

## **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

## **General Comments:**

**No reply**

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From: Mark Embrey [REDACTED]  
Sent: 10 December 2022 09:02  
To: SPP Consultations  
Subject: Meecebrook consultation

Response to proposals for the Meecebrook development.

Absolutely and completely ridiculous to consider such a development on productive agricultural land. Also the scale of the development is unbelievable and being so close to Eccleshall will have a massive detrimental impact on the roads, school and welfare facilities.

The volume of traffic from the development will be joining small rural roads and will impact detrimentally on Eccleshall town centre which already has difficulty coping with existing traffic and parking.

Additional road and rail links for the development will be necessary from the beginning but that is highly unlikely to happen and in any case won't stop households from owning one or two cars each.

Our doctor's surgery is currently extremely busy and would be unable to cope with such a scale of additional work. This proposal is madness and we object in the strongest terms.

R M & M E Embrey

[REDACTED]  
[REDACTED]

10 December 2022

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**From:** Preferred Options Consultation [REDACTED]  
**Sent:** 11 December 2022 15:13  
**To:** Strategic Planning Consultations  
**Subject:** Preferred Options Consultation - Submitted Response

Full name: **Aneurin Evans**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Housing Policies**

### **Vision and Objectives**

**Q1** - Which 3 are most important to you? **Not asked**

### **Development Strategy and Climate Change**

**Q2** - Do you agree with each of the policies in this chapter?

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Not asked**

Comments: **Not asked**

Policy 10 (West of Stafford): **Not asked**

Comments: **Not asked**

Policy 11 (Stafford Station Gateway): **Not asked**

Comments: **Not asked**

Policy 12 (Other housing and employment land): **Not asked**

Comments: **Not asked**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Not asked**

Comments: **Not asked**

Policy 14 (Penk and Sow): **Not asked**

Comments: **Not asked**

Policy 15 (Stone Countryside): **Not asked**

Comments: **Not asked**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **Not asked**

Comments: Not asked

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **Not asked**

Comments: **Not asked**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No**

Comments: **The provision of 131 housing units (STO13) and 97 units (STO16) without making adequate provision for complementary infrastructure must be a non-starter. What is the plan for additional school places, GP and dentistry provision, shops etc? There is no explicit mention of wheelchair accessible housing for these sites but Uttoxeter road is totally unsuited to wheelchair use. The additional vehicle traffic for these units will give rise to severe congestion when the rail barriers are down and will prevent access for emergency vehicles. If the covid pandemic has taught us anything it is that green and recreational land should be treasured and preserved. The word "sustainable" occurs 47 times in the plan. If SBC is serious about sustainability (rather than regarding it as a mere box-ticking exercise) it would ensure that (a) EVERY new build has solar panels and heat-pumps to minimise load on the national grid, (b) there is a reliable and frequent (electric) bus service from the town and railway station to the existing estate and proposed development.**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Yes**

Comments: **N/A**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **N/A**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

**General Comments:**

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 11 December 2022 14:35  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Neil Farden**

Email: [REDACTED]

**Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

**Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

**Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **Plenty of Brownfield Sites Road Infrastructure under Stress already Stone is Struggling with All Infrastructure. Not needed Not Practical Network Rail built a flyover to speed up the railway . You want a Station there , to slow up the Network . A Pie in the Sky Dream . It's a plan of Ego and I feel you're way of Mark with this Plan .**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No**

Comments: **No reply**

Policy 10 (West of Stafford): **No**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No**

Comments: **No reply**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Yes**

Comments: **No reply**

Policy 14 (Penk and Sow): **No**

Comments: **No reply**

Policy 15 (Stone Countryside): **No**

Comments: **No reply**

## **Economy Policies**

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



Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No**

Comments: **No reply**

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

Comments: **No reply**

### **General Comments:**

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 11 December 2022 13:33  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Darren and Julie Farnden**

Email: [REDACTED]

**Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

**Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

**Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **We feel that this will ruin the market town of Eccleshall which is one of the few remaining beautiful high streets in the area. Furthermore this area already has been added to with several small developments of late and why should this area have to bear the brunt of more housing and not just housing but now you want to put warehousing, schools and more shops in our midst. There must surely be brownfield sites available and which are suitable. Furthermore, the last year we feel must have taught us that this country needs to be more self sufficient with our own food production and it is short sighted to cover more green fields with bricks and concrete. This is more concrete to cover fields, concrete that doesn't drain away when wet, which in turn will cause more surface water flooding in an area which already has such problems. Then there is the havoc this causes to wildlife, at time when we should be encouraging farmers to plant more wildflower edges to fields, you now want to not only take those fields away but also the hedges teeming with birds and other wildlife and the bats that use such hedges to map their way in the darkness. BUT now that darkness will no longer be there as houses and warehousing bring street lights and other light pollutions that will frighten away wildlife even more. Time and again we are told on nature programmes how many of our native species are in decline due to the onslaught of fencing instead of hedges. We are encouraged to grow hedges to help wildlife. Most housing estates these days are open plan and you are not allowed to have anything more than a couple of feet high in your front garden, there seems to be an option by developers that we all need to see each other all the time and we are not allowed privacy. We live with 10ft hedges all around our house which are alive with birds twittering, I still know my neighbours are there, they walk down the path and come into my house, because we live in small communities where people know each other. The Council has ruined Stafford with allowing beautiful places like the old railway station and adjacent hotel and the brine baths to be taken away as there needed to be more "modern" things put in their place, these are buildings that a lot of local residents have felt great dismay over losing. Now, here we go again, the residents of this Borough pay our taxes including council tax and elect the local government and councillors, isn't it about time you listened to your residents and put their options and feelings first instead of pound signs. Then there is the ridiculous idea that we need another train station, just down the road from Eccleshall when there are perfectly good ones in the surrounding large towns I'm sure that will be great help to all the people that now work from home. We are constantly told that we are a country in a lot of debt and have no money, yet there seems to be lots of money available for such vanity projects. It feels that this country is run by people who know the price of everything and the value of nothing.**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

## **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

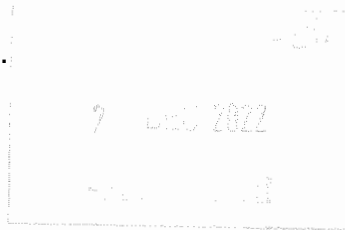
**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

## **General Comments:**

**No reply**

**Gerald Fearnside**



6 December 2022

GMF/imt

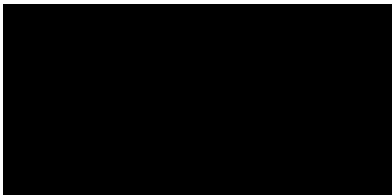
Strategic Planning & Placemaking  
Stafford Borough Council  
Civic Centre  
Riverside  
Stafford  
ST16 3AQ

Dear Sirs

I am writing with regard to the proposed Garden Village Project for 6,000 homes near Eccleshall.

I am astounded that you are considering this project. 974 acres of wonderful land being destroyed when there are hardly enough roads within the area to cope with a development such as this. 6,000 homes plus the infrastructure. It is absolutely disgraceful. I cannot believe you are even considering this when you have plenty of areas to develop within Stafford town itself which have been left to rack and ruin. I can only assume it must be something to do with the monies involved which will benefit Stafford Borough Council.

I implore you to reconsider this with immediate effect.



G M Fearnside

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From: [REDACTED]  
Sent: 04 December 2022 14:40  
To: Strategic Planning  
Subject: FW:Objection to Meecebrook - Garden settlement.

Sent from my Xperia by Sony smartphone

----- Original Message -----

Subject: Meecebrook - Garden settlement.

Sent: 4 Dec 2022 13:56

From: [REDACTED]

To: [REDACTED]

Cc:

[1. 974](#) acres of the best and most versatile agricultural land with large pockets of deciduous woodland, planting and habitat will be lost.

2There is already significant pressure on the roads within the area - The development of six thousand homes will undoubtedly place a huge burden on the traffic flows throughout the whole parish and surrounding areas.

[3.Building](#) such a such a large development on this land may increase the risk of further extensive and more frequent flooding on already recognised flood risk area.

[4.Meecebrook](#) is inconsistent with the objective of increasing bio-diversity in the area.

[5.The](#) impact on our present services such as health, leisure, education etc, which are already overstretched and will be threatened further by this development. The plan does offer new schools and doctor surgeries, but these services will not be available for some considerable time whilst the development progresses.

Regards Robert Fielding.

Sent from my Xperia by Sony smartphone



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From: [REDACTED]  
Sent: 07 December 2022 12:09  
To: Strategic Planning Consultations  
Subject: FAO: [REDACTED] - Comments on the Stafford Borough Local Plan (2020-2040)

Dear [REDACTED]

My comments refer to the Housing Policy in the Local Borough Plan that relate specifically to the village of Gnosall

In recent years Gnosall has had a large number of houses built but with no extra amenities to cater for the influx of people these dwellings caused. Indeed, we have fewer amenities now due to the closure of some shops in the High Street. Any more development would certainly stretch local services such as the school which would certainly be over-subscribed and the GP practice, which is already stretched, to say nothing of the infrastructure of the village.

The Plan shows a site for 100 houses plus nine more on a smaller site. The larger site is outside the settlement boundary and is inappropriate development of good quality farm land. Why would we want to build on agriculture land when the need to feed ourselves should take precedence over increasing the number of houses in a village that has already grown substantially. In 2014 development on this site was refused and the reasons for the refusal still stand as far as I can see.

Furthermore we have a Neighbourhood Plan in place which was adopted to protect the settlement boundary. I can only ask, what is the point of a Neighbourhood Plan if it can be ignored in such a manner. It is obvious if this settlement boundary is breached then it will open floodgates for anyone who has land that they would like to sell for housing. How is this democratic?

Like many places where there is indiscriminate development, flooding occurs due to rainwater being unable to drain away, this happens in Gnosall often and this is another reason to cease large scale building.

This large development would totally overshadow the cemetery which one hopes would be a place of peace and calm and that would not be the case if it were surrounded by dwellings.

Lastly, the access that would be needed will impact on the safety of the already very busy A518.

Regards

Ruth Finister

Ruth Finister  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

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**From:** Preferred Options Consultation [REDACTED]  
**Sent:** 31 October 2022 14:19  
**To:** Strategic Planning Consultations  
**Subject:** Preferred Options Consultation - Submitted Response

Full name: **Andrew Finneyff**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **No reply**

### **Vision and Objectives**

**Q1** - Which 3 are most important to you? **No reply**

### **Development Strategy and Climate Change**

**Q2** - Do you agree with each of the policies in this chapter?

Policy 1 (Development Strategy): **No reply**

Comments: **No reply**

Policy 2 (Settlement Hierarchy): **No**

Comments: **I have noticed that Tier 5 is comprised of small settlements defined from the Settlement Assessment and Profile (2022) which analysed the size and level of facilities of the Borough's settlements. The category for small settlements indicated settlements of 50+ dwellings. Saverley Green is not mentioned at all in the ongoing Development Plan therefore it is important to note that it is comprised of 56 dwellings and has a defined nucleus centred around a green and also includes 2 public houses and a restaurant (please see details as per my email of 17th August 2022 to [REDACTED] with attachments showing a map and full list of dwelling house names/numbers.) It is also noted that Saverley Green is similar to numerous settlements in Tier 5 e.g. Adbaston, Cold Meece, Moreton, Norbury, Norton Bridge, Salt, Seighford. Saverley Green is also akin to the larger settlement of Fulford (in Tier 4) so is directly linked geographically with services (Transport, Health, Education, Employment) from both settlements supported by each other. I would also request clarification on the position of any settlement within the borough which is not in any of the 5 tiers mentioned. This accords with your previous proposal (July 2018) that the**

**"Rest of the Borough" - at this time slotted into a tier 7 - would still be considered for development and not excluded simply because it is not part of the main tier categories.**

Policy 3 (Development in open countryside): **No reply**

Comments: **No reply**

Policy 4 (Climate change and development requirements): **No reply**

Comments: **No reply**

Policy 5 (Green Belt): **No reply**

Comments: **No reply**

Policy 6 (Neighbourhood plans): **No reply**

Comments: **No reply**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No reply**

Comments: **No reply**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

## **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No**

Comments: **Please refer to my previous comments on the Settlement Hierarchy.**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

**General Comments:**

**No reply**

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**From:** Preferred Options Consultation [REDACTED]  
**Sent:** 09 December 2022 19:31  
**To:** Strategic Planning Consultations  
**Subject:** Preferred Options Consultation - Submitted Response

Full name: **Arthur Stephen Flather**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Site Allocation Policies**

### **Vision and Objectives**

**Q1** - Which 3 are most important to you? **Not asked**

### **Development Strategy and Climate Change**

**Q2** - Do you agree with each of the policies in this chapter?

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **Yes**

Comments: **I seek to comment on and object to the proposals in the Stafford Borough Local Plans 2020 – 2040 Preferred Options Consultations taking place currently regarding the Preferred Options STO13 and STO16. Re: STO16: 1. Outline application 14/21316/OUT for a maximum of 90 houses dated 3/11/2014 was refused on 1/10/15. It is astonishing that following this refusal the Borough Council should now be selecting the same area a Preferred Option. The Council is recommended to review the reasons for the refusal of 14/21316/OUT and thence reconsider the allocation of Preferred Option Status for STO16. Further, 14/21316/OUT was for a maximum of 90 houses and the current proposal for STO16 is for 97 houses, which is in excess of the original application which was refused. Re: STO13 and STO16 1. Development of these two sites are “greenfield” sites. Government policy is the development of “brownfield sites” prior to the selection and development of greenfield sites. 2. Uttoxeter Road (B5027), is already a very busy road, especially so in the morning rush. In particular, the ability for cars to exit Aston Lodge Parkway from the Aston Lodge Estate in the morning is extremely difficult, causing significant delays. There are frequent queues along Aston Lodge Parkway and up Uttoxeter Road, especially when the level crossing is frequently closed and especially so when there is rush hour traffic. The addition of 228 houses from the development proposed on STO13 and STO16, resulting in an addition of approximately 450 cars (assuming approximately 2 cars per house) seeking to leave in the early morning rush hour can only increase traffic flow, queuing and delays to all the inhabitants, especially those on the Aston Lodge Estate. This matter appears to have been completely disregarded in the “Local Plan 2020-2040, Site Assessment Profiles” document which only comments on the need for level crossing mitigation and makes no comment on traffic flow and traffic demands created by the additional housing on STO13 and STO16. 3. The proposed “mitigation” requirement of the level crossing does not appear to address the above issues and offers no beneficial effect for the current nor potential future inhabitants for traffic flow. 4. Despite the comments on**

pages 241 and 245 of the “Local Plan 2020-2040, Site Assessment Profiles” document, there is no evidence in the Plan to indicated that there are enough places in local First, Middle, nor High Schools. The comments on pages 241 and 245 of the “Local Plan 2020-2040, Site Assessment Profiles” document on the availability of school places appear unsupported by hard evidence and therefore appear questionable, unfounded and extremely unlikely to be based on relevant facts and are rather more likely to be supposition or wishful thinking. Indeed the Potential Sites Consultation dated February 2022 on pages 010 and 011 clearly appear to contradict the statements on pages 241 and 245 of the Site Assessment Profiles stating that places are NOT available in the Stone schools 5. Any building on a greenfield site will inevitably affect the water table and replace absorbent ground with unabsorbent hard surfaces. These two inevitable consequences of house building are likely to result in flooding onto Blackies Lane, the grassy area with the culverts below Blackies Lane and at the bottom of Saddlers Lane with regard to STO13 and the railway on the south/west of the area of STO16. 6. The statements in the Strategic Housing and Employment Availability Assessment for STO13 and STO16 that sewerage and water issues are not adversely affected by the addition of 227 new houses appear unsupported by hard evidence are therefore appear questionable, unfounded and extremely unlikely to be based on relevant facts and are rather more likely to be supposition or wishful thinking. It seems implausible that the addition of 227 new houses, with the likely addition of approximately 450 new inhabitants (assuming an average of 2 inhabitants in every house) would not overwhelm the water and sewage provision which was not built for such additional demands. 7. The addition of approximately 450 new inhabitants would overwhelm the current GP and dental practices which are already over stretched. 8. The current footpaths from Lichfield Road up Uttoxeter Road are already very poor and difficult, especially for those with mobility problems. This can only be exacerbated by the proposed developments on STO13 and STO16, resulting in the creation of an unsafe highway for pedestrians. For all the above reasons, I believe that the designation of STO13 and STO16 as Preferred Options is misconceived and should be rejected for development within the Stafford Borough Local Plan for 2020 to 2040.

### Site Allocation Policies (continued)

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

### Economy Policies

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and



forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

### **General Comments:**

**No reply**

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From: Peter Ford [REDACTED]  
Sent: 08 December 2022 09:32  
To: Strategic Planning  
Subject: Meecebrook Garden Settlement

I am very concerned about this proposal and wish to register my objection. I have lived at [REDACTED] [REDACTED] for 23 years in January. Traffic congestion has never been so bad though the village and the proposed development will most definitely make it worse. Traffic coming from the M6 and Stafford to Meecebrook will almost certainly use Eccleshall Rd and Worston Lane and go right past my house. It is already a rat run for those drivers wanting to avoid speed cameras on the A34 and if the M6 is closed (as happened yesterday), the village becomes gridlocked. There is a 30mph speed limit through Norton Bridge which most ignore and I've already had a pet cat killed by a speeding van. There is a children's play area on the opposite side of the road from the houses meaning they have to cross the lane. How long until there is a child injury or God forbid, a fatality. The railway bridge in Little Bridgford is particularly hazardous and there is a bridge with 90 degree turns both into and out of Norton Bridge. Significantly increasing the traffic through the village will not only create increased danger for pets and children, the noise levels will be unbearable for those of us who live here. It will also affect resident's ability to get into and out of the village - already, on some days, the wait to pull out is extremely long because of the constant stream of traffic. Another 6 thousand homes adjacent to the village just isn't feasible with the existing roads. Building new roads will be seriously hampered by the rail infrastructure. We already have the Trent Valley and West Coast mainline running through the village and HS2 is also going to have an impact. The prospect of Meecebrook really is a nightmare for those of us who live in the vicinity and I would urge the planning committee to reject these plans.

Faithfully,  
Mr Peter J Ford,  
Norton Bridge resident.

Sent from my phone

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From: Preferred Options Consultation [REDACTED]  
Sent: 29 October 2022 19:36  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Richard Fowler**

Email: [REDACTED]

**Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

**Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

**Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **The current road infrastructure from Meecebrook to Stafford is totally inadequate for the volume of proposed traffic. As a resident on the A5013 at Creswell, we currently see a high level of traffic, especially at peak times, heading for Stafford and J14 of the M6 motorway. This makes it extremely difficult for us and other residents to exit and enter properties safely and efficiently. The road is noted as one of the routes from the new development, with the analysis estimating 1300 to 1400 trips to Stafford. It is already congested at peak times, and increasingly busy throughout the day, especially with the heavy goods traffic and with M6 closures/lane restrictions seriously adding to the current issue. The air quality within the area will be reduced considerably especially at peak, along with the added noise pollution associated with such increase in vehicle movements. As the road is lined either side with housing, widening of the route is not possible, but even this would not alleviate the issues noted above. The increase in road traffic would also impede emergency vehicle access between Stafford, Eccleshall and surrounding areas as the road is too narrow for 3 vehicle widths, meaning that vehicles would need to mount pavements in order to allow passage, increasing risk to pedestrians, who are already reluctant to walk along this route.. Based on the above, we believe that unless Meecebrook residents were directed away from the A5013, or alternative roads were built, connecting to more suitable road infrastructure, then this development would have an adverse effect on the area, causing reduction in air quality, increase in congestion and noise pollution on an already busy carriageway, potential risk to emergency support for the surrounding areas, and a drop in property prices due to access issues and families being adverse to living on a busy road. Therefore unless reassurances that the points mentioned were eliminated, then we would strongly oppose the proposed development.**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No**

Comments: **Insufficient road infrastructure, lack of GP's and NHS Dentistry.**

Policy 10 (West of Stafford): **No**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **Yes**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No**

Comments: **Insufficient road routes to M6 and Stafford without seriously affecting existing residents. (arguments as previously cited)**

## Site Allocation Policies (continued)

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Yes**

Comments: **No reply**

Policy 14 (Penk and Sow): **Yes**

Comments: **No reply**

Policy 15 (Stone Countryside): **Yes**

Comments: **No reply**

## Economy Policies

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

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **Yes**

Comments: **No reply**

## Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No**

Comments: **building on existing brownfield sites should be exhausted before considering greenfield site development. There are a considerable number of Brownfield sites within the borough that would suit this purpose, but the council is too quick to accept greenfield developments, based on construction costs, and need to insist that developers build on these sites first.**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No**

Comments: **Historically traveller sites can bring with them increase in anti-social behavior, increase in crime rates and reduction of local housing prices. Travellers quite often use these sites as permanent residences, so cannot be classed as travellers.**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **Yes**

Comments: **No reply**

## Design and Infrastructure Policies

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

## **General Comments:**

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 11 December 2022 08:34  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Darren Francis**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Housing Policies**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Not asked**

Comments: **Not asked**

Policy 10 (West of Stafford): **Not asked**

Comments: **Not asked**

Policy 11 (Stafford Station Gateway): **Not asked**

Comments: **Not asked**

Policy 12 (Other housing and employment land): **Not asked**

Comments: **Not asked**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Not asked**

Comments: **Not asked**

Policy 14 (Penk and Sow): **Not asked**

Comments: **Not asked**

Policy 15 (Stone Countryside): **Not asked**

Comments: **Not asked**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **Not asked**

Comments: Not asked

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and



forestry development, tourism development and canals. Do you agree? **Not asked**

Comments: **Not asked**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **No**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No**

Comments: **No reply**

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

Comments: **No reply**

### **General Comments:**

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 05 November 2022 10:25  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **June Francis**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **No reply**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? To strengthen our town centres through a quality environment and flexible mix of uses. , To provide an attractive place to live and work and support strong communities that promote health and wellbeing. and To secure high-quality design.**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **No**

Comments: **No reply**

Policy 2 (Settlement Hierarchy): **No**

Comments: **No reply**

Policy 3 (Development in open countryside): **No**

Comments: **No reply**

Policy 4 (Climate change and development requirements): **Yes**

Comments: **No reply**

Policy 5 (Green Belt): **Yes**

Comments: **No reply**

Policy 6 (Neighbourhood plans): **Yes**

Comments: **No reply**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No reply**

Comments: **No reply**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No**

Comments: **Do not agree with the building of 268 houses off the Wolverhampton Road, Stafford. Ash Flats Lane will not be able to cope with the amount of extra traffic and it will ruin the landscape of the area.**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and

support home working and small-scale employment uses. Do you agree? **Yes**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **Yes**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No**

Comments: **No reply**

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

Comments: **No reply**

### **General Comments:**

**No reply**

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From: Dee Frankish [REDACTED]  
Sent: 12 December 2022 08:50  
To: Strategic Planning  
Cc: [REDACTED]  
Subject: Meecebrook Garden Settlement

Dear Sirs

I have followed the plans for the development of the Meecebrook Garden Village with interest since the concept was first announced, not to Parish Councils or the residents of Stafford Borough by the way, but at an exhibition in the south of France in 2017. That in itself was very disrespectful to we ratepayers.

It is now with huge dismay that the residents of the local area see that the plans, which have received substantial Government funding, have since been progressed are no longer going to be on the brownfield site of the MOD at Swynnerton, but will instead take nearly 1000 acres of good, well-cropped agricultural land instead. Anyone with any local knowledge at all could have advised SBC that the MOD brownfield land was historically known to be so contaminated that it would be impossible to develop without huge expense. Not only that, but it is beyond comprehension that SBC did not first, before any plans were seriously considered, check with the MOD whether it was willing to sell this land. To now find out that this basic check was not made, is just shocking. I am sure that, if the original garden village concept had been for the 6000 houses to have been built on green fields, that the Government would not have shortlisted this particular project. One has to question whether this debacle was the result of sheer incompetence or cunning planning .... either way it is an utter disgrace. One would have to question what rationale was used as a basis for this concept and when SBC woke up to the fact the land it wanted to use was not actually available. I think it requires public scrutiny, especially to question why SBC chose not to discuss any of these plans with the Parish Councils which would be hugely affected by this project.

The greenfield area proposed to be swallowed up by this small town, will actually almost be the same size as Stone, which serves the satellite villages of Cold Norton, Chebsey, Cold Meece, Swynnerton, Yarnfield and Eccleshall. It will all but join up with the historic village of Eccleshall and form an urban sprawl in what has been for generations, a beautiful rural are. It will totally overwhelm Eccleshall itself, which already suffers from traffic congestion, lack of parking and which has had several new estates built in the last 5 years. Eccleshall will lose it's identity as one of the jewels in Staffordshire's crown. The town also already suffers from flooding from the run off from the hard landscaping that has come with the new housing estates and this will be massively exacerbated by the building of 6000 more properties on what were green fields, which helped absorb the run off.

These homes will all have at least one car per household, but the likelihood is that there will be more, so at least 6000 – 12000 more cars will be on these local roads. The road system adjacent to this development site are all B or C roads, which are already affected by any closure of the nearby M6. These occur on a weekly basis and traffic exiting at J14 or J15 using these small road to avoid closures, not only snarl them up but also cause damage as when a lorry took out the bridge over the rail line at Worston. These roads are definitely not suitable for lorries over 7cwt, never mind the huge lorries that try to take the unsuitable short cuts they see on their sat navs.

There is mention of tapping in to the benefit of the nearby HS2 line and that a station near Cold Meece is planned. Any station would still be a car's drive away from the majority of the houses. Not only that but, as far as I'm aware, the feasibility of that being possible has not been verified with train transport experts. My understanding is that there will not be the capacity to build a station and provide local train services to Stoke & Stafford so is this another example of an idea being punted (like the one that the settlement would be built on the MOD's brownfield site) without any research being done to first confirm its viability?

My conclusion is that SBC is intent on building the Meecebrook development regardless of what local residents feel ... that is why there has been no consultation with Parish Councils or residents up until now. I think it's been handled in the most unprofessional and disgraceful way and I think now is the time to investigate the proposal with said Parish Councils and to rethink the proposal before the beautiful rural area is destroyed forever.

Yours in utter dismay

Deirdra Frankish

[REDACTED]

The plans are intended to provide schools, doctors etc but, unless those services are absolutely guaranteed, then Stone & Eccleshall will suffer hugely as these services, which are currently under huge strain and struggling to provide for the current local population, will not cope with up to 24,000 new residents.

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From: Preferred Options Consultation [REDACTED]  
Sent: 08 December 2022 18:01  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Brian H Freeman**

Email: [REDACTED]

**Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

**Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

**Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**



Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **I think the concept of a new garden community is a good one. It is certainly better than the continuing increase in housing in all the existing villages/towns, which causes problems by overloading the local infrastructure. This causes traffic problems (including parking), overwhelming existing drainage and sewer systems, problems for local schools, doctor's surgeries etc. My objection to the proposed Meecebrook garden village comes from feedback from the recent local consultation, which implied that necessary infrastructure would not be included initially but would wait until a substantial amount of housing has been built. This seems wrong and will cause significant problems for all the local villages and towns, which will have to initially absorb all the increases in traffic, schoolchildren, healthcare etc. These problems will be the same as those caused by the current housing policy but potentially significantly greater due to the size of the proposed Meecebrook development.**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## Economy Policies

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

## Design and Infrastructure Policies

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## Environment Policies

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## Connections

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## Evidence Base

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

**General Comments:**

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 08 December 2022 17:42  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Myfanwy Elizabeth Freeman**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## Meecebrook Garden Community

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **I have attended the live consultation exhibitions and am alarmed to be told that the plans for necessary infrastructure for this project can only be funded once a certain number of houses are built . The infrastructure in Eccleshall —including water treatment and sewage , the developement of more primary school places , primary health care health facilities , traffic control including parking ——— is already woefully inadequate . More housing in the area would worsen the situation Any housing development of the scale planned for Meecebrook would need basic infrastructure to be installed along with the initial house building .**

## Site Allocation Policies

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

## Site Allocation Policies (continued)

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## Economy Policies

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

**General Comments:**

**No reply**

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From: [REDACTED]  
Sent: 12 December 2022 08:43  
To: Strategic Planning  
Subject: Objection to proposed Meecebrook Garden Settlement

- > Hello planning.
- >
- > I strongly object to the above proposal for the following reasons.
- >
- > Completely against the Government statement that brown field sites should be the preferred option for house building this is green belt land.
- >
- > In contradiction to the urgent necessity of British farmers needing to produce more food, it is proposed to build on almost 1000 acres of the best graded farm land in Staffordshire, including loss of deciduous woodland and habitat.
- >
- > The local road system is already under considerable pressure in the area.
- >
- > There are no local train services in the proposed building area and bus services are virtually non-existent.
- >
- > Six thousand new houses means a minimum of 6000 cars using the same existing roads when there is an urgent requirement to future reduce traffic.
- >
- > Building in such an area is not logical when there are brown field sites available with potentially much better transport facilities.
- >
- > The area suffers from flooding and a large development on what is recognised as a flood risk area will only considerably increase the problem.
- >
- > The impact on health and education will be immense and they will not be resolved until considerably much later into the development when new schools and doctors surgeries are proposed.
- >
- > Meecebrook is totally inconsistent with the objective of increasing bio-diversity in the area.
- >
- > Regards
- >
- > Y French

Sent from my iPad



---

From: [REDACTED]  
Sent: [REDACTED]  
To: Strategic Planning Consultations  
Subject: FW: Objection letter for Meecebrook Garden Community Project  
Attachments: Meecebrook - New Garden Settlement - Opposition Letter.docx

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From: fiona friend [REDACTED]  
Sent: 12 December 2022 10:40  
To: [REDACTED]; Strategic Planning <[StrategicPlanning@staffordbc.gov.uk](mailto:StrategicPlanning@staffordbc.gov.uk)>  
Subject: Objection letter for Meecebrook Garden Community Project

Good morning,

Please find attached my objection letter in respect to the proposed Meecebrook Garden Community Project.

Many thanks,

Fiona Friend  
Local Resident

To Whom It May Concern:

I am writing to object to the proposed Meecebrook Garden Community project. Below I have outlined the main reason for this objection.

The project encompasses some 974 acres of prime agricultural land. The majority of this is utilised for food production including dairy, cereal crops, oilseeds and potatoes as well as a significant amount of energy crops. In the current economic climate, with high food prices and concerns about the UK's food security, I do not think it is in our best interests to remove such productive land from farming.

Further to this, the particular soil types in the proposed development area (clay loams), are particularly well suited to cope with the extremes of weather we have experienced in recent years. Clay has a high potential water holding capacity when managed properly. This means that large volumes of water can be held by the soil to feed growing crops during increasingly frequent dry spells, therefore increasing yields. Clay also has a high mineral content which means less costly, and energy intensive fertiliser is needed during the growing season.

As I have already alluded to, Clay has the potential to retain vast amounts of water, that would otherwise very quickly enter the local streams and rivers. By constructing such a vast development, the land would be turned from a vast sponge into solid surface, accelerating the draining process. Such increases would result in increasingly frequent, large-scale flooding, causing widespread misery to residents and businesses alike, and taking even more farmland out of production.

The original premise of this project was that the "village" would be serviced by an HS2 Station. It is clear that this is no longer the case. I understand that there are proposals to reinstate the station at Norton Bridge. However due to the recent junction alterations near this site I do not believe that this is a feasible option and residents will be forced to use Stafford station instead. Additionally, six thousand new homes would result in at least, ten thousand extra cars on the roads, as well as the additional service vehicles, bin lorries, delivery vans etc. This is something the local network does not have the capacity for and would overwhelm local communities, including Eccleshall.

The development would result in a large and sudden increase in Staffordshire's population. Given that the county's hospitals are already overstretched, despite a multi-million pound development at the Royal University Hospital of Stoke-on-Trent, over the last 2 decades, I do not believe there is enough capacity to absorb such an increase in population, particularly taken in conjunction with the all the existing housing projects already underway in the Staffordshire. With the collapse of Private Finance Initiatives (PFIs), NHS Trusts are reliant on money from the treasury to fund new facilities. Money that the country doesn't have.

I understand the project includes facilities such as schools and doctor's surgeries but these will not be delivered until towards the conclusion of construction. What is to be done in the interim?

The proposal would place increased demand on the local water, waste, electrical and telecoms networks. Impacting supplies to existing customers. What plans are in place to help finance the expansion of these networks?

During the railway junction alterations near by, at Norton Bridge, surveys revealed a rich and diverse ecosystem including bats and otters in the local area. Baden Hall fisheries, part of the proposed development is itself a wonderful habitat for local wildlife. All of this would be lost should this proposal go through, and no post-development restoration project can truly replace existing habitats.

Science has proved that soil is a massive carbon sponge. As well as the emissions from the construction of the settlement and the fossil fuels used to power the traffic and homes as a result, the amount of carbon emitted from disturbing the soil will be massive. This damage is irreversible. Is it right to solve a short-term housing issue by fuelling global warming? Is it not better to develop brownfield sites that would not release the same level of carbon.

The residents of this village will all require jobs. As the lack of HS2 station means that London would not be commutable on a daily basis, it would require significant investment in the local area by big businesses. No proposals have been submitted yet to solve this issue.

As it stands there are no protections in place to prevent the proposed development expanding and absorbing Eccleshall, Slindon, Mill Meece, Yarnfield, Cold Meece, Norton Bridge and Chebsey into one small city, obliterating their identity.

In conclusion I object to the proposed development because of the widespread impact on the existing local community in terms of infrastructure, flooding, environmental impact and services.

Best wishes,

Fiona Friend

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From: Preferred Options Consultation [REDACTED]  
Sent: 12 December 2022 10:47  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Fiona Friend**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

**Comments:** The project encompasses some 974 acres of prime agricultural land. The majority of this is utilised for food production including dairy, cereal crops, oilseeds and potatoes as well as a significant amount of energy crops. In the current economic climate, with high food prices and concerns about the UK's food security, I do not think it is in our best interests to remove such productive land from farming. Further to this, the particular soil types in the proposed development area (clay loams), are particularly well suited to cope with the extremes of weather we have experienced in recent years. Clay has a high potential water holding capacity when managed properly. This means that large volumes of water can be held by the soil to feed growing crops during increasingly frequent dry spells, therefore increasing yields. Clay also has a high mineral content which means less costly, and energy intensive fertiliser is needed during the growing season. As I have already alluded to, Clay has the potential to retain vast amounts of water, that would otherwise very quickly enter the local streams and rivers. By constructing such a vast development, the land would be turned from a vast sponge into solid surface, accelerating the draining process. Such increases would result in increasingly frequent, large-scale flooding, causing widespread misery to residents and businesses alike, and taking even more farmland out of production. The original premise of this project was that the "village" would be serviced by an HS2 Station. It is clear that this is no longer the case. I understand that there are proposals to reinstate the station at Norton Bridge. However due to the recent junction alterations near this site I do not believe that this is a feasible option and residents will be forced to use Stafford station instead. Additionally, six thousand new homes would result in at least, ten thousand extra cars on the roads, as well as the additional service vehicles, bin lorries, delivery vans etc. This is something the local network does not have the capacity for and would overwhelm local communities, including Eccleshall. The development would result in a large and sudden increase in Staffordshire's population. Given that the county's hospitals are already overstretched, despite a multi-million pound development at the Royal University Hospital of Stoke-on-Trent, over the last 2 decades, I do not believe there is enough capacity to absorb such an increase in population, particularly taken in conjunction with the all the existing housing projects already underway in the Staffordshire. With the collapse of Private Finance Initiatives (PFIs), NHS Trusts are reliant on money from the treasury to fund new facilities. Money that the country doesn't have. I understand the project includes facilities such as schools and doctor's surgeries but these will not be delivered until towards the conclusion of construction. What is to be done in the interim? The proposal would place increased demand on the local water, waste, electrical and telecoms networks. Impacting supplies to existing customers. What plans are in place to help finance the expansion of these networks? During the railway junction alterations near by, at Norton Bridge, surveys revealed a rich and diverse ecosystem including bats and otters in the local area. Baden Hall fisheries, part of the proposed development is itself a wonderful habitat for local wildlife. All of this would be lost should this proposal go through, and no post-development restoration project can truly replace existing habitats. Science has proved that soil is a massive carbon sponge. As well as the emissions from the construction of the settlement and the fossil fuels used to power the traffic and homes as a result, the amount of carbon emitted from disturbing the soil will be massive. This damage is irreversible. Is it right to solve a short-term housing issue by fuelling global warming? Is it not better to develop brownfield sites that would not release the same level of carbon. The

residents of this village will all require jobs. As the lack of HS2 station means that London would not be commutable on a daily basis, it would require significant investment in the local area by big businesses. No proposals have been submitted yet to solve this issue. As it stands there are no protections in place to prevent the proposed development expanding and absorbing Eccleshall, Slindon, Mill Meece, Yarnfield, Cold Meece, Norton Bridge and Chebsey into one small city, obliterating their identity. In conclusion I object to the proposed development because of the widespread impact on the existing local community in terms of infrastructure, flooding, environmental impact and services.

## Site Allocation Policies

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No**

Comments: **No reply**

Policy 10 (West of Stafford): **No**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **Yes**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No**

Comments: **No reply**

## Site Allocation Policies (continued)

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## Economy Policies

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

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **Yes**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **Yes**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Yes**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

### **General Comments:**

**No reply**

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From: Sue Wardle [REDACTED]  
Sent: 10 December 2022 23:06  
To: Strategic Planning  
Subject: Stafford Borough Council Local Plan Consultation Process. Response from Friends of Norton Bridge  
Attachments: Response to Meecebrook consultation 1.docx

Please find attached a response to the above consultation which focuses on Friends of Norton Bridge's objection to the Meecebrook development.

I would be grateful for an acknowledgement that this response has been received.

Thankyou.

S Wardle  
Secretary, Friends of Norton Bridge



Friends of Norton Bridge

Email [REDACTED]

**Stafford Borough Council Local Plan 2020 Preferred Options Consultation Process  
Response on behalf of Friends of Norton Bridge re: Meecebrook 'Garden Community'**

Norton Bridge is a small village situated between Eccleshall and Stone and consists of some 80 households. Friends of Norton Bridge (FNB) is a community group that seeks to improve the village of Norton Bridge and promote community spirit and is open to residents and others with an interest in Norton Bridge. FNB strongly objects to the Meecebrook development which will have a direct impact upon the lives of residents in the village, but we can find no evidence that the impact on local residents has been assessed or taken into account within the proposal.

FNB wholeheartedly supports and endorses all the points made in Chebsey Parish Council's response, dated 6<sup>th</sup> December 2022 which also strongly objects to the proposal. However we feel that it is important to make several points which are particularly pertinent to how the proposed development will impact adversely on Norton Bridge, its residents and environment. These are:

**Unsustainable transport pressure through the village**

Station Road, off the B5026 is the only route through Norton Bridge and in recent years the traffic flow through the village has increased in volume. Although there is a 40 mph limit on the outskirts of the village and a 30 mph limit through the village, speeding through the village is commonplace. At certain times of the day, especially morning and evening rush hours, and at other times if there is disruption on other roads or the M6, traffic can be literally nose to tail through the village. Given that this situation already exists, the impact of the traffic generated by the new 'garden village' will be catastrophic on the residents of Norton Bridge.

We understand that the new road infrastructure is not to be constructed by 2030, and therefore the impact of construction traffic and by other road users seeking alternative routes to avoid delays on the B5026 will again have an adverse impact on the village.

**Potential flooding risk**

Chebsey Parish Council's objection sets out the risk of flooding within the designated area of the new development and highlights that climate change is likely to increase this risk in the future. Norton Bridge has been flooded several times in the past 20 years and we feel that there is the possibility that such a large development on land that would previously have soaked up rainfall has the potential to increase the risk of flooding in the village and we would wish to see the evidence that this risk has been assessed and if so that the area covered includes Norton Bridge.

**Meecebrook new station proposal**

Norton Bridge used to have a station, which was closed to rail traffic in 2004. The Meecebrook proposal includes a new West Coast railway station on the Stafford to Crewe line; a proposal that, in the view of FNB, is unlikely to ever get further than a proposal designed to make this whole development look more feasible and sustainable than it really is. For example, there would be no easy access on this line to Stoke, but more importantly, in recent years Norton Bridge residents have suffered significant disruption due to the construction of a new railway line, the point of which was to speed up rail traffic on the main West Coast line. It is a generally held view that Network Rail are extremely unlikely to now want to slow traffic down again, making the inclusion of a new station as part of the development little more than a pipe dream and in reality the development will increase the number of cars exponentially.

It is therefore our view that this transport option highlighted as a key feature of the development is totally unrealistic.

### **Use of Agricultural land rather than brownfield sites**

The development uses large tracts of good grade 2 and 3 agricultural land and woodland which is inconsistent with previous stated Stafford Borough Council objectives, instead of other brownfield site areas or areas already earmarked by commercial developers.

FNB wishes to see the evidence that these brownfield sites have been considered and we reiterate Chebsey Parish Council's call for a '*full understanding why the reason to stay with the Meecebrook option remains the choice of the Borough Council*', following the change of plan from the initial preferred area which we understand was brownfield land occupied by the MOD and we also endorse Chebsey Parish Council in their request that

*the Borough Council should explain if the choice of Meecebrook was made before, or after, the MOD land being withdrawn, with precise dates given.*

### **Conclusion**

In conclusion, FNB feel that 'Meecebrook' is an unsuitable development that is based on 'pipe dream' assumptions (e.g. new station) and that the present infrastructure is insufficient and that the future infrastructure to sustain the development is uncertain. We feel that Stafford Borough Council has not fully considered the impacts on the residents living in the vicinity of the development, both during construction and in the future. As the new Prime Minister has ditched compulsory house building targets for local areas, and has endorsed the building on brownfield sites. Michael Gove has stated that

*"If we are to deliver the new homes this country needs, new development must have the support of local communities. That requires people to know it will be beautiful, accompanied by the right infrastructure, approved democratically, that it will enhance the environment and create proper neighbourhoods."*<sup>1</sup>

The local community, including the residents of Norton Bridge, do not support this development.

The Secretary,  
Friends of Norton Bridge  
10<sup>th</sup> December 2022

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<sup>1</sup> Michael Gove letter to MPs, reported in ; <https://www.falmouthpacket.co.uk/news/national/23171387.gove-water-housebuilding-targets-threat-tory-rebellion/>

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From: Preferred Options Consultation [REDACTED]  
Sent: 11 December 2022 13:38  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Friends of Norton Bridge**

Email: [REDACTED]

**Residents and General Public**

Organisation or Company: **Friends of Norton Bridge**

Age: **Prefer not to say / not applicable**

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

**Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

**Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3 - Do you agree with proposed new garden community: No**

Comments: **Norton Bridge is a small village situated between Eccleshall and Stone and consists of some 80 households. Friends of Norton Bridge (FNB) is a community group that seeks to improve the village of Norton Bridge and promote community spirit and is open to residents and others with an interest in Norton Bridge. FNB strongly objects to the Meecebrook development which will have a direct impact upon the lives of residents in the village, but we can find no evidence that the impact on local residents has been assessed or taken into account within the proposal. FNB wholeheartedly supports and endorses all the points made in Chebsey Parish Council's response, dated 6th December 2022 which also strongly objects to the proposal. However we feel that it is important to make several points which are particularly pertinent to how the proposed development will impact adversely on Norton Bridge, its residents and environment. These are: Unsustainable transport pressure through the village Station Road, off the B5026 is the only route through Norton Bridge and in recent years the traffic flow through the village has increased in volume. Although there is a 40 mph limit on the outskirts of the village and a 30 mph limit through the village, speeding through the village is commonplace. At certain times of the day, especially morning and evening rush hours, and at other times if there is disruption on other roads or the M6, traffic can be literally nose to tail through the village. Given that this situation already exists, the impact of the traffic generated by the new 'garden village' will be catastrophic on the residents of Norton Bridge. We understand that the new road infrastructure is not to be constructed by 2030, and therefore the impact of construction traffic and by other road users seeking alternative routes to avoid delays on the B5026 will again have an adverse impact on the village. Potential flooding risk Chebsey Parish Council's objection sets out the risk of flooding within the designated area of the new development and highlights that climate change is likely to increase this risk in the future. Norton Bridge has been flooded several times in the past 20 years and we feel that there is the possibility that such a large development on land that would previously have soaked up rainfall has the potential to increase the risk of flooding in the village and we would wish to see the evidence that this risk has been assessed and if so that the area covered includes Norton Bridge. Meecebrook new station proposal Norton Bridge used to have a station, which was closed to rail traffic in 2004. The Meecebrook proposal includes a new West Coast railway station on the Stafford to Crewe line; a proposal that, in the view of FNB, is unlikely to ever get further than a proposal designed to make this whole development look more feasible and sustainable than it really is. For example, there would be no easy access on this line to Stoke, but more importantly, in recent years Norton Bridge residents have suffered significant disruption due to the construction of a new railway line, the point of which was to speed up rail traffic on the main West Coast line. It is a generally held view that Network Rail are extremely unlikely to now want to slow traffic down again, making the inclusion of a new station as part of the development little more than a pipe dream and in reality the development will increase the number of cars exponentially. It is therefore our view that this transport option highlighted as a key feature of the development is totally unrealistic. Use of Agricultural land rather than brownfield sites The development uses large tracts of good grade 2 and 3 agricultural land and woodland which is inconsistent with previous stated Stafford Borough Council objectives, instead of other brownfield site areas or areas already earmarked by commercial developers. FNB wishes to see the evidence that these brownfield sites have been considered and we reiterate Chebsey Parish Council's call for**

a 'full understanding why the reason to stay with the Meecebrook option remains the choice of the Borough Council', following the change of plan from the initial preferred area which we understand was brownfield land occupied by the MOD and we also endorse Chebsey Parish Council in their request that the Borough Council should explain if the choice of Meecebrook was made before, or after, the MOD land being withdrawn, with precise dates given. Conclusion In conclusion, FNB feel that 'Meecebrook' is an unsuitable development that is based on 'pipe dream' assumptions (e.g. new station) and that the present infrastructure is insufficient and that the future infrastructure to sustain the development is uncertain. We feel that Stafford Borough Council has not fully considered the impacts on the residents living in the vicinity of the development, both during construction and in the future. The new Prime Minister has ditched compulsory house building targets for local areas, and has endorsed the building on brownfield sites. Michael Gove has stated that "If we are to deliver the new homes this country needs, new development must have the support of local communities. That requires people to know it will be beautiful, accompanied by the right infrastructure, approved democratically, that it will enhance the environment and create proper neighbourhoods." This development satisfies none of the above, and the local community, including the residents of Norton Bridge, do not support this development.

## Site Allocation Policies

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **Friends of Norton Bridge has no comments on this**

Policy 10 (West of Stafford): **No reply**

Comments: **Friends of Norton Bridge has no comments on this**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **Friends of Norton Bridge has no comments on this**

Policy 12 (Other housing and employment land): **No reply**

Comments: **Friends of Norton Bridge has no comments on this**

## Site Allocation Policies (continued)

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **Friends of Norton Bridge has no comments on this**

Policy 14 (Penk and Sow): **No reply**

Comments: **Friends of Norton Bridge has no comments on this**

Policy 15 (Stone Countryside): **No reply**

Comments: **Friends of Norton Bridge has no comments on this**

## Economy Policies

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: Friends of Norton Bridge has no comments on this

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **Friends of Norton Bridge has no comments on this**

## Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **Friends of Norton Bridge has no comments on this**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **Friends of Norton Bridge has no comments on this**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **Friends of Norton Bridge has no comments on this**

## Design and Infrastructure Policies

**Q11** - Do you agree with policies? **No reply**

Comments: **Friends of Norton Bridge has no comments on this**

## Environment Policies

**Q12** - Do you agree with policies? **No reply**

Comments: **Friends of Norton Bridge has no comments on this**

## Connections

**Q13** - Do you agree with policies? **No reply**

Comments: **Friends of Norton Bridge has no comments on this**

## Evidence Base

**Q14** - Have we considered all relevant studies and reports? **No**

Comments: **See Friends of Norton Bridge comments on Meecebrook**

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

**Comments: Friends of Norton Bridge wish to see the evidence on flood risk and use of brownfield sites as specified in our comments on Meecebrook**

**General Comments:**

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 06 December 2022 13:35  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Barry Gait**

Email: [REDACTED]

**Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

**Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

**Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**



Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **I support the comments made by Yarnfield and Cold Meece Parish Council. I do not think your aspiration could be fully delivered and the lack of any single part of the supporting infrastructure would have a significant negative impact.**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **No reply**

Comments: **No reply**

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

### **General Comments:**

**This is a huge document for any individual to really read, understand and consider**

**thoroughly within the timescales you have laid down, which means your 'public consultation' will be ineffective. I have only found out about it because someone other than the Council has brought it to my attention. It 'feels' like you are doing this in such a manner as to avoid a proper consultation.**

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From: Delia Gamble [REDACTED]  
Sent: 28 November 2022 08:28  
To: Strategic Planning  
Subject: Local Plan 2020-2040-Preferred Options  
Attachments: Local Plan 2020-2040-Preferred Options.docx

Good morning [REDACTED]  
I would be grateful if you could include my comments in the above consultations.  
Kind regards,  
Delia Gamble

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]

Stafford Borough Council

28<sup>th</sup> November 2022

Dear [REDACTED]

Re: Local Plan 2020-2040- Preferred Options

Land off A519 opposite B5405 (HIG11)

I would like the following comments to be taken into consideration please with the above:

When I purchased my property 15/07/19, I was not made aware by any searches carried out by my Solicitor of any possibility of any future building at the rear of my property, which is less than a metre away from the land in the plan.

My main light source to my property is overlooking this land, approximately 85%, so any building would have a detrimental effect to my property.

When my property was purchased, it clearly stated that it was in an area of visual enhancement, another reason I felt this property would be protected from any building around it. I even checked personally with a member of staff in your own department, who completely reassured me planning permission in this area of visual enhancement would be very difficult to obtain, even telling me I may have difficulty obtaining permission for the addition of a porch and that would be at the front of the property on the A519.

The access to any building on this land I feel would be extremely difficult, due to the increased amount of traffic and especially HGV traffic on the A519. I struggle every time I wish to leave or return to my property, and have on many occasions had traffic almost run into me especially when indicating to leave the A519 to gain access to my property, and I am a single occupant here. As soon as there is any problem north or southbound on the M6, the traffic through Woodseaves become intolerable and very dangerous, despite the average speed cameras.

Is the entrance to this proposed land suitable for emergency vehicles to gain access safely?

When I purchased my property, I had to obtain a flood risk search, due to the sloping land down the hill. There have already been major issues when we have heavy rain, the main road drains in front of my house cannot take the volume of water and this results in the drain cover on the pavement lifting.

Yours sincerely,

Delia Gamble

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From: Valerie Gayter [REDACTED]  
Sent: 11 December 2022 09:54  
To: Strategic Planning  
Subject: Stafford Borough Local Plan 2020-2040

We fully support the preferred options response by the Green Party and Sustainability Matters in Stafford Borough regarding Stafford Borough Local Plan 2020-2040:

We welcome many aspects of the latest draft of the Local Plan, especially compared with the Issues and Options document published in 2020. There is now a greater emphasis on the need for new development to drastically reduce carbon emissions to net zero in light of the climate crisis, and enhance biodiversity. Moreover, the technologies required to achieve net zero are described in some detail. Our concern is that government policy, such as Building Regulations and the National Policy Planning Framework, is not upgraded sufficiently to match these laudable local ambitions in Stafford Borough, so allowing developers to opt for less sustainable designs.

#### Key Issues and Challenges

para#5: 'The plan must also reduce lifecycle carbon emissions from new development to contribute to minimising further global heating.'

Response: A stipulation for a Whole Life-Cycle Carbon Assessment for any new development should be explicitly stated. Embodied carbon accounts for a substantial proportion of a building's lifetime carbon emissions, moreso as the operational carbon emissions continue to fall with improvements in energy efficiency and low-carbon heating and lighting. The UK Green Building Council projects that embodied carbon could represent 40% of the lifetime carbon emissions of all buildings by 2040. So it is imperative that developers take steps to reduce this significant contribution to global warming. The Plan must incorporate targets to mitigate or offset the carbon cost of construction and demolition of both residential and non residential buildings. See <https://www.london.gov.uk/programmes-strategies/planning/implementing-london-plan/london-plan-guidance/whole-life-cycle-carbon-assessments-guidance>

#### Policy 1: Development Strategy

1.3 – In addition to the borough's own housing need, the development strategy also allows for 2,000 homes [at Meecebrook] as a contribution to meeting unmet need of other authorities in the region.

Response: Why does Stafford Borough feel compelled to accommodate the unmet housing needs of other authorities? The proposed development at Meecebrook is a greenfield site, and will have a detrimental impact on the local environment. Moreover, it will entail loss of agricultural land, which is a precious resource for food production. Where is the evidence for this 'unmet need'?

1.27 – Stafford town will maintain its role as the commercial centre of the borough. The employment land requirement will be met through redevelopment including the Stafford Station Gateway project, and projects such as the town centre transformation, to maintain an attractive environment and to ensure an efficient use of land.

Response: What exactly is the 'town centre transformation' project? This is mentioned just twice in the entire document. Yet, Stafford town centre is in steep decline, with many empty shops and offices. Is this just a vague aspiration?

1.28 – A more flexible approach will be taken to Stafford town centre's spaces, including the encouragement of development that provides leisure services, and in particular hospitality services, such as cafes and restaurants to meet a demonstratable demand. An increase in the number of people living in the town centre will support a vibrant economy, ensure the efficient use of land and deliver sustainable communities going forward.

Response: How much of the town centre is earmarked for this 'project'? How will it be delivered, when, and what will the 'transformation' involve? There is no detail about timescale for this, with the risk of further decline and dereliction of the town centre while housing on the outskirts proliferates. Without a timely and viable plan for town centre regeneration, Stafford town risks becoming permanently 'hollowed out'

#### POLICY 4.

A. All major development should set out how embodied emissions have been taken into consideration through the production of an embodied carbon assessment

Response: This is too vague. As noted, a Whole Life-Cycle Carbon Assessment for any new development should be explicitly required.

We broadly welcome other aspects of Policy 4.

#### POLICY 7 Meecebrook

Response: It is unclear what arrangements will be made regarding the long-term ownership, management, and maintenance of the site, with regard to who will pay and how standards of maintenance will be regulated.

'Future Homes Standard' will come into effect in 2025. The Passivhaus construction has been identified as the preferred construction for Meecebrook. To what extent will this development be able to meet the range of housing needs that are required to meet local need. The potentially phased introduction of 'Future Homes Standards' after 2025 may well be highly problematic for Meecebrook if named developers insist on treating the whole development as one unit and all 6,000/10,000 homes are constructed to the standards that pertained when the development started.

The concept of Meecebrook Garden Village is that it is planned around 15-minute neighbourhoods and local settlements: Yarnfield (2k), Eccleshall (3K), Swynnerton (4K), Stone (6K), Stafford (11k). The intention is to design out car use, although how this is to be achieved is not explained, nor is it clear if safe, off-road cycle routes will be constructed or how a better, more frequent and affordable bus service is to be provided. Truly sustainable development would restrict space for private cars while ensuring mobility by walking, cycling, public transport, and access to a local car pool, ideally consisting of electric vehicles.

#### POLICY 11. Stafford Station Gateway

Response: We have several concerns about this development.

Without greater connectivity, the creation of a satellite community will potentially accelerate decline of the town centre and hinder town centre regeneration.

The proposals make no reference to the impact on existing biodiversity or ecological appraisal of the site.

The fate of the balancing pond and its surroundings is a source of concern.

There are no new easy walking and cycling connections to the town centre.

There is a lack of detail about how features of a "sustainable community" are to be incorporated.

Failure to acknowledge existing businesses on the site.

#### POLICY 18. Home working and small-scale employment uses

A. Home working, small scale employment and the development and expansion of small businesses in residential and rural areas will generally be supported, subject to compliance with other policies of this plan.

Response: We advocate that at least a proportion of new homes are designed to provide space for a home office/workspace to accommodate home working, with all the advantages this brings.

19.8 – The TCCA identifies a requirement for 13,926 sq. m of comparison retail floorspace over the plan period. The TCCA recommends that three quarters of this need is met in Stafford town centre with the remaining quarter to be met in Stone town centre. New development in these locations will be supported to accommodate this.

Response: Really? This Town Centre Capacity Assessment (TCCA) was published in 2019, and prepared leading up to that date. Since then we have had a Covid epidemic, an acceleration in online retail, and are currently in a recession. We question whether Stafford and Stone town centres need all this 'comparison' retail floorspace. The evidence of existing empty shops suggests otherwise.

#### POLICY 20. Agricultural and forestry development

Response: There is no mention in the document of rewilding, whereby some farmland is allowed to revert to a more natural, albeit managed state. This is increasingly regarded as a crucial means of enhancing biodiversity, and a key element in sustainable land management. However, such schemes can face objection from some people, who want a neat and tidy landscape, which is not conducive to biodiversity. Omission of this is regrettable in what should be a forward-looking plan.

20.4 – In cases where polytunnels require planning permission and do not fall within permitted development rights, they will be supported provided that they are located near to the main farm, are acceptable in terms of their landscape impact and impacts on nearby residential properties and are otherwise in accordance with the policies of this plan.

Response: Vast swathes of farmland in the Borough are already covered in polytunnels, with implications for wildlife and flooding, apart from their visual impact. Is there no limit to their expansion? It is now accepted following court decisions that polytunnel or polyhouse proposals of significant size, having a substantial degree of permanence and physical attachment to the ground constitute development that requires planning permission.

Note that such development can conflict with policy 44.C.3: Proposals ...should protect, avoid detrimental effects on and, where appropriate, enhance: The locally distinctive pattern of landscape elements such as woodland, streams, hedgerows, trees and field boundaries.

POLICY 34. Urban design general principles:

8. Be compact and have streets designed in accordance with Manual for Streets to make walking (including wheelchair, disability scooter and pushchairs) and cycling the easiest way to make short, local journeys and to ensure vehicular parking does not dominate street scenes

Response: There is an underlying assumption that each dwelling requires vehicular parking. Truly sustainable development would challenge that assumption, by restricting space for private cars while ensuring mobility by walking, cycling, public transport, and access to a local car pool, ideally consisting of electric vehicles.

POLICY 35. Architectural design

Response: There should be a requirement for home office/workspace in at least a proportion of new homes at the design stage.

The Plan envisages large-scale adoption of solar PV for new housing development. The developer therefore has a duty to inform householders about care and maintenance of solar PV systems, their usage, life expectancy (c. 25 years) and eventual replacement.

6 Create a healthy, comfortable and safe internal and external environment

Response: Land should be set aside in new developments wherever possible for growing food on easily accessible community gardens or allotments.

POLICY 47. Biodiversity

Response: Again, there is no mention of rewilding as an option for converting existing farmland to deliver enhanced biodiversity.

POLICY 53. Parking standards

A. Car and bicycle parking shall be provided in accordance with the standards set out in Appendix 4.

Response: These standards allow up to 3 parking spaces for a four-bed house. This is not compatible with the aspirations for sustainable developments outlined elsewhere in the Plan. There is evidence that car ownership is declining in the UK. New developments should wherever possible have restricted parking for cars, where alternatives are feasible and accessible. This frees space for amenity areas, wildlife habitats, and allotments or community gardens. Cars can be made available from community car clubs (see <https://www.co-wheels.org.uk/oxford>).

In summary we think the plan is currently not bold enough to meet the challenges of climate change. We are not convinced that you have the required determination to make future developers respond to the climate change crisis. Government policy is to devolve responsibility to local government regarding safeguards and good practice. Please therefore take the required initiative and mandate all good ideas such as hedgehog highways, swift bricks, bee bricks etc. as part of planning approvals.

Val and Dave Gayter





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From: Preferred Options Consultation [REDACTED]  
Sent: 12 December 2022 07:52  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Emily George**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **No reply**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Contribute to Stafford Borough being net zero carbon by ensuring that development mitigates and adapts to climate change and is future proof., To deliver sustainable economic and housing growth to provide income and jobs. and To deliver infrastructure led growth supported by accessible services and facilities.**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **No**

Comments: **The numbers of houses required have been grossly overestimated and therefore proposed developments are far bigger than they need to be. No evidence that the local has been reviewed since the pandemic or the cost of living crisis which have both detrimentally affected the housing market. Local plan development strategy is therefore no longer fit for purpose.**

Policy 2 (Settlement Hierarchy): **No reply**

Comments: **No reply**

Policy 3 (Development in open countryside): **No**

Comments: **Developing the open countryside goes completely against the government's strategy for protecting the environment and making better use of brownfield sites. This is completely nonsensical and highly insensitive to the the current climate and environmental**

**crisis.**

Policy 4 (Climate change and development requirements): **No**

Comments: **I don't believe the climate change requirements in the proposed development have been thoroughly investigated. Nor has any of the evidence or data for the proposed developments been shared with locals to allow us to make an informed assessment**

Policy 5 (Green Belt): **No reply**

Comments: **No reply**

Policy 6 (Neighbourhood plans): **No reply**

Comments: **No reply**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **Absolutely and wholeheartedly no. There is no evidence that eccleshall and the surrounding area needs more housing stock. We are largely agricultural communities, so building on prime green field land is quite insulting, especially when as a nation we are facing food insecurity. And without any of the infrastructure promised in the original scoping document (new motorway junction, railway station) the surrounding towns and villages will just become completely overwhelmed, making life miserable for all the existing residents. This would have been picked up in the community impact assessment except this document is a complete sham. It doesn't actually provide any detailed mitigation for any of the issues that have been identified but just lists generic policy documents that don't address specific concerns.**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Yes**

Comments: **More smaller pockets of housing development is exactly what is needed on brownfield land. Not ripping up huge swathes of countryside**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **Yes**

Comments: **A good example of appropriately sized development with the right mix of housing, leisure and infrastructure**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Yes**

Comments: **All communities should be represented**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

## **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Environment Policies**

**Q12** - Do you agree with policies? **No**

Comments: **Clearly aren't robust enough and not in line with government direction given**

the proposal to develop greenfield agricultural land.

## Connections

**Q13** - Do you agree with policies? **No**

Comments: **Not good enough or robust enough or properly funded ideas or proposals. More needs to be done to support public transport and get cars off the road**

## Evidence Base

**Q14** - Have we considered all relevant studies and reports? **No**

Comments: **Very poor consultation from residents from the very start of the concept. Far too much focus on achieving government recognition and funding for a project that has been very badly thought out and will have a severe negative impact on the community on regards to Meecebrook.**

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

Comments: **Now that the proposal at Meecebrook does not include brownfield land or proper public transport it needs reexamining to prove that it does meet the needs of the local community. It absolutely cannot support local towns and villages of the development goes ahead without proper transport links - i.e. a fully funded railway station!!**

## General Comments:

**The development site that St Modwen have proposed near stafford is by far a better solution. It is fully funded, uses brownfield land and has far better transport links than the site at Meecebrook. This should be adopted as the preferred option**

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From: Preferred Options Consultation [REDACTED]  
Sent: 08 December 2022 16:37  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **E.Ginnis**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: **Prefer not to say / not applicable**

Added to database: [REDACTED]

Topics (Contents page): **Site Allocation Policies**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Yes**

Comments: **No reply**

Policy 10 (West of Stafford): **Yes**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No**

Comments: **We have many empty shops in the town so do not need any more outer town retail parks**

Policy 12 (Other housing and employment land): **Yes**

Comments: **Land at Ashflats STAFMB03 We have a general shortage of all types of family housing particularly in the south and in this particular area . A welcome development and unobtrusive to the surroundings . Many people commute to the Black country from Stafford including my extended family so this is an ideal location for them to move to in the future . Already well supported with shops and schools etc . I see its a fixed sized site and will not be able to keep expanding as per Stafford North ..which makes it a even better prospect for an nice estate .**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **Yes**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Yes**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **Yes**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No**

Comments: **No reply**



**General Comments:**

**No reply**

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From: Julie Goldthorpe [REDACTED]  
Sent: 11 December 2022 18:15  
To: Strategic Planning  
Subject: Meecebrook - Garden Settlement

Strategic Planning & Placemaking

Stafford Borough Council

Riverside

Stafford

Dear Sir

re: Meecebrook -New Garden Settlement (NGS)

I wish to oppose the establishment of the New Garden Community at Meecebrooke

The fallout on our village & surrounding area will I believe be huge.

The destruction of our lovely Parish must be prevented at all costs.

We live here, we pay Council Taxes & our views should be listened to.

- The scheme will devastate around 1,000 acres of farmland in what is rural landscape
- The environmental impact from multi-car households will increase the urbanization of our rural area.
- Multi-car house holds do increase air & noise pollution at a time when we are trying to reduce climate impact.
- The time-scale planning has not been adequately detailed which means pressure on local services They are already struggling to cope.

- Local health care & schools are already under pressure and would take an additional huge hit, you well know that although proposed the building of new schools and doctors surgeries will take years to become available
- Evidential outcomes for these schemes have been very poor indeed for communities involved
- The NGS Principals & Proposals lack any real evidence, are so vague & contain green washing cliched proposals (setting aside wild life areas)  
. Building such a large development on this land may increase the risk of extensive and more frequent flooding on already recognised flood risk areas
- There has been a lack of transparency in the consultation process to date  
viz. our Parish Council (whom works hard in our best interests) indicate that they are denied any  
explanation of why the MOD land area wasn't included. This is totally unacceptable.

Finally, as a rate payer I expect SBC to uphold the highest public standards, NOT just profit making development & grant sweeteners. DO take into account the views of us affected householders  
SHOW some long term future thinking alongside total transparency in dealing with this matter.

Please include my response to oppose the Meecebrooke development

Yours sincerely

Julie Goldthorpe

██████████  
██████████  
██████████  
██████████

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From: Preferred Options Consultation [REDACTED]  
Sent: 09 December 2022 17:38  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Malcolm Goosey**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **We need farm land more than we need more people! Also, the local services are already stretched to capacity, e.g. Sewage disposal, Hospitals, etc. I believe that flooding is likely to increase if this thing goes ahead.**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

### **General Comments:**

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 23 November 2022 20:37  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Mr Colin Graham**

Email: [REDACTED]

**Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

**Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

**Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## Meecebrook Garden Community

**Q3** - Do you agree with proposed new garden community: **No**

Comments: I have read through the SBC Local Plan 2020-2040 and attended the local consultation meeting at Eccleshall on 10/11/22. I am against the proposed Garden Village for the following reasons: It is far too big in an area of green countryside already due to be scarred by the HS2 route north of Swynnerton. When first proposed it was to be sited mostly on disused brownfield land of Swynnerton Army Camp. We now hear that because of Army objection it is now to go on open countryside adjacent to Eccleshall. The Army can get their own way but Eccleshall residents are supposed to lie down and accept it! It will cause a great deal of additional traffic on the surrounding A519, A5013 and B5026 roads all feeding into Eccleshall village centre. As a resident living next to the A519 traffic has increased significantly during the last 12 months. The building of 3000 additional homes will cause complete gridlock. The high street already comes to a standstill when two lorries meet as it was not widened or narrowed to 'one way' when refurbished a few years ago. The majority of kerbside drains on the above roads are blocked and rarely get emptied which is the main reason the village centre floods under heavy rain. If the current road network can't cope, 3000 extra homes will only accentuate traffic gridlock, flooding and prevalence of potholes. The infrastructure will be totally inadequate even with the schemes proposed own network. The whole scheme is an infringement of green space. I cannot accept the 'corporate doublespeak' of it will enhance the green and blue environment, "shaped and defined by the existing landscape of green space and water courses", by 3000 houses! Unacceptable and not possible. It is to be predominantly powered by solar energy so we can expect an increase in local solar projects, again in adjacent green spaces. Eccleshall has already accepted its fair share of new houses and is now expected to accept another 3000, many along the line of Hilcote Lane, hardly providing a buffer between the new village and Eccleshall. Residents of Swynnerton are expected to accept more rail development on top of HS2. Finally, there are existing industrial and commercial estates providing employment now, and in the future, at Moorfields, Birch House Lane, Orbital Swynnerton Road, Brookside, Cold Meese, Cazoo and Izaak Walton Est., all surrounding the proposal, not to mention Stone and Newport. Instead, we are expected to accept new working estates on greenfield agricultural land and not brownfield land. It is totally inappropriate development in the west Staffordshire countryside. Please lodge the above as my objections to this Garden Village proposal.

## Site Allocation Policies

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**



Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

## **General Comments:**

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 11 December 2022 17:18  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Derek Greason**

Email: [REDACTED]

**Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Site Allocation Policies**

**Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

**Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No**

Comments: **STO13 Oakleigh Court I believe a large scale development near Oakleigh Court would be wholly inappropriate. The current traffic movements are overwhelming the B5027 both at the traffic lights adjoining Lichfield Road and the railway crossing. To have potentially a further 200 vehicles clogging the area at rush hour times with the B5027 being the only access link is a safety risk to emergency services. The current lack of doctors, dentists, school places in Stone has not improved despite more new building taking place over the last 5 years. The proposed development at Meecebrook Garden Village is a preferred option with a purpose built infrastructure schools and medical centre.**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## Economy Policies

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

## Design and Infrastructure Policies

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## Environment Policies

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## Connections

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## Evidence Base

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

**General Comments:**

**No reply**

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**From:** Preferred Options Consultation [REDACTED]  
**Sent:** 11 December 2022 10:16  
**To:** Strategic Planning Consultations  
**Subject:** Preferred Options Consultation - Submitted Response

Full name: **Anna Greenwood**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Site Allocation Policies**

### **Vision and Objectives**

**Q1** - Which 3 are most important to you? **Not asked**

### **Development Strategy and Climate Change**

**Q2** - Do you agree with each of the policies in this chapter?

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No**

Comments: **Allocations in Gnosall are unsupported by infrastructure and employment opportunities. The village is maxed out. Replacing farmland with housing is clearly going to exacerbate climate change issues so planning these new homes under the guise of alleviating climate change is proposterous. Not only is house building going to have a large carbon footprint, but any new resident in these potential newly built homes would need to travel to get to work and buy food.**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and



support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

### **General Comments:**

**Allocations for proposed new housing in Gnosall are unsupported by infrastructure and employment opportunities. The village is maxed out. Replacing farmland with housing is clearly going to exacerbate climate change issues so planning these new homes under the guise of alleviating climate change is proposterous. Not only is house building going to have a large carbon footprint, but any new resident in these potential newly built homes would need to travel to get to work and buy food.**

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From: Gail Gregory [REDACTED]  
Sent: 11 December 2022 20:42  
To: Strategic Planning Consultations  
Subject: FAO [REDACTED]  
Attachments: [REDACTED]

Dear [REDACTED]

As I put together the GRID response, you will be unsurprised to learn that I wholeheartedly support it. Therefore I shall not reiterate all arguments here.

However, since writing it, the government has reduced the targets expected of councils and also downgraded the importance of the 5 year Housing Land Supply. Since it is my understanding that SBC already exceeds this, I hope that some of the pressure upon you has been lifted.

Furthermore, Michael Gove has since made some interesting comments which seem to me to fully endorse the significance of Neighbourhood Planning. He said:

If we are to deliver the homes this country needs, new development must have the support of local communities. That requires people to know it will be beautiful, accompanied by the right infrastructure, approved democratically, that it will enhance the environment and create proper neighbourhoods.

*Clearly, the local community does NOT support this proposal in Gnosall because you have proposed it outside the Settlement Boundary, which the community democratically agreed. Therefore it does not accord with the Secretary of State's view. The community has experience of past builds which promised infrastructure and delivered none. It has no confidence that this proposal would be any different and it notes that you have failed to bring forward other sites precisely because you too need reassurance about the requisite infrastructure. We can have no trust that it would be beautiful or enhance the environment because everything about the site was opposed vigorously by SBC just a few years ago and nothing has since changed. How could it be approved democratically when there are no proposals for a referendum, merely a sweeping away of a democratic decision with which it pleases you now to disagree, having formerly supported it?*

These principles have always been key to our reforms and we are now going further by strengthening our commitment to build the right homes in the right places and put local people at the heart of decision-making.

*The SoS may put local people at the heart of decision-making but SBC clearly does not because it has arbitrarily proposed to remove our Settlement Boundary and therefore place Gnosall in an intensely vulnerable position yet again.*

The more I re-read these comments, the more convinced I become that the proposal to remove our Settlement Boundary is contrary to the expressed will and intention of the Secretary of State and I believe that this decision could not be upheld in law, given the above remarks. I really do not want Gnosall to be the first to provide case-law on this principle but it may come to that. I urge you to reconsider this proposal with all haste.

Yours sincerely

Gail Gregory

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From: [REDACTED]  
Sent: 06 December 2022 14:27  
To: Strategic Planning Consultations  
Subject: FW: Preferred Options Response  
Attachments: Preferred Options response GRID.docx

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From: Gail Gregory [REDACTED]  
Sent: 06 December 2022 14:22  
To: [REDACTED]  
Cc: [REDACTED]  
Subject: Preferred Options Response

Dear [REDACTED]

Please find attached the GRID response to your Preferred Options document. You will see that I have copied in our Ward councillors as a courtesy.

Would you be kind enough to acknowledge receipt please? Many thanks.

GRID representatives are eager to meet with you in order to discuss this further. As you are aware, we have worked closely with Borough before and are very much in favour of a plan-led system. However, our misgivings about some aspects of this plan are significant, so it would be good to amplify them.

Sincerely  
Gail Gregory

December 6<sup>th</sup> 2022

Dear [REDACTED]

I write as Secretary of GRID and these are the reactions of the GRID Steering Group to the Preferred Options document, reflecting the views of the Public Meeting GRID held on Monday 28<sup>th</sup> November.

Proposal to site c100 houses on land off the A518.

GRID members were very surprised to find this proposal included in the Preferred Options paper. First appearing as 13/19587/OUT, this was opposed by GRID, whose members worked hard to gather public opinion and subsequently, the application went to Appeal. SBC defended the decision to refuse very vigorously, as did GRID, who took Rule 6 status in order to be able to speak out against it. At that Appeal, I would remind you that GRID and SBC were on the same side in opposing the application. It therefore seems absurd that we now find ourselves on different sides over what is substantially the same proposal (it was at first 150 homes and the current one is for 100, but almost 70 homes have been built in the interim along Lowfield Lane, so it is the same in practice.) The SBC submission at that time said:

*The proposal comprises a substantial residential development of a greenfield site outside of Gnosall's Residential Development Boundary in the adopted Stafford Borough Local Plan 2001 and outside the Key Service Village of Gnosall in the emerging Plan for Stafford Borough. Therefore the proposal is contrary to Saved Policy HOU3 of the adopted Stafford Borough Local Plan 2001, and due to the scale of the proposal it is also contrary to Spatial Principle 7(b) in the emerging Plan for Stafford Borough. The proposal would necessitate the loss of good quality agricultural land and the proposed development would constitute a significant intrusion into open countryside detracting from the intrinsic character and appearance of the surrounding rural area, contrary to paragraphs 17 and 112 of the National Planning Policy Framework and to Saved Policies E&D7 (iv), and E&D8 of the Stafford Borough Local Plan 2001, as well as Spatial Principle 7(f) and Policy E2 (xi) of the emerging Plan for Stafford Borough.*

- The paragraphs in the NPPF remain unchanged so they apply now as then.
- The Local Plan for Stafford Borough (new draft) is differently formulated and it is not easy to find the replacements for the quoted sections but they referred to developments being "of an appropriate scale to the existing settlement" (7b) and "not impact(ing) adversely on the special character of the area, including not impacting on important open spaces and views, all designated heritage assets including, Listed Buildings, Conservation Areas and locally important buildings, especially those identified in Conservation Area Appraisals" (7f)

The Draft Preferred Options document may no longer contain these Spatial Principles but if the statements were true in 2014, then they are true now.

- If this proposal was a "significant intrusion into open countryside" then, it is a significant intrusion now.

- If it would have detracted from the intrinsic character and appearance of the surrounding rural area then, it does now.
- If the scale was inappropriate for the area then, it is now.
- If it necessitated the loss of good quality agricultural land then, it does now.

The question for Stafford Borough Council is clear: what has happened to change your opinion of this site, given that it is in exactly the same spot and has exactly the same impact as the original, which you vigorously opposed at considerable expense to the taxpayer?

We anticipate that you may say it is all a question of meeting targets but it does not explain why you propose sweeping away our Settlement Boundary, invalidating our NP protection and leaving us open to yet more uncontrolled development instead of a plan-led system in which GRID has always played its part. We are not an anti-development organisation; we are a pro-plan led organisation.

#### Lack of public service/infrastructure to support further housing on any large scale

We have often been told that infrastructure follows the development, but it has not been GRID's experience that this happens in Gnosall!

For example, when Lowfield Lane (Osbourn Park) was developed after the Rural Exception Site now called Heron Brook was brought forward by the Parish Council (which should really have been a lesson that trying to do a good thing and bringing forward a RES just permits developers to ride roughshod over the area) GRID was told that further provision would follow. It didn't. In fact, the village has lost facilities since – the greengrocer's has shut, the Post Office closed and relocated as a counter within a store, the proposal to open a pizza restaurant was refused by the Conservation Officer and the Co-op was rebuilt on a smaller site.) We were told that the "new" school (which came about as part of a government rebuilding initiative in collaboration with County Councils, not as any response to building development) would provide for additional pupils – but this has been far from the case. Firstly, it caused the loss of the swimming pool, built by public subscription, which didn't enhance facilities and caused a very great deal of dissatisfaction. Secondly, the building is of an approved design and is far smaller than the former secondary school we had before.

As it was built on a smaller footprint and with smaller rooms, it was almost at capacity when it opened. GRID cannot see how it could be extended and classrooms and corridors are much smaller than the previous ones. There is no longer a Main Hall and Sports Hall; one hall serves as assembly space, sports facility and dining room. At our meeting last week, members of the public shared the opinions of their children, who felt rushed in and out of lunch with insufficient time to eat slowly and enjoy their meal, though they were quick to point out that this is no fault of the staff, who do their best to cope with limited provision.

How will this situation be improved is a further 100 family homes were to be built adjacent to the school? Inevitable, the catchment area would shrink, residents who live further away from the school would fail to get a place and siblings might not be able to join their family members in the school. We have already heard how families are having to take their children to other local primary schools, with all the consequent logistical difficulties that entails (especially when older children need to go to secondary schools outside Gnosall and parents have to get to

work in other places, as Gnosall has virtually no employment opportunities.) It is madness to propose building yet more homes when there are no plans to extend educational provision.

We noted that in the Preferred Options document, paragraph 12.1 referred to land allocated in Stafford but not yet brought forward, as follows:

*12.1 – In accordance with the policies 1 and 2, land is allocated for housing development in accordance with the settlement hierarchy. Two sites in Stafford are marked with an asterisk (\*) in the above table. These sites are brownfield sites within the settlement boundary that are allocated for redevelopment for housing but are not counted in the housing trajectory for the plan period. The sites in question are not currently achievable and to come forward they will need to demonstrate that they can address education capacity constraints.*

One of these sites (HOP03) is for 98 houses, so directly comparable to the site in Gnosall. Why is such a stance acceptable in the one instance and yet not the other? Residents very much feel that the answers to this and other pressing questions should come before any possibility of building, not after.

Of course, we are always told that transport links in and out of the village are good and this makes Gnosall a suitable site for further development but this ignores the fact that there has to be a lot of travel, since employment, leisure and educational provision are sadly lacking in Gnosall. As we know, East to West travel is serviced by public transport on the A518, but North -South is (as we have said so often before) very much more challenging. I used to work in Bloxwich and could not have used public transport to get there. The rising cost of fuel and cost of living crisis have made the prospect of regular long-distance travelling much more unsustainable, yet this proposal is predicated on just that.

At our public meeting, we heard first-hand of other public services under pressure. A firefighter spoke of the pressures on the service, and we heard from an NHS worker about the challenges of living where we do. We know that local First Responders are now saved for much more serious incidents and those residents who have the misfortune to fall will often have to wait an unconscionable time for assistance, while those who need domiciliary care will know that the District Nurse provision is sorely under-resourced. It all paints a bleak picture. There is no need to rehearse here the arguments of Support Stafford Hospital, whose dire warnings have been proven completely true. We have no nearby provision for child healthcare, maternity or emergency care. The ambulance services are constantly tied up waiting to transfer patients in Stoke, Walsall or Telford; the Telford maternity service is in dire straits and there is threat of closure of the entire hospital and transfer of service to Shrewsbury which will leave the part of Staffordshire further deprived. Several speakers, myself included, spoke of their very real fears of being taken ill now that the seamless web of healthcare is in tatters. Young families will be in greater need of paediatric and maternity services but they are too far away for peace of mind. The GP Surgery serves other settlements within the parish, not just the village, of Gnosall and other planned building works will put it under even greater pressure. There are no nearby no walk-in Minor Injuries Units to take the pressure.

#### Impact of the proposal to change the Gnosall Settlement Boundary

I have spoken above about the inconsistency of the proposal to allocate the land off the A518 for building but in order to do this, the Settlement Boundary established in our Neighbourhood Plan would have to be changed – and as far as we can see, Gnosall is the only village thus



threatened. And it IS a very real threat which provoked nothing short of appalled outrage and disbelief in our members and members of the public not affiliated to GRID who attended our meeting.

Gnosall's Neighbourhood Plan was brought forward by the Parish Council, not by GRID, although members of the team were also GRID members. However, we put in the legwork in distributing leaflets, encouraging residents to take part in the referendum and making them aware of the impact of a successful NP on the village, after a time in which we had been prey (there is no other word) to speculative developers in the interregnum between the abolition of the Residential Development Boundary designation and the establishment of the Settlement Boundary. The SB was seen as a kind of castle wall which could protect us from indiscriminate development and permit us to plan development within our parish. Indeed, this was the very basis on which David Cameron advocated that Neighbourhood Plans be drawn up. He said (*Countryfile, Jan 8<sup>th</sup> 2012*) "Our reforms will make it easier for communities to say 'we are not going to have a big plonking housing estate landing next to the village, but we would like 10, 20, 30 extra houses and we would like them built in this way, to be built for local people'". It is fair to say that NPs were widely seen as an antidote to the NPPF and its widely perceived bias in favour of developers.

So how then can a made Neighbourhood Plan, which cost much in both time and money, be swept away without mandate, without referendum and without considering the consequences of such an action? Such an action seems barely legal and certainly not moral. There is absolutely no doubt whatsoever that if such a change to the Settlement Boundary were made, then developers would claim that there was no Neighbourhood Plan and Gnosall would be back where it started all those years ago.

As you are doubtless aware, the procedure by which a Neighbourhood Plan comes into being is lengthy, stringent and independently examined to ensure that it meets legal requirements, has undergone robust consultation and genuinely reflects the will of the people. It cannot be restrictive; it must embrace appropriate development.

The Gnosall Neighbourhood Plan was examined by Inspector McGurk, who found that:

- *....the Neighbourhood Plan was supported by robust public consultation. It is clear that the views of the wider community were actively sought and taken into account .....in line with the requirements of legislation*
- *There is evidence to demonstrate that the Neighbourhood Plan reflects the views of local people. I am satisfied that the consultation process was significant and robust*
- *I find that, by providing for one-fifth of the 1,200 dwellings for the twelve KSVs, the Neighbourhood Plan can be considered, to some significant degree, to be compensating for less development in other Key Service Villages (KSVs)*
- *This is a positive Policy that establishes a defined settlement boundary within which development will be supported. It has regard to national policy, which supports sustainable growth*

Far from being restrictive, it actually planned in a greater contribution to housing under the Rural Area than might have been considered its fair share and it was supported by almost twice the required majority of voters.

Yet this Settlement Boundary is to be overturned by your plan with no referendum and no mandate? This is the only KSV whose Settlement Boundary is to be so changed? The Committee considers this to be totally unacceptable, undemocratic and such a decision makes a mockery of the entire Neighbourhood Planning process. If this is legal, then what is to encourage any community to go to the trouble of bringing forward a Plan? I cannot stress sufficiently to you how angry, threatened and dismayed people are at this proposal. GRID knows exactly what will happen if the SB is changed and it will be disastrous for Gnosall.

There were reservations about the suggestion that the garden village now proposed at Meecebrook might have been located between Gnosall and Haughton and those still remain but at least such a settlement has infrastructure built in from the start, instead of putting greater strain on places which cannot and should not be expected to take it.

GRID is of the opinion that that greenfield land, especially good agricultural land, should always be the last resort. There is more brownfield land which has not yet been developed and one has only to look at the top end of Stafford now that the new retail area on the river has been built. The proposal to extend Stafford Gateway will only exacerbate this.

In conclusion, GRID is wholly opposed to the suggestion that the Gnosall Settlement Boundary be forcibly changed since it would inevitably lead to further speculative proposals from developers, would leave Gnosall exposed and vulnerable and would also inevitably lead to further offering of tenant farms by Staffordshire County Council which would steadily erode the land along Lowfield Lane still further. We cannot comprehend the total volte-face in regard to the Borough Council's previous refusal of the identical site and we maintain that the reasons for refusal, which underpinned the costly Appeal proceedings, are still in force. We ask that the Borough Council revisit this proposal and consider the inconsistency of the suggestion and the vulnerability in which it would be placing Gnosall residents.

Thank you for your consideration of these points. GRID is happy to discuss them further with you.

Yours sincerely

Gail Gregory  
Secretary  
On behalf of GRID

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From: [REDACTED]  
Sent: 11 December 2022 23:26  
To: Strategic Planning Consultations  
Subject: FW: Stafford BC - Local Development Plan 2020 - 2040 - response for attention of [REDACTED]

## Stafford BC – Local Development Plan 2020 – 2040

Dear [REDACTED]

The Meecebrook proposal is the right thing to do. Much of the land around the old Royal Ordinance facility and the army camp is ripe for development. So long as the development comes with the necessary schools, healthcare, shops etc plus decent transport links then it is the best solution.

It's important that all brownfield sites are developed prior to taking agricultural land out of production. There are several brownfield sites around the town centre and lots of empty properties that could be restored to full use. For example, the houses along Eastgate.

About proposal to develop the large site in Gnosall, it wasn't considered suitable for development in 2013 and, for the same reasons, it isn't now. No need to waste hundreds of thousands on high court actions.

The land is, in any case, outside of the Local Development Boundary as defined by the adopted Gnosall Neighbourhood Plan. If the LDP seeks to change that plan then surely local democracy requires the same support for that change as was required to set it in place in the first instance. Local democracy cannot be treated with such scant regard.

Furthermore, a development of that scale (100 plus houses) would dominate the area and would look totally out of scale.

Equally bad, it would also destroy the peace and tranquillity of the adjacent burial ground. Bereaved people surely would be unsettled by being stared at by the residents of the proposed development.

The current school in Gnosall is full and can't accept any further increase in intake (the school is, in any case inadequate, lacking a hall big enough to hold all pupil assemblies or put on shows, has narrow corridors and insufficient dining meaning that children have only 10 minutes to eat their lunch before being required to leave the dining room). Further development will result in even more children having to travel to find a school place.

Instead, once again, of foisting housing on Gnosall how about the smaller villages having to accept 10% more houses per village – surely such small developments wouldn't spoil the villages. Better yet, invest in improving services in those villages so that they have less need to use Gnosall.,

Being the hub, the roads around the village can be very busy. Those roads – especially the minor roads that connect to the villages - are narrow and twisting. Lots of very heavy tractors, coaches for the farm workers and local traffic all use them. The traffic, even the tractors, travel at high speeds making the roads even more dangerous. Adding traffic from the proposed development plus additional traffic from the

proposed Woodseaves development will doubtless result in more accidents. Given the response times for ambulances (a service overstretched even before the additional load) then the results could be dire.

Gnosall Health Centre is already over-subscribed and unable to accept additional patients. Getting appointments already take too long. The pharmacy is often queued out of the door. Adding more demand makes no sense.

Without doubt, in my opinion, the best option is Meecebrook alongside the plans for Stafford Town. Gnosall has contributed enough.

Let the smaller communities contribute their share.

Yours sincerely

Denise Grime

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From: [REDACTED]  
Sent: [REDACTED]  
To: Strategic Planning Consultations  
Subject: FW: Meecebrook development

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From: [REDACTED]  
Sent: 11 December 2022 11:02  
To: [REDACTED]  
Subject: Meecebrook development

I wish to add my comments on the proposed Meecebrook development. Although I agree in principle for a development of houses outside Eccleshall, it should not put pressure on Eccleshall's important facilities like doctor, school, roads, parking, sewage etc. To think of building the development before building the infrastructure would damage the town of Eccleshall - which is suffering from all the new houses built recently.

Marianne Grime

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From: [REDACTED]  
Sent: 11 December 2022 23:23  
To: Strategic Planning Consultations  
Subject: Stafford BC - Local Development Plan 2020 - 2040 - response (FAO [REDACTED]).

## Stafford BC – Local Development Plan 2020 – 2040

Dear Sir,

Please see below my comments on the Stafford LDP.

Meecebrook proposal (with all required infrastructure) is good, but I feel that more work needs to be undertaken on transport links. At a time when protecting and repairing the ecology are paramount then such a development should have the best public transport options possible. I am pleased to see that a rail station is proposed but am unsure as to what links that would facilitate. Surely two of the most in demand would be to the nearby towns of Stone and Eccleshall, Would it be possible to consider tramways or other ecologically sound public transport links to either or both thereby reducing reliance on private vehicles?

I'm told that the MoD have withdrawn the offer of the Swynnerton Training Camp land - which is not good as it limits the development of Meecebrook – are there any plans to challenge this decision (if what I'm told is correct)?

I also support the Stafford Gateway plans and think them an excellent proposal for the use of many brown field sites in the sector of the town. I'm less clear on what is proposed for the large semi-derelict area at the north end of Goal Stret in the town centre. There are a number of derelict or semi-derelict sites around the town centre plus many redundant buildings for which a change of use may be appropriate – such as the empty and decaying properties on Eastgate, the large building on the roundabout near to Sainsburys (I believe it was once a GEC test facility) or the Chetwynd Centre (empty for years with no meaningful plans for redevelopment). Doubtless there are many more such locations around the borough – including the villages. All brownfield sites should be developed prior to even considering building of green field (and especially agricultural green field) sites.

If such redundant buildings cannot be repurposed, then they may as well be demolished to make way for new housing or useable commercial premises. Doubtless many would describe such action as cultural vandalism but is that any worse than the ecological vandalism of building over good quality agricultural land such as that identified for Gnosall?

I note that, of the Large Settlements, only Gnosall is identified for further development. I also note that, of all the plans, only those for Gnosall identify an area for development outside of the fully supported Local Settlement Boundary. The proposal seeks to change the Gnosall Neighbourhood Plan without seeking support of the residents of Gnosall. This surely cannot be right as it was a necessary step in the adoption of that Neighbourhood Plan was that 90% or more of the residents vote in support of that plan.

They did.

Yet another example of local democracy being ignored? I hope not.

If I recall correctly that land (off the A518 Newport Road) has been considered previously and was the subject of a highly publicised, embarrassing and hugely expensive High Court action in 2013. The same objections to the development of that land still pertain. The land is good quality agricultural land and is still in use. Surely it would be better for it to stay that way.

The land abuts the burial ground and, if developed would compromise the peace and tranquillity of the place – important to grieving families.

The land, bordering the conservation area, is wholly out of scale with its surroundings and will place an even greater burden on the services and amenities of Gnosall (which are already over-stretched)

In the previous strategic plan, Gnosall was identified as a Key Service Village – a hub for the surrounding smaller settlements of Moreton, Church Eaton, Bradley, Haughton, Ranton, Woodseaves and Adbaston. Providing services only at the hub encourages and increases the traffic volumes to and from the hub – often over the poorest roads around Gnosall.

Perhaps it may make more sense to develop the health, educational and social services in some of the larger of those communities and allow more housing as well. Haughton, for example, has good shops and a school; why not add a doctor's surgery as well? Haughton could easily support further development but (once again) is protected. Ranton has a school which may be able to accept some development in order to support some additional homes. Derrington could be developed and provide some services for the Burleyfields development in Stafford town.

Gnosall has provided its fair share of development in the past – it seems only fair that the smaller be asked to find some of the demand. Ten percent more houses per settlement would perhaps not be unreasonable and would reduce that proposed for Gnosall.

Woodseaves is also identified for over 100 new homes – some of the services for which will be expected to be provided at Gnosall but Gnosall is already overburdened. The Gnosall school is oversubscribed, and some local families already must take their children to Newport and Stafford whilst neighbouring villages send their children to Gnosall.

The Gnosall Health Centre (Doctors, Dentists, and pharmacy) are full and its difficult if not impossible to join their lists or to get appointments. It is probable that any additional demand on health services would need to be provided through Newport and Stafford town.

Whilst the A518 may provide adequate links to Stafford and Newport the roads going north and south (Knightly Rd, Moorend Lane, Cowley Lane and Beefcote Lane) are positively dangerous given how narrow, twisting and in such poor condition as they are. Add to that the volume of (very) heavy agricultural vehicles and farm labourer buses using them and the danger is even greater.

The addition of 100 more houses in Gnosall having 300 more vehicles plus a proportion of traffic from the increased population of Woodseaves would only exacerbate the risk on the roads around Gnosall.

Access to the proposed site off the A518 could also be dangerous. The A518 is sometimes a busy road and traffic often exceeds the speed limits on that stretch of the road.. Positioning an additional junction into the site could result in more frequent accidents.

Stafford's County hospital struggles to meet current demand. It lacks paediatric care and a 24-hour emergency service. Ambulance services are stretched and barely able to cope. Continuously increasing the

population of Stafford without the additional infrastructure necessary to support that increased population is to risk people's lives.

Add to that the additional distance required to reach Gnosall increases that risk even more. Journey time to North Staffs in Stoke or to The Royal, Shrewsbury from Gnosall creates substantial risk to the outcome of residents suffering cardiac arrest or stroke. Increasing the population increases the probability of such events and should not be considered until such time as the necessary investment into services is forthcoming.

Is it not time to challenge government policy and demand better infrastructure in advance of further housing development?

Kind regards

Robin Grime



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From: [REDACTED]  
Sent: 09 December 2022 09:37  
To: Strategic Planning  
Subject: Objection to Meecebrook  
Attachments: Stafford Borough Council - Meecebrook.docx

Dear Sirs,

Please find attached our objection to the proposed Meecebrook development.

Regards

Robert & Elizabeth Grove

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]



7<sup>th</sup> December 2022

Planning Policy  
Stafford Borough Council  
Civic Centre  
Riverside  
Stafford  
ST16 3AQ

Dear Sirs

### **Stafford Borough Local Plan 2020 – 2040 - Preferred Options Consultation**

Please find set out below our objections to the creation of 'Meecebrook' as part of the Stafford Borough Council Local Plan 2020 – 2040.

#### **1. High Grade Farmland and Established Woodlands**

During a private meeting with members of the Council Planning team it was stated that the agricultural land being used is of 'low grade', however it transpires that the 974 acres of proposed land contains high quality and versatile agricultural land and established woodlands. When the UK as a nation requires higher levels of its own food production it appears ridiculous to remove such large quantities of quality arable land.

#### **2. The consolidation of Eccleshall, Yarnfied and Meecebrook to one large settlement**

The Council have stated that defined boundaries are to be set to ensure Meecebrook does not join Eccleshall and Yarnfied, yet the distance between the proposed boundaries of Eccleshall and Meecebrook is only 750 metres, taking less than 10 minutes to walk. It is clear that no one would recognise they are leaving one town and entering a new town. It is therefore obvious that the overall plan is to create one large conurbation approximately the size of Stone.

#### **3. Flooding**

The land that immediately surrounds our property floods on a regular basis, at our own expense we have improved the drainage to stop the flooding of residential properties. By concreting over the vast majority of the 974 acres of land, the situation will only get worse. There appears to have been little or no consideration of this matter in any of the draft plans. Meecebrook appears to be inconsistent with the objective to improve the bio-diversity of the surrounding area.

#### **4. Road Infrastructure**

The 'Utopian' view that all Meecebrook residents would either walk to work or catch the train is little short of fanciful. Residents will move to a Garden Settlement to live the more rural life, and it appears unlikely they would then change their employment to be employed within Meecebrook or to an employer that is close to a train station that is serviced from Meecebrook. The reality of the situation would be up to 10,000 cars leaving the area each morning and returning at night. The current 'B road' infrastructure could not cope with such movements and there appears no consideration to upgrade the surrounding roads to 'A road' status.

#### **5. Carbon Neutral**

At present little or no detailed work has been conducted in making Meecebrook carbon neutral. It appears a 'buzzword' thrown around large projects to ease public concern. Whilst not being experts in the field, by what stretch of the imagination can covering hundreds of acres of greenfield land with concrete and tarmac aid the climate change issue we all face.

#### **6. Brownfield sites**

The proposed Meecebrook site contains little or no Brownfield sites, the other areas considered for the Garden Settlement did contain Brownfield sites. With National Government now stating that Brownfield sites should be used as a priority, it could be reasonably expected that given this higher weighting the 'Issues and Options' process would favour a site such as Hixon with a much higher percentage of Brownfield land.

#### **7. 'Levelling up' and the unnecessary action in Stafford Borough Council**

Stafford Borough Council appear unnecessarily eager to create a plan when other adjoining Borough Councils (i.e. Stoke) have taken no action. From a national perspective and considering the living standards in areas of Stoke-on-Trent it is very clear that they would benefit from the regeneration of brownfield sites to achieve the 'levelling up'.

In a Council presentation they stated that 2,000 of the proposed homes will be built to aid adjoining Boroughs. It is not clear why Stafford Borough Council need to 'aid' adjoining Boroughs?

#### **8. The destruction of Eccleshall High Street**

The development of a new Town Centre in Meecebrook would be the final nail in the coffin of the already struggling Eccleshall High Street and its tradition of Independent Retailers. With parking restricted in Eccleshall the availability of a drop in 'Town Centre' in Meecebrook with adequate parking would mean people would bypass Eccleshall and it would become another ghost town in the County.

## 9. Railway Station

The idea that a train station can be realistically placed on the West Coast mainland has only been discussed with Network Rail at a hypothetical level. There have been no conversations regarding the feasibility of building a station on the West Coast mainline nor the inclusion of the stop on the timetables. Without a railway station the entire ethos of the project collapses.

## 10. Re-performing the 'Issues and Options'

Originally Meecebrook was considered in the 'Issues and Options' when it was predominately based on the Ministry of Defence (MoD) land at Swynnerton. There is no public evidence that the process was re-run after the MoD land was withdrawn from the plan.

Following the removal of the MoD land it has become apparent that the move to the current site has been driven by a Private Party, namely [REDACTED]. A closed shop of three other landowners has been created to ensure they receive premium prices for their land. The Council have portrayed the image that all the private landowners approached the Council with the availability of their land, but there is at least one instance where the Council approached the land owner.

It is now believed that one of the significant landowners has withdrawn over 200 acres from the plan, c. 20% of the overall available land.

With these factors, namely:

- Less brownfield in the plan
- Financial gain of private individuals that appear to be driving the project
- 20% less land available
- The presumed objective of the Council to present themselves as "whiter than white" in a selection process.

It is not unreasonable for the 'Issues and Options' process to be re-performed.

## 11. Pressure on existing services

Whilst House Builders will be keen to build on greenfield land, it appears obvious that they would build the housing estate firsts prior to their commitment of building Schools and Medical facilities. During the build schedule, appears to be 2030 to 2050, there would be enormous pressure placed on the existing infrastructure in Eccleshall and Yarnfield, in terms of both school places and patient numbers at local GP's.

## 12. Access during the build process

Whilst we understand that 'The Draft Master Plan' is exactly that, a draft. It is clear no thought has been given to how the suggested housing estates may be built. No thought of access for construction traffic or residential access during the ongoing work. In one proposed location for a Housing Estate access would be across two weight restricted single

carriageway bridges, suggesting that two new bridges would have to be constructed to access the site.

Whilst we recognise the fact that the Country needs to grow and the desire for Stafford and Staffordshire to be central to that growth, we hope the objections provided above serve to show that Meecebrook is not the correct area for Stafford to grow.

When the original plan for Meecebrook included the Brownfield site of the MoD land at Swynnerton, the proposal was more logical. However, since that land and a further 20% of the current planned land has been removed, it seems obvious that the very minimum the Council Planning Team should do is revisit the 'Issues and Options' and consider other options against the current Meecebrook standing.

Yours faithfully,

Robert Edward Grove

Elizabeth Ann Grove

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From: Caroline Hall [REDACTED]  
Sent: 09 December 2022 22:22  
To: Strategic Planning  
Subject: Meecebrook - Garden Settlement - OBJECTION

Dear Sir/Madam,

I feel that I really must object to the Meecebrook Garden Settlement.

This area is a valuable agricultural area which also contains substantial areas of woodland. There are many brownfield sites available and it would appear that the council are just taking the easy option. The agricultural industry is struggling enough without you taking away more good agricultural land. Farmers have for generations, been custodians of the countryside and this is the thanks they get for their hard work.

The roads in this area are in poor condition and the increased amount of traffic will undoubtedly make them worse. The council has little enough funding to keep the roads in good condition now, so I dread to think what state they will be in if this plan proceeds.

Flooding in the Eccleshall area was increased due to the building of the Sancerre estate and much work had to be done to try to prevent the flooding. However, the roads still flood and quite honestly, are unsafe even with moderate rainfall. I expect, without a few deaths, nothing will be done.

We had a railway station in Norton Bridge, which was closed. You are trying to encourage public transport. Every house will no doubt have at least 2 cars and with more children staying at home longer, possibly 3 or even 4 cars. The increase in traffic in the area is just unthinkable. The bus services here are virtually non-existent.

Despite the promise of new schools, doctors surgeries etc, the current services are overstretched and would it not be more sensible to improve the current services.

There are no plans for new places of worship and our vicars are not on full-time hours, so should the community increase, they will be unable to cope.

There has been considerable development recently in and around Eccleshall and Stone. The emergency services are unable to cope. The hospitals are unable to cope. The Doctors are unable to cope. The police services seem unable to cope.

Our high streets are becoming derelict, why not redevelop them and help the struggling retailers. You were quick to build out of town retail parks and kill the high street. Even relocating the retail area in Stafford town centre and making it difficult for retailers to survive at one end of the town. As our County town, surely redevelopment in this area would be much more beneficial with the transport links and less need for additional cars with the bus services, the railway, the shops, leisure, doctors and the hospital. Everything within walking distance and consequently keeping people fitter and therefore a healthier society.

This entire development would appear short-sighted and a quick fix for the council. People move out to the countryside and become sedentary, increasing pressure on health services.

I am all for improvement and development but not at the cost of destroying prime agricultural area's when there are so many other sites that could be re-developed with a little care and probable more investment which I guess is why you will want to take the easy option.

So, I say again, I really must OBJECT and I hope that my objection will be legitimately noted.

I would ask you to respond letting me know that my objection is noted.

Yours faithfully,

Caroline Hall

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From: Steve Hall [REDACTED]  
Sent: 11 December 2022 10:12  
To: SPP Consultations  
Subject: Stafford Borough Local Plan 2020-2040 Preferred Options Consultation.  
Attachments: Meecebrook pdf.pdf

To whom it may concern.

Please find my response to the Preferred Options Consultation, concerning specifically the Meecebrook Option

Regards. Steven J Hall



LOCAL PLAN 2020 TO 2040

OBJECTION TO MEECEBROOK SITE OPTION.

10.12.2022

To Whom it may concern,

**General Comment.**

It is possible that, now that the Government Targets for housing are “advisory”, rather than mandatory, there is a possibility that the financial support for Garden Villages, in particular, may be revisited, and thus the Local Plan should be revised to take this into account before it is finalised.

**Summary of objection.**

I wish to register a strong objection to the proposal to create a Garden Village of 10,000 + houses on Agricultural land between Cold Meece, Yarnfield and Eccleshall.

1. The site is not sustainable by the Councils own criteria
2. The site is not ‘Autonomous’ by the Councils own criteria
3. The site will create a “coalescence” with current developments
4. The site is incompatible with its proximity to, and its larger size than, Stone, thus creating a “massing” of housing development detrimental to the character of the area.
5. The current option chosen, differs from the original proposal to include a “brownfield site”, and instead uses 1,125 hectares of Cat 2 and 3 valuable Agricultural land. This is inconsistent with Planning Policies.

**Detail Objection.**

**Item 1**, Ref: Stafford Borough Strategic Development Site Options Dec 2019

Page 58 Table 13. Column 1 “potential for a new railway station is the KEY to sustainable access” The rail study does not appear to show an economic benefit until the full 10,000 houses are built.

Page 58 Table 13 Column 6 “Potentially most suitable depending on railway station and M6 junction....”. The requirement for a new junction on the M6 appears to have been completely deleted without explanation!

The lack of both viable Station and M6 junction, as envisaged by the study, renders this site unsustainable.

**Items 2, 3 and 4.** Ref : Stafford Borough Strategic Development Site Options Dec 2019

Ref:Page 59 Item 5 Conclusions. Meecebrook Column 6 “Autonomous”.

The Site options study definition of Autonomous is “Positioned intentionally distant from existing settlements allowing it to foster its own independence and distinctiveness” Greater than 10,000 dwellings.

A brief glance at the proposed boundary of Meecebrook will show it is within 1 km of both Yarnfield and Eccleshall, and less than 5km from Stone boundary. Thus the site is not in accord with the definition of “Autonomous” as show above, and as such, will create an unacceptable “coalescence” with existing settlements.

Ref Express and Star Oct 11th 2022

Quote from Cllr Frances Beatty. (Responsible for economic development and planning. Stafford Borough)

*“I ask the local community to look at the documents and see how we are trying to take this ribbon development away from Stafford, Stone and major villages, to concentrate it in a single place so that we don’t see towns and villages joined up. It is extremely important”*

Having looked at the documents as suggested, I believe that Cllr Beatty should have a look at a large scale map of the proposal for Meecebrook, and compare it to her statement above. I feel sure, as an architect of the proposal, she will see the obvious conflict between her words and the reality, where towns and villages ARE, in fact, being joined up! It is important.

**Item 5** Greenfield development rather than Brownfield.

It is clear that the removal of the MOD site at Cold Meece has presented a problem for the Borough, and their previously declared wish to create a sizeable Garden Village in North Staffordshire. The removal of MOD land is not discussed or justified in any way, and one can only conclude that no effective analysis of this proposition was done at the outset, leading the Options Study to conclude that the use of part Brownfield site (Page 58 Table13 column 5) was a “notable factor” making this site “potentially most suitable”.

In moving the development outline significantly Southwards from the initial proposal, there appears to have been no revision of Table 13 in order to re-examine the 6 column analysis. Had this been done, it would be expected

LOCAL PLAN 2020 TO 2040

that the use of 1,125 hectares of Greenfield high class Agricultural land for the Meecebrook site would have strongly mitigated against the site being chosen again as “Potentially most suitable”.

### **Final Comment**

I find the selection process, and siting of, the proposed site for Meecebrook, to be inconsistent with the Borough stated objectives, and not coherent with their own published criteria.

Regards

Steve Hall

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From: Preferred Options Consultation [REDACTED]  
Sent: 12 December 2022 11:33  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Emma Halls**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Vision and Objectives**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? To develop a high value, high skill, innovative and sustainable economy. , To deliver sustainable economic and housing growth to provide income and jobs. and To provide an attractive place to live and work and support strong communities that promote health and wellbeing.**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Yes**

Comments: **Noted that government have removed housing targets and express the need for community support for developments (Michael Gov Dec 2022)**

Policy 2 (Settlement Hierarchy): **Yes**

Comments: **No reply**

Policy 3 (Development in open countryside): **Yes**

Comments: **No reply**

Policy 4 (Climate change and development requirements): **Yes**

Comments: **No reply**

Policy 5 (Green Belt): **Yes**

Comments: **No reply**

Policy 6 (Neighbourhood plans): **Yes**

Comments: **No reply**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Yes**

Comments: **Yes - to alleviate pressure on existing towns and villages to yield housing developments. It must be sustainable, carbon neutral and offer employment and economic opportunities.**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Yes**

Comments: **No reply**

Policy 10 (West of Stafford): **No**

Comments: **Impact to smaller tier 4 service villages is disproportionate to proposals for larger communities.**

Policy 11 (Stafford Station Gateway): **Yes**

Comments: **No reply**

Policy 12 (Other housing and employment land): **Yes**

Comments: **No reply**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Yes**

Comments: **Woodseaves - green space adjacent to school. Recommend also allocating Willowcroft green area as a formal green space.**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## Economy Policies

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

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **Yes**

Comments: **No reply**

## Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **Yes**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Yes**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **Yes**

Comments: **No reply**

## Design and Infrastructure Policies

**Q11** - Do you agree with policies? **Yes**

Comments: **No reply**

## Environment Policies

**Q12** - Do you agree with policies? **Yes**

Comments: **No reply**

## Connections

**Q13** - Do you agree with policies? **Yes**

Comments: **No reply**

## Evidence Base

**Q14** - Have we considered all relevant studies and reports? **Yes**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

### **General Comments:**

**Having considered the Local Plan 2020-2040 proposed options consultation information, my feedback and commentary, relating to Woodseaves service village is as follows: 1. I am in favour of a single, sizeable development on one site in the village, as opposed to multiple smaller in-fills, as I believe this will bring to the village required infrastructure investment, and will better benefit the local school, local businesses and the community. 2. A single, sizeable development should only be permitted with appropriate access to the highways that minimises impact to current residences. 3. A car park for the local school must be a requirement of any single, sizeable development, wherever the development is ultimately located. 4. Play facilities accompany development over a certain scale. This is something that will benefit the community, and should be sited on or adjacent to any housing development. 5. A single, sizeable development should not exceed the volume of homes for that site in the current proposed options, and should be considered in line with the announcement from Secretary of State for Levelling Up, Housing and Communities, Michael Gove on Monday 5th December 2022 that 'new development must have the support of local communities,' and the removal of housing targets. 6. I agree with the individual site assessment evaluation outcomes of sites from the non-finalised High Offley Neighbourhood Plan. 7. Willowcroft's green area should be protected as an official 'green space'.**

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From: Geoff Halsey [REDACTED]  
Sent: 10 December 2022 14:09  
To: SPP Consultations  
Subject: Garden community Yarnfield

I read with disbelief the proposal to build up to 6000 new houses near Yarnfield/ Eccleshall Staffordshire, the strain on local necessary facilities Doctors, schools, traffic etc is currently immense to increase this pressure is madness.

I wish to register my concern and absolute opposition to this proposal

Geoff Halsey

Eccleshall resident



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**From:** Amanda Vernon [REDACTED]  
**Sent:** 07 December 2022 13:54  
**To:** SPP Consultations [REDACTED]  
**Subject:** Local Plan consultation - Meecebrook Development

Planning Policy Team and elected Members

Firstly I would like to highlight my disappointment with the lack of direct engagement with the existing residents of Cold Meece who, despite being acknowledged as the only settlement directly adjacent to the proposed new development at Meecebrook have not been extended the courtesy of a leaflet or letter directly to their doors. Cold Meece is not a large community and so the cost of direct engagements would be limited and yet would have a big impact. If the intention of the Borough Council is to rely on the Parish Council to disseminate information it is not appropriate to assume that the Parish Council are engaging with their local communities on your behalf and to date (despite a request being made) the Parish Council haven't updated their website to inform locals of the consultation. I note that direct engagement is not agreed in the Statement of Community Involvement (SCI) however given the circumstances I feel that exceptional circumstances should apply in this instance and this method should be applied for further rounds of consultation. I do note that the SCI mentions public exhibitions/workshops however none have been planned or undertaken in the community most affected by the development. I acknowledge that you have undertaken engagement in Eccleshall and Stone however, the lack of direct engagement with Cold Meece residents is poor and has left residents unable to engage effectively with the consultation.

The original premise of the development was as a result of the redevelopment of the brownfield land at the MOD base which is now excluded from the development parameters and the proposals now rely on greenfield land in the open countryside. 54% of the Boroughs proposed future housing allocations are to be located at Meecebrook, of which 66% of that (2000 homes) is to meet the unmet need from other authorities within the region. With an additional 3000 dwellings expected beyond the plan period to meet a need not yet identified. **Why are the Council promoting a large scale greenfield development in the open countryside when they have already established that this is far in excess of what is needed locally? Why are the Council planning to accommodate un-met need from other Councils?**

<b>Council</b>	<b>Un-met need</b>
Cannock Chase District Council	No unmet need, currently planning to accommodate unmet need from Birmingham
Newcastle-Under-Lyme	None identified
Stoke-on-Trent City Council	None identified
Litchfield District Council	No unmet need, currently planning to accommodate unmet need from Birmingham
East Staffordshire	No unmet need
Staffordshire Moorlands	No unmet need

At the current time there appears to be no evidence that would support the requirement for 2000 homes for unmet need from neighbouring authorities. It would also not be appropriate to accommodate unmet need from an authority who have themselves agreed to take un-met need from one of their neighbours i.e. Birmingham therefore deferring the need beyond neighbouring authorities further afield. Without further information it would seem like the quantum of development proposed for Meecebrook is unjustified. The development very much seems to be something that the Council have decided they want to do and are now trying to gather the evidence to justify this approach. It is hard for people to engage in a consultation that seems like a *fait accompli* where supporting evidence is not forthcoming for review.

It is also worthy of note that the Councils' eagerness to take un-met need from other authorities will be a self-fulfilling prophecy and is likely to increase the requirement for new homes to be provided in the Borough in the future (beyond the Meecebrook development). Indeed this level of development to accommodate the needs from other authorities will have a long-term impact on the future need for more housing within the borough and so is a very short-sighted approach.

Employment allocations at Meecebrook are predicated on the need for the new garden community to have a mix of uses in order to justify it being 'sustainable' however, the Councils evidence produced by Litchfield's found that new employment development should be located primarily in Stafford (due to a disproportionate amount of economic land in Stone) and should have good access to the Highways network (i.e. be located around Motorway Junctions), therefore the evidence does not support employment development in this location. I note that the vision document states that the new business opportunities will complement existing businesses, what are these given that the existing area supports farming, Caravan and car storage?

Terminology is inconsistent throughout the document which causes confusion i.e. why does a 'garden **village**' need a '**town** centre', the Local Plan should be clear about what it is they're trying to create and make sure this is articulated to local residents. It's clear that the term 'garden village' is one that the Government (and the Borough Council) have adopted to try to 'sell' new development to residents and yet where the detail in the policy is starting to emerge this is being lost in translation.

The focus of the vision document is very much on the 'new community' and seems to entirely ignore the existing community. I also note that Cold Meece is recognised as a Tier 5 settlement (i.e. the smallest).

I also note the advertised 'new railway station' for the settlement has not got any sort of feasibility assessment to support it. Given that this part of railways line was built to alleviate capacity problems at Norton Junction (i.e. to keep the trains flowing) on the west coast mainline why do the Council believe that this could form a future stopping point for trains? Would this not create a problem that this part of the line was built to alleviate? Is a railway station even viable (even if it was feasible), where is the funding likely to come from to deliver it?

Given Goves letter to MPs on the 5<sup>th</sup> December and the impending local elections i trust that local Councillors and the MP will re-consider this proposal as one that is not required or supported by the local residents.

Kind Regards

Amanda Hammond

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From: Preferred Options Consultation [REDACTED]  
Sent: 12 December 2022 11:54  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Penelope Emily Jane Handford**

Email: [REDACTED]

**Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

**Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

**Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **I am totally against this proposed development, which is now planned to be on prime agricultural land & not on brown land as originally proposed. The settlement is now on fantastic versatile farmland with a range of natural habitat & plants, including some woodland areas, which would all be lost. Such a large development of this scale on already recognised flood risk areas has the potential to increase flooding which already occurs. We already have a huge problem with traffic within this area, with Eccleshall constantly being a gridlock for cars, vans & large vehicles. Six thousand new homes would add significantly to this pressure & would push even more traffic onto the single lanes going through local villages, causing extra risk to local residents. Although there are plans to build new schools, doctors surgeries etc, these will not be available for some considerable time and so there will be a huge impact on our present local services which are already over stretched & cannot cope with any additional residents. I do strongly feel that additional housing should be built on brown land & green countryside should be left alone. Meecebrook Gardens is inconsistent with the governments objective of increasing bio-diversity in local areas. It saddens me that Stafford council would even consider this development within it's area, especially as I hear a large portion of the housing will be for people outside of our area.**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No**

Comments: **No reply**

Policy 10 (West of Stafford): **No**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No**

Comments: **Meecebrook Gardens**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No**

Comments: **Please see previous comment**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

## **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## Evidence Base

**Q14** - Have we considered all relevant studies and reports? **No reply**

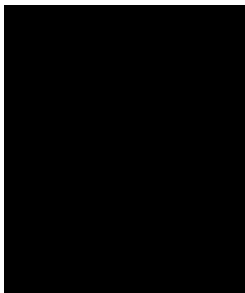
Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

## General Comments:

**No reply**



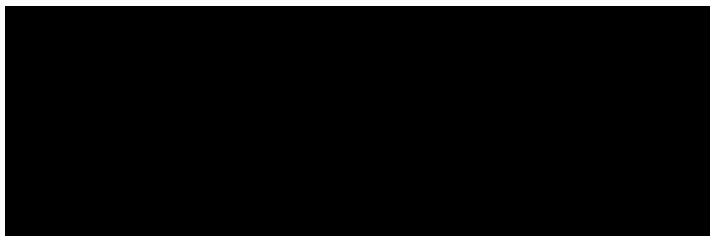
Dear Sir/Madam,

May I offer this letter of objection to the proposed housing development plan, STO07 Marlborough Road.

Together with numerous neighbours, I am bewildered and frustrated with the support SBC is affording such considerations given the significant efforts I and many others in this neighbourhood became involved with in 2016 in our attempts to help support the objections raised by SBC at the public enquiry for a similar planning application!!

Best Regards,

Mr M J Hanvey



## **Response to Stafford Borough Council Local Plan 2020-2040: Preferred Options consultation**

### **General comments**

1. The new Stafford Borough Local Plan has been produced in accordance with the housing targets set by central government however following the announcement from the Prime Minister on 5<sup>th</sup> December 2022 that the plans for compulsory house building targets have now been dropped from the Levelling Up and Regeneration Bill currently going through Parliament it raises the question as to whether the Stafford Borough Local Plan should be revised in the light of this recent development. I feel that since the housing targets will no longer be compulsory Stafford Borough Council should now take the opportunity to delay the process and reconsider the preferred options to produce a Local Plan that is more acceptable to the existing residents of the Borough, particularly those of Stone.
2. Spatial Principle 4 of the current Local Plan has 70% of the new housing to be provided in Stafford with 10% in Stone. Having agreed these targets why does the latest draft plan reduce the burden on Stafford and increase it for Stone? I feel that Stone should not be expected to take a greater proportion of new housing development from that put forward in the current approved plan.  
Stone does not have the necessary infrastructure e.g. doctors, dentists, schools etc, to support the proposed housing included in the latest draft Local Plan.

### **Policy 1.3 and Policy 12**

I was under the impression that the development of a new “garden village” at Meecebrook would remove the burden on existing communities of having to take additional housing over and above that set out in the approved Local Plan. It seems that the latest proposals now want to not only develop significant areas of greenfield sites with a new Garden Community at Meecebrook but also add greenfield housing developments on the outskirts of Stone. I note that in 1.3 of the draft Local Plan it states “In addition to the borough’s own housing need, the development strategy also allows for 2,000 homes as a contribution to meeting unmet need of other authorities in the region” these being located at Meecebrook. I think it is wrong that the residents of Stone are now being told we have to have new housing on greenfield sites on the outskirts of our town because other local authorities have not able to meet their targets. If we had only to deal with our own targets the provision of housing at Meecebrook would mean it was not necessary to use some of the other locations within Stafford Borough e.g. the greenfield sites outside the settlement boundary of Stone identified in Policy 12.A.

### **Policy 12.A and 12.1**

The Local Plan should be looking to develop brownfield sites rather than greenfield sites. As the current Local Plan states within its development strategy “development proposals should maximise the use of brownfield redevelopment sites within the Borough’s towns and villages to reduce the need for greenfield sites”. I understand that an outline planning application has been submitted for 130 new homes on a brownfield site between Oulton Road and Longton Road and this has not been included in the draft Local Plan – this could be added to the list in Policy 12.A of the draft Local Plan and thereby reduce the number of houses on greenfield sites elsewhere in Stone.



## **Policy 52. Transport**

The current Local Plan includes the following policy relating to Transport:

T1 item g. includes a statement "Ensuring that all developments that generate significant traffic flows, including commercial traffic must be located in close proximity to the primary road network, do not have negative impact on the network or at junctions, air quality, and nearby communities, and should have adequate capacity to accommodate the development or can be improved or mitigated as part of the development" and item h. which states "Proposals that generate significant levels of traffic, which cannot be accommodated in terms of capacity, road safety and load, will not be permitted".

I cannot see that these policy items are included in Policy 52 Transport of the new draft Local Plan. I feel that these important current policies are sensible and should be retained in the new plan.

### **Site ID: STO07 Marlborough Road – Proposed 101 dwellings**

The site is outside the existing settlement boundary.

The site has not been allocated for housing in the adopted Stone Neighbourhood Plan which itself is consistent with the approved Plan for Stafford Borough Council.

The site has already had 2 planning applications for housing refused and also been rejected at a public inquiry in the summer of 2016 It should be noted that 141 letters and a petition with 262 signatures objecting to the proposed development were submitted to the Borough Council at the time of the second planning application. Surely the Borough Council should take these views into consideration and not include it as a preferred option for at the enquiry, SBC objected to the David Wilson Homes planning application and we as members of Walton Residents Action Group put forward numerous relevant objections to support SBC, so what has changed to now describe the same circumstance as "a preferred option?"

The proposed site is agricultural land. Once these fields are built on they are lost forever. As stated above should we not be looking to develop brownfield sites rather than greenfield sites e.g. the proposal to build 130 new homes on a brownfield site between Oulton Road and Longton Road has not been included in the draft Local Plan.

The Walton area of Stone has already had a significant number of new houses approved in recent years and a large proportion have now been built e.g. 92 houses on land between Eccleshall Road and Common Lane plus another 500 houses at Walton Hill. I consider that Walton has already taken more than its fair share of new housing and should not be expected to take any more. The local infrastructure is not able to cope with the increased number of people and traffic such developments create.

In addition to the detrimental effect on the existing infrastructure the proposed vehicular access being along Marlborough Road and Pirehill Lane is a major safety concern for local residents and would create unacceptable levels of noise and disturbance (these concerns resulted in the petition mentioned above).

Approximately 130 properties would be directly affected by the extra vehicles coming from the proposed 101 dwellings before they reached the Eccleshall Road – this would damage the residents' amenity.

The long route from the proposed site to reach the B5026 Eccleshall Road is contrary to Policy T1 of the existing plan.

This greenfield site would be best left as farmland to act as a buffer between the existing housing and the new HS2 Phase 2A railway and the vast maintenance depot.

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From: Marc Hardenberg [REDACTED]  
Sent: 11 December 2022 13:45  
To: Strategic Planning  
Subject: Stafford Borough Local Plan 2020-2040 - Response

Dear Sir, Madam,

I would like to take this opportunity to offer my support to the Local Plan, especially with regards to the new Meecebrook development, which seems an excellent development to support the required housing development in our area.

However, I would like to object to Policy 30: Gypsy and Traveller Accommodation and request the proposed site for 'at least' ten pitches adjacent to the A518 near Gayton is deleted from the preferred options. I contest that the site does not meet the criteria of Policy 30 Point B 1,2,3,4, and 5.

Many thanks in advance for your consideration.

Kind regards,

Marc Hardenberg

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Marc Hardenberg  
[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

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From: Preferred Options Consultation [REDACTED]  
Sent: 08 December 2022 17:01  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Mrs Caroline Harding**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **This is undeliverable. Nowhere does it say anything about talking with Network Rail about sknstructing a new station on the west coast line. This is a major element predicting the scheme. We have been surprised at the lack of impact these proposals seem to be having within the local community. 5,000 more cars minimum. Construction traffic, deliveries for at least 10 years with the impact on a small historic town. Likened to the construction staff getting their lunches and breakfasts from Eccleshall for the network rail bridge building and Sancerre Grange. Nowhere left for residents to park. Destruction of open green farmland by concrete, brick on top of HS2. Traffic and lighting pollution between Eccleshall, Chebsey, Yarnfield, Swynnerton. Destroying a small, historic town by urban blight. Within Staffordshire there are many thousands of acres of derelict brownfield land plus quality open field development/fill in within existing infrastructure. Sure,y councils involved have a duty to their resident communities. The local framework was only submitted a short while ago, this was not in the local development framework. When I asked about the rail station, at a presentation, I was told that this had not been considered yet. Also told the same about the impact of traffic and was told this would be discussed next year, absolutely ridiculous, considering the impact of at least 5,000 new cars in the local area. What about the flooding of the local area? Has that been looked at at all? I profoundly object to this.**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No**

Comments: **No reply**

Policy 10 (West of Stafford): **No**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No**

Comments: **No reply**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No**

Comments: **No reply**

Policy 14 (Penk and Sow): **No**

Comments: **No reply**

Policy 15 (Stone Countryside): **No**

Comments: **No reply**

## **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No**

Comments: **No reply**

## **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No**

Comments: **No reply**

## **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No**

Comments: **No reply**

## **Environment Policies**

**Q12** - Do you agree with policies? **No**

Comments: **No reply**

## **Connections**

**Q13** - Do you agree with policies? **No**

Comments: **No reply**

## Evidence Base

**Q14** - Have we considered all relevant studies and reports? **No**

Comments: **Asked at presentation about transport, rail ways and traffic, was told that you had not considered any of that yet!**

**Q15** - Do you think there is any further evidence required? **No**

Comments: **No reply**

## General Comments:

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 09 December 2022 16:43  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Michael David Harding**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **No reply**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? To strengthen our town centres through a quality environment and flexible mix of uses. , To deliver infrastructure led growth supported by accessible services and facilities. and To provide an attractive place to live and work and support strong communities that promote health and wellbeing.**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **No**

Comments: **No reply**

Policy 2 (Settlement Hierarchy): **No reply**

Comments: **No reply**

Policy 3 (Development in open countryside): **No reply**

Comments: **No reply**

Policy 4 (Climate change and development requirements): **No**

Comments: **Loss of fossil fuel depends on extra electricity, which is already insecure at Aston Lodge estate (crashing my computer through power failures and loss of power totally). So unless the whole national grid & this local distribution is upgraded first the**

denial of gas will exacerbate the existing problem. Since there is no public transport to STO13 and STO16 areas, all new houses will need at least one car, and electrical capacity would not be enough even for the existing houses. Furthermore the use of environmental heat demands either large surface areas or deep drilling plus electric power - no chance then of affordable housing (or maybe even unaffordable).

Policy 5 (Green Belt): **No reply**

Comments: **No reply**

Policy 6 (Neighbourhood plans): **No reply**

Comments: **No reply**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **I have reservations about the practicality of any new worship centre at Meecebrook, given the extreme shortage of leaders. (I have 25 years experience of such planning but now retired, speak in a private capacity.)**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No**

Comments: **STO13 & STO16. Transport would be the great problem. Aston Lodge Park had all bus services withdrawn years ago and we all have cars or have to move out - it's almost a mile to Stone. The railway level crossing is the main issue: Every 10 minutes it closes for at least 3 minutes, and at times of peak use traffic backs up beyond the STO13 area (Uttoxeter Rd) and also along Lichfield Rd such that from the south even traffic not wanting to turn right onto the Uttoxeter Rd cannot get through. The addition of 250+ houses all needing transport to work and school would add to the gridlock. Parking too: there are also existing difficulties in parking in Stone town centre. Multiply this by STO13 . .**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**



Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## Economy Policies

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No**

Comments: **STO13 & STO16: How can it include affordable housing if (a) people must have cars since the alternative is taxis; (b) the extra cost of environmental heating is added. (I have this on the advice of an architect, who considers it impractical to provide, even in new-build properties, without great extra cost.**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

## Design and Infrastructure Policies

**Q11** - Do you agree with policies? **No**

Comments: **STO13: I was warned in the early 1990s by someone who had worked on the sewerage system of Aston Lodge Park that I might have problems with sewerage for the house I'd just bought. We have occasionally had problems. I suggest that a careful survey be made of the existing sewerage system before considering adding to it, since residents of Aston Lodge Park would be the recipients.**

## Environment Policies

**Q12 - Do you agree with policies? No**

Comments: **STO13 (Oakleigh Court area):** Run-off from the hills has already been a major problem. (I lost the bottom of my garden from flooding once.) Building on this area where several watercourses meet may cause flooding to return despite the work done to prevent it. Development of this area is liable to intensify the run-off, especially since the first thing a new occupant would be likely to do is to tarmac the front of the house to accommodate more cars. (Could a covenant prohibiting extra hard surfacing be imposed, as has been mentioned in The Times concerning other such areas?) The houses themselves would course increase run-off via their drains. Surely this would have an impact on the drainage system of the existing estate.

## Connections

**Q13 - Do you agree with policies? No**

Comments: **STO13 & STO16:** We have had no public transport for several years. Cars are essential to survive; they proliferate as children grow up. Each house would need at least 2 parking spaces outside - garages are only ever used for storage nowadays, partly because their size is too small for modern cars. Parking in Stone (almost a mile away) is already inadequate and shopping or seeing the GP is impossible unless by car or taxi (minimum cost £5 each way). Most parking is at Morrisons, but even this can become over-full and of course demands using the shop. The alternative for shopping is to drive to Stafford, 8 miles away. But to get the bus there you first have to go to Stone!

## Evidence Base

**Q14 - Have we considered all relevant studies and reports? No reply**

Comments: **No reply**

**Q15 - Do you think there is any further evidence required? No reply**

Comments: **No reply**

## General Comments:

**STO13 & STO16:** I have my doubts about Stone's school capacities but have no hard evidence. 2 GP surgeries barely cope even now: I do have evidence of that.

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From: Preferred Options Consultation [REDACTED]  
Sent: 08 December 2022 16:23  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Rosanna Caroline Harding**

Email: [REDACTED]

**Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

**Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

**Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **Having read the documentation related to the proposed Meecebrook development, I strongly disagree with this Garden Community being created as there has been insufficient consideration of the impact upon Eccleshall of the plans. Your own Meecebrook transport strategy document states that: "In addition, the close proximity of Eccleshall to the development site means that there's likely to be a significant impact on the number of trips both through and to/from the settlement." Nowhere in the Meecebrook proposal thus far are these impacts investigated further, and I could not see that there is a promise for a specific impact assessment upon Eccleshall to be carried out. As an Eccleshall resident, I can confirm that there are already significant issues within the town regarding transport links, traffic, parking and road safety. Your proposed development only adds to this with absolutely zero commitment being made to address these issues moving forwards. This paints this proposal as incredibly short sighted. I am confident that further study into your traffic areas, once disaggregated as your transport summary suggests, will show that the development of the Meecebrook Garden Community could only have a negative impact upon existing residents of Eccleshall. It is therefore impossible to agree with the new proposed garden community.**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## Economy Policies

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

## Design and Infrastructure Policies

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## Environment Policies

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## Connections

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## Evidence Base

**Q14** - Have we considered all relevant studies and reports? **No**

Comments: **No mention within your evidence base for Meecebrook of impact assessments for the surrounding communities.**

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

Comments: **Independently created impact assessments upon surrounding villages for the Meecebrook development.**

**General Comments:**

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 08 December 2022 16:28  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Stephen Harding**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **'Preferred Options Pages 41 - 45 ref: Meecebrook'** We have lived in Eccleshall for 40 Years now and are sincerely depressed and anxious about the plans initiated for our community as illustrated by the cold meece planning consultation . Please stop the rot and save Taxpayers moneys during these difficult times for us all . We have been surprised at the lack of impact the Cold Meece proposals seem to be having within the local community: - 3,000 more cars minimum (daily journeys? – maybe potential 5,000) - Construction traffic, deliveries, equipment, white vans etc. for at least 10 years during the proposed annual envelope detailed ? - Destruction of open, green farmland by concrete, tarmac and brick; on top of HS2! - Traffic and lighting pollution between Eccleshall, Swynnerton and Yarnfield Eccleshall will not survive this onslaught! A historic, small town of Staffordshire destroyed by urban blight! The imposition of government, mandatory house building plans are currently under review and being overturned as in West Midlands and parliamentary debates, and ongoing changes are occurring to guidelines . Within Staffordshire, there are 1000's of acres of brown field land within the Potteries plus quality open field development / fill in with surrounding existing infrastructure (A500 North etc.) providing an existing land bank available for development. It was never in the neighbourhood plans of Eccleshall to destroy it! The councils involved surely have a duty to their resident communities to protect the quality of their lives. I attach a copy map showing the likely progression/direction of traffic flows of the planned community of the so-called 'garden village!' Where will 3,000 families find work? Generally, within a 60-minute car journey commute? Allegedly a further 3000 more families in future so 6000..how many cars?!Eccleshall roundabouts struggle with 20 cars ! During presentation on the 10th November at the Community Centre, Borough Council Planning representatives stated they would look into transport next year? How naïve is this? The development plans are clearly flawed by applying common sense. Will the wealthy landowners and house builders afford the infrastructure investments noted in the provisional bumph? which include a new railway station which network rail deny knowledge of .. not even consulted ? A new railway station will lead to disruption to the existing West Coast Main Line to Crewe and Liverpool. The infrastructure needed will necessitate huge roadworks to divert traffic around Eccleshall, bypasses over Sow river bridges etc. One imagines the potential infrastructure will take hundreds of millions to achieve ,surely making these entire proposals ill considered unaffordable and undesirable ? These proposals must be rejected for so many reasons. It's astounding that us poor tax payers are funding this activity of keeping consultants, surveyors and planners busy. The development lacks every justification other than perpetuation of the self-interested bodies involved! Further expenditure on this development will be a negligent waste of scarce funds for which SBC appears to be responsible. To incorporate the fraudulent application into your strategic plan will be a gross dereliction and irresponsible discharge of the councils duties to their public and the community the ostensibly serve . Thank you for considering the above and hopefully recognising that alternatives should be urgently considered to these plans .

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**



Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No**

Comments: **No impact assessment of Meecebrook proposal on surrounding villages.**

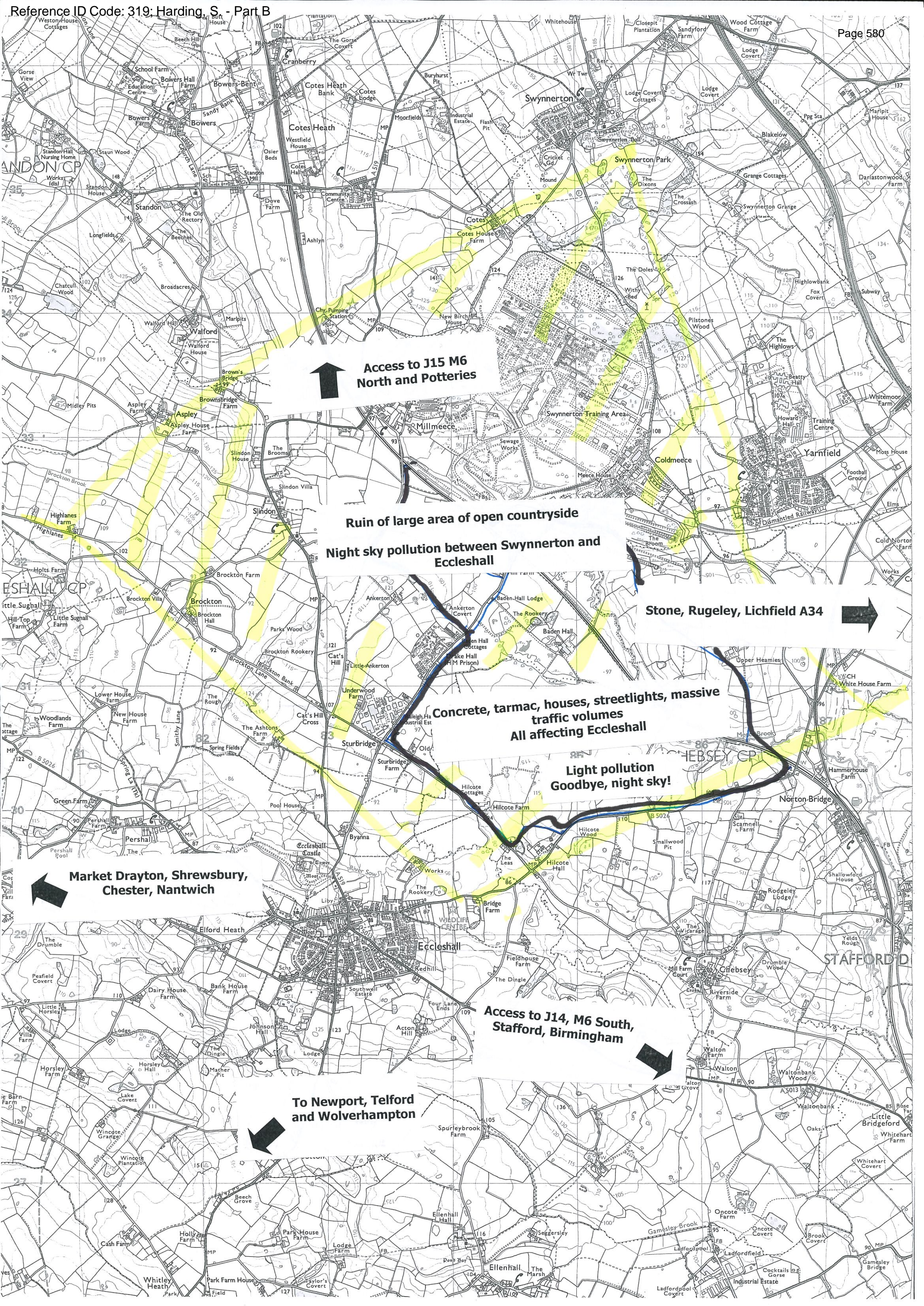
**Q15** - Do you think there is any further evidence required? **Yes**

Comments: **Impact assessment of Meecebrook proposal on surrounding villages**

### **General Comments:**

**No reply**





**Access to J15 M6  
North and Potteries**

**Ruin of large area of open countryside**

**Night sky pollution between Swynnerton and  
Eccleshall**

**Stone, Rugeley, Lichfield A34**

**Concrete, tarmac, houses, streetlights, massive  
traffic volumes  
All affecting Eccleshall**

**Light pollution  
Goodbye, night sky!**

**Market Drayton, Shrewsbury,  
Chester, Nantwich**

**Access to J14, M6 South,  
Stafford, Birmingham**

**To Newport, Telford  
and Wolverhampton**



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From: Preferred Options Consultation [REDACTED]  
Sent: 11 December 2022 08:18  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **David Harrison**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Design and Infrastructure Policies**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Not asked**

Comments: **Not asked**

Policy 10 (West of Stafford): **Not asked**

Comments: **Not asked**

Policy 11 (Stafford Station Gateway): **Not asked**

Comments: **Not asked**

Policy 12 (Other housing and employment land): **Not asked**

Comments: **Not asked**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Not asked**

Comments: **Not asked**

Policy 14 (Penk and Sow): **Not asked**

Comments: **Not asked**

Policy 15 (Stone Countryside): **Not asked**

Comments: **Not asked**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **Not asked**

Comments: Not asked

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and

forestry development, tourism development and canals. Do you agree? **Not asked**

Comments: **Not asked**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **Not asked**

Comments: **Not asked**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Not asked**

Comments: **Not asked**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **Not asked**

Comments: **Not asked**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **No**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

### **General Comments:**

**No reply**

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From: John Hartley [REDACTED]  
Sent: 30 November 2022 09:53  
To: SPP Consultations  
Subject: Further developments

Dear sirs,

I formally object to any further developments taking place in all areas for which the Lichfield road would be the main means of travel into Stafford. The infra structure is insufficient both from a vehicle viewpoint but also all other services such as Doctors and schools.

The current chaos proves that the vehicle access is insufficient even now as the Baswich rd route is according to your own analysis not a main one. Heaven help us if we should have a blockage on the motorway during this time! All development south of the town needs to be dependent on the completion of a southern bypass.

John Hartley  
[REDACTED]

Sent from [Mail](#) for Windows

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From: Jane Headley [REDACTED]  
Sent: 09 December 2022 23:17  
To: SPP Consultations  
Subject: Meecebrook

Hello

I have been alerted to the potential plan to build 6000 homes in the fields between Eccleshall and Yarnfield today by the Ecclian society. I am writing to express my concerns at the size and location of this project which I fear could dwarf Eccleshall and detract from the historic nature of the village.

I recognise that more homes will ease the lack of housing but am concerned this is too large a plan and will damage the tranquility of this area.

Why not extend the communities that exist and share out the new homes rather than lose so much countryside to housing?

I would like to register my disapproval for this project and seek a reconsideration of this harmful plan.

Regards - Jane

Sent from my iPhone



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From: Preferred Options Consultation [REDACTED]  
Sent: 09 December 2022 14:10  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Jonathan Roger Heal**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## Meecebrook Garden Community

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **At the moment there are too many unanswered questions about the development. It is not clear how anybody describes such an area principally on greenfield sites in terms of sustainability. Surely that is greenwash. Greenfield sites are going to be removed for housing. The proposal would make more sense with the MOD site included, but with that taken out one cannot see how it is justifiable. To create a development with the same population as Stone, in the course of a few years this is going to turn all of the area from Eccleshall to the Potteries into suburbia, and while the idea of a sustainable community sounds attractive (as in the Garden Village concept of the past) the impact of cars is not dealt with sufficiently in the analysis. After all, if somebody buys a house in Meecebrook and works in Stoke, what alternative do they have? Cycle? Walk? I have looked at the proposals for a station, which have been dealt with in detail, but there are two significant worries. Although there have been contacts with WMRE, there have been none to my knowledge with DfT or Network Rail, and since a station for a development the size of Stone has been suggested on the WCML, there would be great difficulties in getting that station approved unless there was a guaranteed footfall significantly more than we have at Stone. The other issue is that although there would be rail connectivity to Stafford and Crewe, and also - with luck - to London, there is no public transport connection to the Potteries, the nearest city conurbation. Without the rail station being in place from the start, the roads locally would be put under severe pressure. Note that there is no mention on the severe retiming of rail schedules in December 2022, nor any reference to indicative services post-HS2. Note also that although I have discovered one map showing the route of HS2, the fact that the draft proposals ignore the likely impact of HS2's construction, and also of the Railhead and Maintenance Works at Yarnfield, one wonders how well the planners have studied the site at first hand. Too much looks likely to be from a desktop study. Overall, to be convinced, there needs to be more reality in the Vision statements. Is the government's vision to get housing development out on greenfield sites by calling it 'sustainable'?**

## Site Allocation Policies

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

## Site Allocation Policies (continued)

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## Economy Policies

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

## Design and Infrastructure Policies

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## Environment Policies

**Q12** - Do you agree with policies? **No reply**

Comments: **Is the term "Green and Blue infrastructure network" meaningful, or Greenwash? I have seen it used before only in the Meecebrook vision statement!**

## **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

## **General Comments:**

**The Meecebrook proposal is little understood in Stone. If the council were serious about consultation, they would have gone out into community rather more vigorously, and I hope local councillors will explain to constituents what is planned in in greater detail. To have something approved in the local plan when so little actual detail is known, is extraordinarily dangerous. One hopes any further plan towards the Garden Community is tackled seriously in the planning process. Without approval for the rail station, I would say the proposal is completely unsustainable!**

**Contact Details**

**Full name (required):**

JOHN N. HEATH

**Email (required):**



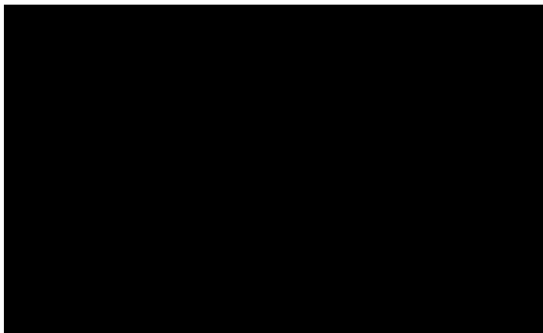
**Tick the box that is relevant to you (required):**

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

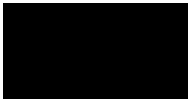
**Organisation or Company Name (if applicable):**

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

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



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



## Contents

The Local Plan Preferred Options includes the topics listed below.

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

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

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

## Vision and Objectives

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

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

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

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

Local Plan Preferred Options document reference: Page 12

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

## Development Strategy and Climate Change Response

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

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

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

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

Local Plan Preferred Options document reference: Pages 19 to 40

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

~~Yes~~ / No

**Policy 1 Comments:**

AGREE SUBJECT TO AMENDING POLICY 12

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

~~Yes~~ / NO

**Policy 2 Comments:**

STRONGLY OBJECT TO STYLE OF DEVELOPMENT IN TWO LARGE AREAS. TIERS 1 TO 5 GREATER CONSIDERATION SHOULD BE GIVEN TO DEVELOPMENT IN THE SUSTAINABLE KEY SERVICE VILLAGES AND OTHER SUSTAINABLE SITES ON FRINGE OF TOWNS



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

Yes / ~~No~~

**Policy 3 Comments:**

**Policy 4. Climate change development requirements**

Yes / ~~No~~

**Policy 4 Comments:**

**Policy 5. Green Belt**

Yes / ~~No~~

**Policy 5 Comments**

**Policy 6. Neighbourhood plans**

Yes / ~~No~~

**Policy 6 Comments:**

PARTICULARLY REFERENCE TO STONE  
PROTECTED REF: LGS 41

### Meecebrook Garden Community

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

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

~~Yes~~ **NO**

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

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

Local Plan Preferred Options document reference: Pages 41 to 45

**Comments:**

FOR REASONS SEE POLICY 2 COMMENTS

## Site Allocation Policies

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

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

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

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

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

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

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

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

### **Policy 9. North of Stafford**

Yes / ~~No~~

### **Policy 9 Comments:**

**Policy 10. West of Stafford**

Yes / ~~No~~

**Policy 10 Comments:**

**Policy 11. Stafford Station Gateway**

Yes / ~~No~~

**Policy 11 Comments:**

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

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

~~Yes~~ / No

**Policy 12 Comments:**

SEE ATTACHED COMMENTS

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

The policies which relate to these proposals are listed below.

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

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

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

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

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

**Policy 13. Local Green Space**

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

Yes / ~~No~~

**Policy 13 Comments:**

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

Yes / ~~No~~

**Policy 14 Comments:**

**Policy 15. Stone Countryside Enhancement Area**

Yes / ~~No~~

**Policy 15 Comments:**

## Economy Policies

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

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

The relevant policies are: 16, 17 and 18.

**Do you agree with these policies?**

Yes / ~~No~~

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

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

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

Local Plan Preferred Options document reference: pages 61 to 65

**Comments:**

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

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

**Do you agree with these policies?**

Yes / ~~No~~

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

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

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



Local Plan Preferred Options document reference: pages 65 to 71

**Comments:**

## Housing Policies

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

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

**Do you agree with this policy?**

~~Yes~~ / No

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

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

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

Local Plan Preferred Options document reference: pages 74 to 76

**Comments:**

THE AFFORDABLE HOUSING POLICY SHOULD  
 BE BASED ON  
 BE NEED RATHER THAN NUMBERS.  
 DEVELOPERS WILL AVOID OVERLY LARGE  
 REQUIREMENT SITES.

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

**Do you agree with this policy?**

~~Yes~~ / No

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

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

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

Local Plan Preferred Options document reference: pages 84 to 86

**Comments:**

35 PITCHES WERE PROVIDED IN STAFFORD RECENTLY BASED ON CENSUS NUMBERS FOR NEED. FURTHER SITES PARTICULARLY IN RURAL LOCATIONS ARE DAMAGING AND UNSUSTAINABLE.

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

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

Do you agree with these policies?

Yes / No

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

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

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

Local Plan Preferred Options document reference: pages 73 to 89

**Comments:**

MANY OF THE POLICIES APPEAR TO REDUCE OPPORTUNITIES FOR SUITABLE SUSTAINABLE SITES TO SURVIVE AND GROW. RURAL COMMUNITIES, PARTICULARLY KEV'S SHOULD BE ALLOWED SCOPE TO THRIVE WITH ACCEPTABLE LEVELS OF NEW HOUSES.

## Design and Infrastructure Policies

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

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

Do you agree with these policies?

~~Yes~~ / No

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

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

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

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

Comments:

MUCH GREATER CONSIDERATION AND GUIDANCE SHOULD BE PROVIDED TO DEVELOPERS IN HOUSING PROPOSALS TO ENSURE MUCH GREATER QUALITY IN DESIGN WITH POOR DESIGN BEING RULED OUT DURING THE DETERMINATION PERIOD OR BEFORE IN PRE-APP'N DISCUSSION.

UNFORTUNATE THAT "DESIGN" SHOULD BE SUCH A LOW PRIORITY IN THE PREFERRED OPTION CONSULTATION

## Environment Policies

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

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

**Do you agree with these policies?**

Yes / ~~No~~

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

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

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

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

**Comments:**

## Connections

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

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

**Do you agree with these policies?**

Yes / ~~No~~

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

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

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

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

**Comments:**

## Evidence Base

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

The evidence base is available to view on our website here:

[www.staffordbc.gov.uk/new-lp-2020-2040-evidence-base](http://www.staffordbc.gov.uk/new-lp-2020-2040-evidence-base)

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

Yes / ~~No~~

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

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

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

**Comments:**

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

Yes / ~~No~~

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

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

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

**Comments:**

SEE ADVERSE COMMENTS PRECEDING.

## General Comments

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

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

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

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

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

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



## Typed response provided by John N. Heath

### Q2.

- **Policy 1 Comments:** Agree subject to amending Policy 12
- **Policy 2 Comments:** Strongly object to style of development in two large areas. Tiers 1 to 5 greater consideration should be given to development in the sustainable Key Service Villages and other sustainable sites on fringe of towns.
- **Policy 6 Comments:** Particularly reference to Stone protected ref: LGS 41

**Q3. Comments:** For reasons see Policy 2 comments

**Q4. Policy 12 Comments:** See attached comments

**Q8. Comments:** The affordable housing policy should be based on need rather than numbers. Developers will avoid overly large requirement sites.

**Q9. Comments:** 35 pitches were provided in Stafford recently based on census numbers for need. Further sites particularly in rural locations are damaging and unsustainable.

**Q10. Comments:** Many of the policies appear to reduce opportunities for suitable sustainable sites to survive and grow. Rural communities, particularly KSVs should be allowed scope to thrive with acceptable levels of new houses.

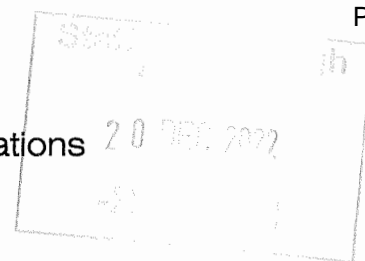
**Q11. Comments:** Much greater consideration and guidance should be provided to developers in housing proposals to ensure much greater quality in design with poor design being ruled out during the determination period or before in pre-app'n discussion. Unfortunate that "design" should be such a low priority in the Preferred Options consultation.

**Q15. Comments:** See adverse comments preceding.

## Policy 12 Other housing and employment land allocations

## Land to the north-west of Trent Road, Stone

## Comments:



## 1. HIGHWAYS

Inclusion of this housing site in the Plan is allegedly being linked with a traffic management plan for closure of the A34/Trent Road. Interestingly in September 2001 the Highways Agency, supported by Staffs County Development Services, were "*willing to discuss an alternative improvement of Trent Road that would not involve its closure*".

Trent Road is a much-used conduit for local residents and Yarnfield and Swynnerton villagers to access the town.

An application for 33 houses off Trent Road by Seddon Homes Ltd in 2014 raised no objections by the Highway Authority subject to conditions who further added that "*the footway could be improved by means of a build out*".

Trent Road is marked on the Tithe map surveyed 1840 and appears on the first edition of the Ordnance Survey map 1878, its continued usefulness to local residents and villagers cannot be in doubt and its closure would be a demonstrable lack of care for these communities by the Authorities.

## 2. FLOODING

No surface water drainage exists in Trent Road. Storm water run-off from roofs and paving by gravity to the stream would exacerbate flood conditions confirmed in the concerns raised by the NFU that development would create an impact on farmland downstream.

## 3. NATURAL ENVIRONMENT &amp; GREEN INFRASTRUCTURE

This tranquil site adjacent to Stone Meadows Local Nature Reserve is connected to the reserve by the brook course. Proposals for this site are directly contrary to The Plan for SBC Policy N4 "*The Borough's green infrastructure network, as defined in the Policies Map, will be protected, enhanced and expanded*".

The site, partly in the flood plain, has unimproved meadow, protected trees, a stream and a natural pond and is within the green network for Stone defined by SBC as Green Infrastructure. It is included in the Neighbourhood Plan under Protected Reference LGS41. It is part of an undeveloped stretch of land along the Trent from Trentham to Weston and beyond – the Green Lung protecting

wild flora and fauna, any encroachment on which would further damage the setting of the Country Market Town of Stone.

The site has had 2 previous planning applications for housing refused references 15/23033/OUT and 01/41093. Stone Town Council also raise strong objections to the proposal.

In 2001 Sue Lawley, Staffs Wildlife Trust, submitted an objection expressing her concern by "*the destruction of a large pond*" and "*very concerned about possible tree removal along the watercourse as it is a potential resting area for otters, which are protected species*".



The site's ecological importance is acknowledged; Kingfishers, Reed Buntings, Chiffchaffs and Pied Wagtails use the site, Tree Creepers, Nuthatches use the site for winter feeding and the stream and pond are considered suitable habitat for voles and newts.

How this site could be a preferred option for housing development remains a mystery to the community since all planning matters militate against its development.

It therefore remains that having failed twice once again the developer attempts to despoil this important land careless of the unwelcome consequences to the natural environment and green infrastructure with only financial profit in mind.

Please note the attached extract from Stone Town Council Neighbourhood Plan 2016 – 2031



Protected Reference	LGS 41		Site Description:
Name	Trent Rd.		Approximately 1 ha in size, this natural and semi-natural greenspace is located on the Trent Floodplain and is in private ownership. It has a footpath on the eastern edge of the space from an adjoining residential
Location	Post Code ST15 0WB	OS Grid Ref SJ 894 342	
Type of protection	Local Green Space		  <p>area. It contains a shallow pond, and has an abundance of fauna and flora including mature trees, of which a number are protected.</p> <p>The area doesn't have public access from the road but it does provide a natural buffer from</p> <p>the residential development to the north and new development to the south. It offers a tranquil location in a beautiful natural environment with plentiful wildlife.</p>
NPPF Para 77 Criteria	<ul style="list-style-type: none"> <li>Not with an extant planning permission within which the Local Green Space could not be accommodated.</li> <li>Planning history: - 15/23033/OUT, 11 houses; refused July 2016. &amp; 01/41093, 22 houses and 12 flats; refused.</li> <li>Not allocated for development in the relevant Neighbourhood Plan/Local Plan.</li> <li>Additionally, the site meets the following criteria. It holds particular local significance because of its tranquility, beauty and wildlife.</li> </ul> <p>Other reason: it is a buffer zone between two developments, and sited within the flood plain it also contains some protected trees.</p>		

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From: David Heaton [REDACTED]  
Sent: 11 December 2022 14:27  
To: Strategic Planning  
Subject: Meecebrook garden settlement

I write to express in the strongest possible terms my objection to the above proposal. It was with great surprise and immense dismay that I only recently discovered that this was being considered and that my small hamlet of Lower Heamies has appeared within the boundary lines.

My wife and I have lived peacefully in Lower Heamies for 13 years and this proposal will not only affect our lives but will also affect the lives, businesses of our friends and neighbours and generally put pressure on our surroundings in the most detrimental way.

This is not an area that can sustain the major development proposed and would urge the council to rethink this proposal and look elsewhere.

David Heaton

Sent from my iPhone

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From: Chris Heelis [REDACTED]  
Sent: 12 December 2022 11:16  
To: Strategic Planning Consultations  
Subject: Stafford Borough Local Plan 2020-2040: Preferred Options Consultation Form  
Attachments: Issues and options consultation response version 1.docx.pdf

Please find attached my response form to the Preferred Options consultation.

Initially I was surprised that so few responses had been received from residents of Stafford Borough, however, having spent some considerable time formulating my own response, I would like to like to comment as follows:-

- The consultation form is difficult to locate on the BC website.
- The whole document is cumbersome and many of the questions make it difficult to relate any comments to specific policies.
- The consultation is not at all user friendly.

Yours sincerely,

Christine Heelis

[REDACTED]

## Contact Details

**Full name (required): Mrs Christine Heelis**

**Email (required):** 

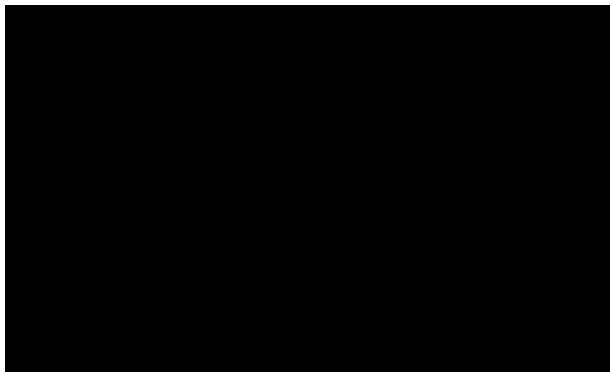
**Tick the box that is relevant to you (required):**

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

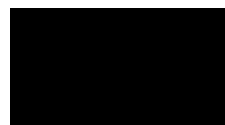
**Organisation or Company Name (if applicable):**

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

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



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



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



## Vision and Objectives

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

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

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

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

Local Plan Preferred Options document reference: Page 12

- Contribute to Stafford Borough being net zero carbon by ensuring that development mitigates and adapts to climate change and is future proof.
- To develop a high value, high skill, innovative and sustainable economy.

**X To strengthen our town centres through a quality environment and flexible mix of uses.**

- To deliver sustainable economic and housing growth to provide income and jobs.

**X To deliver infrastructure led growth supported by accessible services and facilities.**

**X To provide an attractive place to live and work and support strong communities that promote health and wellbeing.**

- To increase and enhance green and blue infrastructure in the borough and to enable greater access to it while improving the natural environment and biodiversity.
- To secure high-quality design.

## Development Strategy and Climate Change Response

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

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

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

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

Local Plan Preferred Options document reference: Pages 19 to 40

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

Yes / No

**Policy 1 Comments:**

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

Yes

**Policy 2 Comments:**

Eccleshall has already had 340 new homes since 2011, which is significantly higher than any other Key Service Village. This disproportionate growth has put the community of Eccleshall under considerable strain in relation to services, facilities and volume of traffic. In addition further applications have already received planning permission.

Eccleshall Parish Council should be enabled and supported to produce a new Neighbourhood Plan to allow for the rebalancing of the housing requirement. Key services have reduced and Eccleshall no longer has a garage, or bank.

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

Yes / No

**Policy 3 Comments:**

Development at Meecebrook from the map appears to be driven by the Cannock Chase SAC 15 km rule.  
The Borough Council should consider mitigation payments to increase the new developments on existing brownfield sites in Stafford Town

**Policy 6. Neighbourhood plans**

Yes

**Policy 6 Comments:**

Eccleshall Parish Council should be enabled and supported to produce a new Neighbourhood Plan to allow for a rebalancing of the housing requirement.

**Meecebrook Garden Community**

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

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

No

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

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

Local Plan Preferred Options document reference: Pages 41 to 45

**Comments:**

The impact of the proposed development on Eccleshall will be enormous. Policy 7M refers to infrastructure being delivered 'at the appropriate stage', with the building of 300 new homes forecast per year between 2030 and 2040 when will it be deemed necessary to provide new / improved roads, the railways station, doctors and schools? There must be a reliable mechanism in place (Policy 37.2) to ensure the necessary infrastructure is in place **before any** building commences to avoid overwhelming the services in Eccleshall, which are currently stretched to the limit. The roads through Eccleshall are already congested and a new junction onto the M6 and a bypass for Eccleshall, should be an integral part of the development.

Transport Policy 52 states that proposed development should not cause unacceptable highway safety issues and should avoid severe residual cumulative impacts on the road network.

Pollution Policy 50 states that development shall not cause or be affected by unacceptable harm to human health, living conditions or the natural environment, through air (including odour), water noise or light pollution, vibration, insects or vermin, or land contamination or instability. Such a huge development will certainly impact on the local rural area and the increase in light pollution and loss of green, open space in the countryside should be considered.

The proposed development is particularly relevant to the flood risks within the town centre. **There is an inadequate combined sewer system which is already operating well up to capacity if not beyond.** The potential sites identified to the south of the town at ECC03, ECC05, ECC08 and ECC09 have the potential to put further pressure on the system.

The major impact the proposed new garden village at Meecebrook would undoubtedly have on Eccleshall should be recognised to ensure that the uniqueness of the town as a place to visit, is preserved.

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

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

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

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

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

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

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

**Policy 13. Local Green Space**

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

Yes

**Policy 13 Comments:**

I agree that sites designated as local green space should be protected,
-------------------------------------------------------------------------

**Evidence Base**

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

The evidence base is available to view on our website here:

[www.staffordbc.gov.uk/new-lp-2020-2040-evidence-base](http://www.staffordbc.gov.uk/new-lp-2020-2040-evidence-base)

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

No

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

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

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

**Comments:**

No I don't believe you have calculated the impact which the Meecebrook development will have on Eccleshall both in the long term and particularly the construction phase and 10 years where we will have all the traffic through the village and increase in water run off without any additional infrastructure to support it.

I am not able to see a report from the Gas Provider but would be interested to hear what their view is of the gas pipelines that cross proposed the site.

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

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

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

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

**Comments:**

Before any development can take place at Meecebrook detailed surveys should be carried out on traffic issues in Eccleshall, on the A519, B5026 and A5013. Surveys need to be carried out of local schools, doctors, the combined sewer system in Eccleshall and Stoke and Stafford Hospitals. These are already over-subscribed and there is no capacity to accommodate associated needs if new homes are constructed without the necessary infrastructure being in place. Transport will be an issue if the buses cannot access all areas of the site. (Page 19 - Meecebrook Transport Strategy, Future Mobility Interventions – *Operating public transport to all corners of Meecebrook will not be viable*).

**General Comments**

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

The number of passenger journeys estimated by the SYSTRA relating to the proposed Railway Station at Meecebrook appear unrealistic. Even if all the residents of the garden village (or is it 'Town')? were to use the service on a regular basis. Demand at the Garden Village is estimated at 133,281 journeys in 2030 when according to the plan no new homes will have been constructed!

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

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

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

---

From: David Heelis [REDACTED]  
Sent: 12 December 2022 11:04  
To: Strategic Planning Consultations  
Subject: Stafford Borough Local Plan 2020-2040: Preferred Options Consultation Form  
Attachments: DH- SBC Plan 2040\_2.pdf

Please find attached my completed questionnaire response form

Regards,  
David Heelis

Mobile: [REDACTED]

Tel: [REDACTED]

Email: [REDACTED]

 [REDACTED]



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

### Contact Details

Full name: David Heelis

Email 

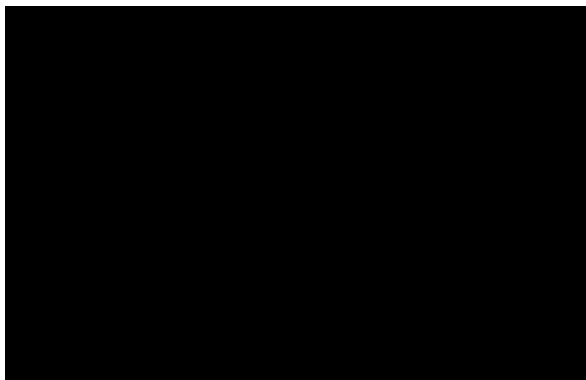
Tick the box that is relevant to you (required):

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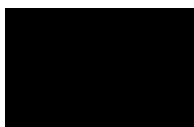
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- X To strengthen our town centres through a quality environment and flexible mix of uses.
- To deliver sustainable economic and housing growth to provide income and jobs.
- To deliver infrastructure led growth supported by accessible services and facilities.
- X To provide an attractive place to live and work and support strong communities that promote health and wellbeing.
- X To increase and enhance green and blue infrastructure in the borough and to enable greater access to it while improving the natural environment and biodiversity.
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## Development Strategy and Climate Change Response

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

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

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

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

Local Plan Preferred Options document reference: Pages 19 to 40

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

No

#### **Policy 1 Comments:**

Section 1.4 page 21 - The plan shows 3,000 homes at Meecebrook will give 12,580 in the borough and exceed the minimum requirement of homes needed by in excess of 10%. However the plan is for 10,000 homes for Meecebrook, which will significantly increase the development, and is being sized to accommodate allocations from neighbouring councils who don't fulfill their requirements. The borough will in effect be succumbing to be an overflow for Newcastle, Stoke.Telford and Wrekin and Staffs Moorlands.

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

Yes

**Policy 2 Comments:**

Since 2011 Eccleshall has seen a significant increase in development with 340 new houses already built and further with planning permission. This has been coupled with no additional facilities in either waste treatment, road infrastructure, medical, school. Indeed the library is now only open due to the hard work of a few dedicated volunteers and the bank and garage have gone. The criteria for Key Service areas needs to be reviewed.

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

No

**Policy 3 Comments:**

Development at Meecebrook from the map appears to be driven by the Cannock Chase SAC 15 km rule.  
The Borough Council should consider mitigation payments to increase the new developments on existing brownfield sites in Stafford Town which lie within the SAC and already have sewage/power and road infrastructure as recommended by Severn Trent Water

**Policy 4. Climate change development requirements**

No

**Policy 4 Comments:**

If we have new developments in rural areas Meecebrook and other villages we should consider light pollution and the impact on local residents of increased traffic flow and emissions, particularly during construction in and around the already congested village centre of Eccleshall.

Minimising the vulnerability of new development to flooding and delivering sustainable urban drainage in accordance with Policies 42 and 43. The effect of local areas with a new concrete town on the outskirts putting more surface water into the River Sow catchment area and increasing an already significant flood risk to the village of Eccleshall. Severn Trent in their response of 20<sup>th</sup> March indicate that "New garden communities often require extensive amounts of new infrastructure and can pose major strategic challenges" .

Policy 6. Neighbourhood plans

Yes

Policy 6 Comments:

The Eccleshall Plan was established in 2016, I feel the council should be encouraged and supported to review this in light of the new BC development plan, and the Meecebrook proposal on the outskirts of the village.

### **Meecebrook Garden Community**

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

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

/ No

The impact of the proposed development on Eccleshall will be enormous. Policy 7M refers to infrastructure being delivered 'at the appropriate stage', with the building of 300 new homes forecast per year between 2030 and 2040 when will it be deemed necessary to provide new / improved roads, the railways station, doctors and schools? There must be a reliable mechanism in place (Policy 37.2) to ensure the necessary infrastructure is in place before building commences to avoid overwhelming the services in Eccleshall, which are already stretched to the limit. The roads through Eccleshall are already congested and a new junction onto the M6 and a bypass for Eccleshall, should be an integral part of the development.

I do wonder at what point during the 10 year period the new doctors/school/road access will be completed, as I can foresee developers not wanting a new school until at least the 3000 have been built, by which point Eccleshall will be engulfed by the strain on services and existing infrastructure will collapse under the strain.

The Education Provision for Garden Communities Dof E document indicates that this provision requirement has not yet been established but does claim "There is also strong evidence that early provision of key infrastructure such as a new primary school will impact positively on scheme"

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/909909/Education\\_provision\\_in\\_garden\\_communities.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/909909/Education_provision_in_garden_communities.pdf)

The major access route to the proposed new town should be from the A34 side and not via the A5013 through the centre of Eccleshall, and there should be no access from Hilcote Lane.

Transport Policy 52 states that any proposed development should not cause unacceptable highway safety issues and should avoid severe residual cumulative impacts on the road network.

Pollution Policy 50 states that development shall not cause or be affected by unacceptable harm to human health, living conditions or the natural environment, through air (including odour), water noise or light pollution, vibration, insects or vermin, or land contamination or instability. Such a huge development will certainly impact on the local rural area and the increase in light pollution and loss of green, open space should be considered.

The proposed development is particularly relevant to the flood risks within the town centre. There is an inadequate combined sewer system which is already operating well up to capacity if not beyond. The potential sites identified to the south of the town at ECC03, ECC05, ECC08 and ECC09 have the potential to put further pressure on the system.

The major impact the proposed new garden village at Meecebrook would undoubtedly have on Eccleshall should be recognised to ensure that the uniqueness of the town as a place to visit, is preserved.

The Garden community plan appears to aim to establish an autonomous community which is with its own centre aimed at accessibly by its own people. I was wondering what access there will be for other existing local residents to the facilities at this community given the accent on minimising parking, vehicle access and local transport links to it. I would have thought Stafford Borough would want an inclusive community not one which is isolated from the rest of the borough.

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

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

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

**Policy 13. Local Green Space**

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

Yes / No

**Policy 13 Comments:**

I agree that sites designated as local green space should be protected,

**Economy Policies**

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

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

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

**Do you agree with these policies?**

No

Local Plan Preferred Options document reference: pages 61 to 65

**Comments:**

Policy 16, For New developments such as MillMeece if land is designated employment and doesn't prove to be viable then **it should stay as open land and not be taken up with houses.**

Indeed if this happens one must question the decision makers on the development who obviously got it wrong on their plan!!

## Environment Policies

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

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

Do you agree with these policies?

No

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

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

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

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

### Comments:

Flood Risk – For Eccleshall –

Southern Staffordshire indicates in their SFRA report in 2018 that “. Return to river of flood waters is a concern in this area” This was with a housing level prior to the houses built over the last few years. and that Eccleshall is a medium risk area,

I haven't seen any evidence of a report into the effects of 10,000 homes and new employment area on the flooding and flood risk to the river Sow valley through Eccleshall and indeed further down the river towards Stafford.

I fail to understand why a 15km radius needs to be drawn round Cannock Chase thus limiting development in this area. Perhaps this could be explained further in the document as an appendix or something rather than just a dotted red no-go area on the map.



Connections

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

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

**Do you agree with these policies?**

/ No

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

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

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

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

**Comments:**

I agree that transport networks should be implemented prior to new developments and existing roads should not be overloaded during any construction phase.

The Atkins P31 report concludes that “Operating public transport to all corners of Meecebrook will not be viable” – To get to employment centres, shopping centres will require vehicle access, and no doubt increase traffic in the narrow streets of Eccleshall unless adequate road infrastructure is in place before the development commences.

<https://www.staffordbc.gov.uk/sites/default/files/cme/DocMan1/Development/Meecebrook/Meecebrook-Transport-Strategy-Full-report-Accessible.pdf>

This study only considers transport within the Meecebrook community and not impacting on roads around the area.

The number of passenger journeys estimated by the SYSTRA relating to the proposed Railway Station at Meecebrook appear unrealistic. Even if all the residents of the garden village (or is it ‘Town’)? were to use the service on a regular basis. Indeed the demand at the Garden town is estimated at 133,281 journeys in 2030 when according to the plan no new homes will have been constructed!

It appears the sets of data and information are not aligned, and leads me to question what other data in the analysis is not correct.

## Evidence Base

To support the Local Plan 2020-2040 an evidence base has been produced. The evidence base is available to view on our website here:

[www.staffordbc.gov.uk/new-lp-2020-2040-evidence-base](http://www.staffordbc.gov.uk/new-lp-2020-2040-evidence-base)

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

No

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

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

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

**Comments:**

No I don't believe you have calculated the impact which the Meecebrook development will have on Eccleshall both in the long term and particularly the construction phase and 10 years where we will have all the traffic through the village and increase in water run off without any additional infrastructure to support it.

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

Yes

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

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

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

**Comments:**

Yes complete study of requirements for Meecebrook before any construction starts, I notice it's claimed funding will have to be agreed, there needs to be a plan to fund the infrastructure and implement that plan before any building is done

I would question the data used in the predictions and establishing requirements for the Meecebrook town. The overall plan caters for 10,000 homes whereas the plan up to 2040 only 3,000 homes.

Before any development can take place at Meecebrook detailed surveys should be carried out on traffic issues in Eccleshall, on the A519, B5026 and A5013. Surveys need to be carried out of local schools, doctors, the combined sewer system in Eccleshall and Stoke and Stafford Hospitals. These are already over-subscribed and there is no capacity to accommodate associated needs if new homes are constructed without the necessary infrastructure being in place.

Transport will be an issue if the buses cannot access all areas of the site. (Page 19 - Meecebrook Transport Strategy, Future Mobility Interventions – *Operating public transport to all corners of Meecebrook will not be viable*).

## General Comments

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

As Stafford Borough Council say on their webpage “Eccleshall is a proud and thriving rural community that can trace its story back to the Domesday Book.” Please do not destroy 1000 years of history and Heritage by just overwhelming it and turning it into just another commuter concrete town.

Clearly from the information and maps the overriding driver of the location of Meecebrook is not what is best for Stafford Borough but the 15km radius of the Cannock Chase SAC and the green belt north of Stone. All the major providers environmentally, utilities, transport, etc indicate it more challenging, and expensive to build away from all existing services than in more urban areas where the bulk of the infrastructure is already available.

There appear to be several discrepancies and variation in the data used for the Meecebrook developments 3,000 v 10,000 and a clear long term analysis should be done, there's no point catering for 3,000 when the final figure will be 10,000 (or more if the employment area is also used for housing)

Little analysis appears to have been done on the impact to local communities on Meecebrook both during construction and long term.

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

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

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

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

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

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**From:** Adam Herus [REDACTED]  
**Sent:** 11 December 2022 17:18  
**To:** Strategic Planning  
**Subject:** Meecebrook - Garden Settlement

I wish to protest in the strongest terms against this ghastly proposal to violate and destroy 974 acres of prime agricultural land and the death of thousands of animals because YOU propose a Garden Settlement. The local community will hold you to account for this wanton vandalism. Large areas of deciduous woodland will be lost forever. I suspect you or your cronies also do not live in the area and will not be affected by this.

There is simply not enough existing infrastructure and already significant pressure on the roads in the area without the development of six thousand houses. Building such a large development may lead to extensive flooding in a flood prone area. I cannot get a Doctor's appt easily at present. This will be nigh on impossible with thousands of people vying for the same. Yes I know you promise to offer new Schools, Health and leisure facilities but this will be in future developments.

You will also destroy the way of life we enjoy in living in a country village environment but what do you care.

I guess my protest is futile but just think what you are proposing and the impact on of thousands of people and wildlife in the area. I don't think you really care. Go and develop brown field site to meet your needs.

Regards

Adam Herus

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From: Catherine Heyes [REDACTED]  
Sent: 12 December 2022 10:26  
To: Strategic Planning  
Subject: Consultation Process- Meecebrook Garden Settlement

Dear Sir/Madam

I have been made aware of the Meecebrook proposal for a "Garden Settlement"; which will comprise six thousand new homes, of which four thousand will be in the Chebsey Parish.

I object to the proposal, due to the drastic negative impact it will have on the surrounding environment:

Significant areas of agricultural land, woodland, planting and habitat will be lost - 974 acres  
The local roads are already under a lot of pressure, and this will place even more burden on the traffic flow through the Parish and surrounding areas.  
Flood risk in the area is likely to increase from such a large development on the land and more frequent flooding on already recognised flood risk areas Meecebrook is inconsistent to increase biodiversity in the area  
The impact on our present services such as health, leisure, education etc, which are already overstretched, will be threatened further by this development. Whilst the plan does offer new schools and doctor's surgeries, these services will not be available for a considerable amount of time whilst the development progresses.

Yours sincerely,  
Catherine Heyes

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From: Sarah Hickman [REDACTED]  
Sent: 11 December 2022 22:47  
To: Strategic Planning

Good evening,

Please take this email as my objection to the Meecebrook proposal. In particular the development of 974 acres of agricultural land as opposed to any brownfield sites.

Many thanks,  
Sarah

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From: Preferred Options Consultation [REDACTED]  
Sent: 09 December 2022 15:47  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Frances Hicks**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **No reply**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Contribute to Stafford Borough being net zero carbon by ensuring that development mitigates and adapts to climate change and is future proof., To deliver sustainable economic and housing growth to provide income and jobs. and To deliver infrastructure led growth supported by accessible services and facilities.**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **No**

Comments: **No reply**

Policy 2 (Settlement Hierarchy): **No**

Comments: **No reply**

Policy 3 (Development in open countryside): **No**

Comments: **No reply**

Policy 4 (Climate change and development requirements): **Yes**

Comments: **No reply**

Policy 5 (Green Belt): **Yes**

Comments: **No reply**

Policy 6 (Neighbourhood plans): **Yes**

Comments: **No reply**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Yes**

Comments: **No reply**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Yes**

Comments: **No reply**

Policy 10 (West of Stafford): **Yes**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **Yes**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No**

Comments: **Stone Town, land near Oakleigh Court**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Yes**

Comments: **No reply**

Policy 14 (Penk and Sow): **Yes**

Comments: **No reply**

Policy 15 (Stone Countryside): **Yes**

Comments: **No reply**

### **Economy Policies**

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



Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **Yes**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **Yes**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Yes**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **Yes**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **Yes**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No**

Comments: **No reply**

### **General Comments:**

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 05 December 2022 20:46  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Kim Hicks**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **No reply**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? To develop a high value, high skill, innovative and sustainable economy. , To strengthen our town centres through a quality environment and flexible mix of uses. and To deliver infrastructure led growth supported by accessible services and facilities.**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Yes**

Comments: **No reply**

Policy 2 (Settlement Hierarchy): **No**

Comments: **I do not agree with the size of the Meecebrook Garden Community and therefore it's ranking in the settlement hierarchy.**

Policy 3 (Development in open countryside): **No**

Comments: **No reply**

Policy 4 (Climate change and development requirements): **Yes**

Comments: **No reply**

Policy 5 (Green Belt): **Yes**

Comments: **No reply**

Policy 6 (Neighbourhood plans): **Yes**

Comments: **No reply**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **I do not agree with the proposed location of the Meecebrook Garden Community for the following reasons:-** The current road network cannot sustain any extra pressure. Any traffic heading towards Stafford from Meecebrook would find their main route took them through Eccleshall which already faces high volume of traffic including large lorries and agricultural vehicles. It is also used as a bypass when there is accident on the motorway between jct 14 - 15 of the M6 causing long tailbacks. The creation of a new train station will not take pressure off the road network. The unreliability (strikes) and high cost of train fares mean this is not a viable option for most commuters especially those in affordable housing and often driving especially for local commutes is a more convenient and cheaper option. The depletion of greenspace, wildlife habitats and farming land seems backwards in an agricultural area. With climate change so high on the agenda surely we should be fighting to keep as much of the countryside in Stafford Borough as possible and putting smaller amounts of new housing in areas which are already used for this purpose rather than building such a large scale community. I also think that the impact on Eccleshall itself should not be underestimated. It is a unique place with a vibrant community and building something the size of Meecebrook on it's doorstep will surely have an impact on this community and could lead to an exodus of many residents.

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Yes**

Comments: **No reply**

Policy 10 (West of Stafford): **Yes**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **Yes**

Comments: **No reply**

Policy 12 (Other housing and employment land): **Yes**

Comments: **No reply**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Yes**

Comments: **No reply**

Policy 14 (Penk and Sow): **Yes**

Comments: **No reply**

Policy 15 (Stone Countryside): **Yes**

Comments: **No reply**

## **Economy Policies**

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

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **Yes**

Comments: **No reply**

## **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **Yes**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Yes**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **Yes**

Comments: **No reply**

## **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No**

Comments: **No reply**

## **Environment Policies**

**Q12** - Do you agree with policies? **Yes**

Comments: **No reply**

## **Connections**

**Q13** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No**

Comments: **No reply**

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

Comments: **No reply**

### **General Comments:**

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 09 December 2022 11:07  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Stephen Hicks**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **No reply**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Contribute to Stafford Borough being net zero carbon by ensuring that development mitigates and adapts to climate change and is future proof., To deliver sustainable economic and housing growth to provide income and jobs. and To deliver infrastructure led growth supported by accessible services and facilities.**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Yes**

Comments: **No reply**

Policy 2 (Settlement Hierarchy): **Yes**

Comments: **No reply**

Policy 3 (Development in open countryside): **No**

Comments: **No reply**

Policy 4 (Climate change and development requirements): **Yes**

Comments: **No reply**

Policy 5 (Green Belt): **Yes**

Comments: **No reply**

Policy 6 (Neighbourhood plans): **Yes**

Comments: **No reply**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Yes**

Comments: **No reply**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No**

Comments: **No reply**

Policy 10 (West of Stafford): **Yes**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **Yes**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Yes**

Comments: **No reply**

Policy 14 (Penk and Sow): **Yes**

Comments: **No reply**

Policy 15 (Stone Countryside): **Yes**

Comments: **No reply**

### **Economy Policies**

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



Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **Yes**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **Yes**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Yes**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **Yes**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **Yes**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No**

Comments: **No reply**

### **General Comments:**

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 29 November 2022 15:32  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Carole Higgs**

Email: [REDACTED]

**Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

**Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

**Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **When attending a consultation event this was described as an option however I can not see any other options available that we can compare the proposals to. Why have brown field sites not been considered, Why has Stafford BC agreed to take 2,000 homes allocations from another council and which council was that from. The consultation suggests that there are 64,000 dwelling in the Stafford Borough area, is an almost 10% increase in this number realistic to keep the feel of Stafford Borough. The road network struggles at present and some of the outlying major junctions could not cope with the additional vehicles, such as the traffic lights / roundabout at Junction 15 of the M6, what measures have been considered to assist with what will be a bottle neck here. Flooding is already a major problem, taking such a large natural flood plane in one area id going to put additional pressure on the flooding. Sewage in the are around Raleigh Hall / Drake Hall prison is already a problem and causes raw sewage to flood onto Raleigh Hall, what measures are going to be taken to assist with sewage.**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No**

Comments: **No reply**

Policy 10 (West of Stafford): **No**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **Yes**

Comments: **To ensure Stafford itself does not die on its feet employment and housing needs to be within the current town. Since the new development and SP 1 & 2 have been built the north end of the town has become a ghost town. Providing housing / flats and small business units not just major industrial distribution centers will bring people back to the town center. Looking at demographics of what type of housing is required in the future ie more people living by themselves than ever before and existing large industrial areas ie Argos distribution center at Junction 13, use what is there first. Recycling at it highest level.**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No**

Comments: **The proposed garden village is currently all green space, including football pitches, rugby pitches, numerous fishing lakes all available for the public to use. In addition the police firing range is within this area. I believe the football pitches are owned by Sports England and are leased on a 99 year lease. Why loose such a lot of existing facilities.**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## **Economy Policies**

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

Comments: **No reply**

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **Yes**

Comments: **No reply**

## **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **Yes**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Yes**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **Yes**

Comments: **No reply**

## **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **Yes**

Comments: **I agree we need to be more sustainable however large scale solar farms do not seem to be the solution as the damage to the environment after they have been taken down in 40 years renders the land useless for agriculture.**

## **Environment Policies**

**Q12** - Do you agree with policies? **Yes**

Comments: **All these issues need to be considered but building so many houses in one area can only damage and worsen a flooding problem already within Eccleshall and the surrounding area.**

## **Connections**

**Q13** - Do you agree with policies? **Yes**

Comments: **No reply**

## **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No**

Comments: **I can not see any alternative brown field sites as a comparison for the Garden Village**

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

Comments: **Alternative sites**

## **General Comments:**

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 11 December 2022 17:09  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Graham Hill**

Email: [REDACTED]

**Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Development Strategy and Climate Change Response**

**Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

**Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **No reply**

Comments: **No reply**

Policy 2 (Settlement Hierarchy): **No reply**

Comments: **No reply**

Policy 3 (Development in open countryside): **No reply**

Comments: **No reply**

Policy 4 (Climate change and development requirements): **No reply**

Comments: **No reply**

Policy 5 (Green Belt): **No reply**

Comments: **No reply**

Policy 6 (Neighbourhood plans): **No reply**

Comments: **No reply**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No reply**

Comments: **No reply**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No**

Comments: **Woodseaves Developments** In the Issues and options consultation in Feb 2020 under Development strategy it was recognised that some of the Key Service Villages had received a disproportionate amount of housing compared with others, Woodseaves being one of them with 43 dwellings, an 18% increase in the settlement since 2011 taking the total settlement to 281 dwellings. The Preferred Options Plan is proposing 125 dwellings and lets add say 10 that have already been given permission since 2020 and you have 135 dwellings in the 2020 – 40 plan which is a 48% increase in the village size. This is a larger % than any other existing town, village or settlement in the plan and by a considerable margin. So having recognised the problem in the 2020 development strategy why is it now being ignored and the preferred options plan proposing a disproportionate amount of housing for the village. Again this is not in line with the 2019 New settlement Hierarchy amended in 2022 ensuring there are no locations that are over-burdened or that other locations are not starved of growth. Only 2 out of 13 tier 4 settlements have housing allocated in the plan, Gnosall and Woodseaves. Woodseaves is the smallest tier 4 settlement in the 2022 Revised Settlement Assessment but has the largest number of dwellings proposed of any tier 4 settlements. So 11 of the tier 4 settlements are being starved of growth and Woodseaves is being over-burdened which is not in line with the 2020 Development Strategy. Also in the Issues and Options consultation in Feb 2020 under Development Strategy it was recognised that:-

- Some argument was made against any development in smaller settlements without the provision of appropriate infrastructure and services (e.g. transport, health, education, employment) on sustainability grounds. I would note there is nothing in the Infrastructure Delivery Plan (preferred options stage) about improvements for Woodseaves infrastructure or services although it is proposed to have the largest housing development of any Tier 4 settlement. Let's take a look at Woodseaves infrastructure and services Sewage Treatment Works access For the last 9



months the sewage works has been at 50% capacity and severn trent have been tankering out sewage from this vital infrastructure under emergency powers. However, the only access to the sewage works is down Moscow Lane a single track unadopted lane with no passing places. This lane is hardly wide enough for a car to drive along and is totally unfit for HGV tanker lorries to go along, peoples hedges and property have been damaged as well as the track. 2 weeks ago Severn Trent arranged for a mobile crane to go down the track and this got temporally stuck between the hedges either side of the track. Severn Trent need their own dedicated road off the A519 to access the sewage treatment works and this should be included in the preferred options plan and Severn Trent's 2024 – 2029 5 year plan, particularly as within the preferred options plan it is proposed to increase the number of dwellings on Moscow Lane by 50%. This new access road would also avoid Severn Trent from having to negotiate and provide temporary construction access across fields like they will need in Spring of 2023 and at the end of the design life of the present works in 2035 or sooner if the present works keeps having failures. Footpaths From the village shop south of the village down the A519 the footpaths in places are so narrow that if pedestrians need to pass one another one pedestrian is forced to step out onto the main trunk road. It is not possible for an adult and child to walk side by side. This is unsafe for the existing community never mind the future residents and does need addressing. In addition there are numerous obstacles within the footpaths like telecommunication and power cable poles and other infrastructure which wheelchair and mobility scooters users, pedestrians pushing prams or buggies have to go onto the main trunk road to pass the obstacle. Again this is unsafe and needs rectifying. Transport There is no offsite parking facilities at the village shop so people park on the main road, as do delivery lorries and this turns the A519 into a single track road with delays to traffic and dangers to people getting in and out of parked cars etc. Although the public house and restaurant has a car park this is full at certain times and again cars park on the main road with similar impact. With no doctors surgery, dentist or pharmacy in the village and a 2 hourly bus service it could take up to half a day on public transport to attend a 15 minutes doctors or dental appointment which is not really reasonable or sustainable for existing or any future residents. This could be improved by :- • Relocating the village shop/post office to a new purpose built and fitted out facility with off street car park but retaining passing trade on the A519 • Providing a small unit with car park and exploring the possibility of a satellite doctors surgery as an extension to the main Eccelshall surgery and pharmacy even if only serviced on a few days. • The off street car park could also locate some public electric car charging points as we are supposedly going electric from 2030 only 10 years into the 20 year plan • Allocating land and extending the car park at the rear of the Public House/Restaurant Also there is no evening or Sunday bus services so residents are unable to go to the cinema, Stafford gatehouse, bowling or any other recreation activity other than the very limited village amenities, without using a car. While the village has grown over the last 25 years the bus service has declined over this period and I don't see anything that will change this continual decline as people recognise that a car is essential for commuting or recreation outside the village. This reinforces the point that further development is not supported on sustainability grounds. Employment As identified in the plan with no significant employment facilities within 3km of the village and a limited 2 hourly bus service there is insufficient employment opportunities for the existing residents, without commuting by car, adding to this with a near 50% increase in residents is unsustainable.

## Site Allocation Policies (continued)

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

## **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

## **General Comments:**

**No reply**

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**From:** Preferred Options Consultation [REDACTED]  
**Sent:** 10 December 2022 19:23  
**To:** Strategic Planning Consultations  
**Subject:** Preferred Options Consultation - Submitted Response

Full name: **Alison Hodgens**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Housing Policies**

### **Vision and Objectives**

**Q1** - Which 3 are most important to you? **Not asked**

### **Development Strategy and Climate Change**

**Q2** - Do you agree with each of the policies in this chapter?

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Not asked**

Comments: **Not asked**

Policy 10 (West of Stafford): **Not asked**

Comments: **Not asked**

Policy 11 (Stafford Station Gateway): **Not asked**

Comments: **Not asked**

Policy 12 (Other housing and employment land): **Not asked**

Comments: **Not asked**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Not asked**

Comments: **Not asked**

Policy 14 (Penk and Sow): **Not asked**

Comments: **Not asked**

Policy 15 (Stone Countryside): **Not asked**

Comments: **Not asked**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **Not asked**

Comments: Not asked

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and

forestry development, tourism development and canals. Do you agree? **Not asked**

Comments: **Not asked**

## Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No**

Comments: **You are destroying the countryside, wildlife and farmland close to Cannock Chase. There is no decent sensible infrastructure. The traffic volume is ever increasing. Schools are to capacity and the new schools are a ridiculous distance from the proposals to develop land by Milford, Walton, Brocton, Wildwood. In addition we should not be supporting proposals for the Black Country local plan. We are Staffordshire. Focus on the already damaged roads and embarrassing county town centre to make improvements.**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No**

Comments: **No reply**

## Design and Infrastructure Policies

**Q11** - Do you agree with policies? **Yes**

Comments: **No reply**

## Environment Policies

**Q12** - Do you agree with policies? **Yes**

Comments: **No reply**

## Connections

**Q13** - Do you agree with policies? **Yes**

Comments: **No reply**

## Evidence Base

**Q14** - Have we considered all relevant studies and reports? **No**

Comments: **Your studies should include improved consultation with nearby residents. Not just electronically.**

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

Comments: **No reply**

**General Comments:**

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 10 December 2022 02:26  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Helen Holden**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Vision and Objectives**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? To deliver infrastructure led growth supported by accessible services and facilities., To provide an attractive place to live and work and support strong communities that promote health and wellbeing. and To increase and enhance green and blue infrastructure in the borough and to enable greater access to it while improving the natural environment and biodiversity.**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **No**

Comments: **I don't agree with the sheer number of houses the amount of green space being taken and the lack of infrastructure around to cope with this number**

Policy 2 (Settlement Hierarchy): **No**

Comments: **I don't agree with meecebrook at all**

Policy 3 (Development in open countryside): **No**

Comments: **You are not leaving open countryside with 3000 houses!!!!**

Policy 4 (Climate change and development requirements): **No**

Comments: **Building on green fields is not helping the climate - leave how it is**



Policy 5 (Green Belt): **No**

Comments: **As above you are not protecting green belt land if you are proposing a settlement of 3000 houses, plus cars of around 5000 extra cars on the roads for the 3000 houses!**

Policy 6 (Neighbourhood plans): **No**

Comments: **Eccleshall is a settlement of 6500 people - with 3000 houses this will DOUBLE the settlement - it WILL NOT cope and will ruin the beautiful place in which we live**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **As already said - eccleshall is a beautiful place to live. With 6500 inhabitants it just about copes with the services / facilities and infrastructure - with 3000 more houses this will double the inhabitants and with the infrastructure and services it will not cope. You are taking beautiful and valuable open green space for more concrete and brickwork. The roads around are not to the size for an extra 5000 plus cars on the road. I DO NOT AGREE WITH THIS PROPOSAL AT ALL!!!**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No**

Comments: **No reply**

Policy 10 (West of Stafford): **No**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No**

Comments: **No reply**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## Economy Policies

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **Yes**

Comments: **No reply**

## Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No**

Comments: **I don't agree with affordable housing being placed within new build estates with a mix of house prices. We have paid a great deal for our house and yet have affordable housing where people take much less pride in where they live - it's not fair on us who work hard and pay a significant mortgage**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No**

Comments: **I don't agree with Meecebrook at all**

## Design and Infrastructure Policies

**Q11** - Do you agree with policies? **No**

Comments: **No reply**

## Environment Policies

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## Connections

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

## **General Comments:**

**I do not agree with the Garden Settlement at Meecebrook. This will be disastrous to Eccleshall and the surrounding areas. This proposal should NOT go ahead.**

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From: Preferred Options Consultation [REDACTED]  
Sent: 28 November 2022 21:41  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Nigel Holmes**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **Aston Lodge Residents Association**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **No reply**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? To deliver infrastructure led growth supported by accessible services and facilities., To provide an attractive place to live and work and support strong communities that promote health and wellbeing. and To increase and enhance green and blue infrastructure in the borough and to enable greater access to it while improving the natural environment and biodiversity.**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **No**

Comments: **The total number of houses allocated, far exceeds that of the supporting infrastructure.**

Policy 2 (Settlement Hierarchy): **Yes**

Comments: **No reply**

Policy 3 (Development in open countryside): **No**

Comments: **Brownfield sites should always be developed, in preference to depleting open countryside.**

Policy 4 (Climate change and development requirements): **Yes**

Comments: **Climate change is a real concern and should be factored into any new developments, but this should be done in a sensible and sustainable way, without making properties un-affordable.**

Policy 5 (Green Belt): **No**

Comments: **There's no good reason for building on the green belt land, whilst ever suitable brownfield sites exist.**

Policy 6 (Neighbourhood plans): **Yes**

Comments: **These are generally a good idea, however there are not enough Local Green Spaces allocated in the Stone area.**

## **Meecebrook Garden Community**

Q3 - Do you agree with proposed new garden community: **Yes**

Comments: **A large-scale development such as this is never welcome, especially when it is so close to existing settlements. However, providing that the proposed new infrastructure is built and in place BEFORE the houses are built, then it is preferable to adding more houses to existing settlements, where the existing infrastructure is already stretched beyond the limits.**

## **Site Allocation Policies**

Q4 - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No**

Comments: **The Proposed Housing Allocations in the vicinity of Aston Lodge Stone (Tier 2 - STO13 and STO16), don't appear to take the following factors into account: Any additional development in this area, would clearly exacerbate the existing problem of traffic build-up, on the approach to the level crossing and traffic lights (B5027), particularly at busy times of the day. Other factors include: \* Increased flood risk, due to a build-up of runoff water at the bottom of Saddler Avenue - there have been historical flooding issues, where two streams converge (to the west of STO13). \* Lack of supporting infrastructure (e.g., sewers and drains). \* Insufficient school places. \* Insufficient GP surgeries and dental practices. \* Poor pedestrian access, from Lichfield Road, particularly for people with mobility issues: - Via the level crossing, from the traffic lights - a single footway (narrow in places), so with increased traffic, crossing the B5027 would become even more difficult. - Via Pingle Lane - a steep, unsurfaced road, with no separate footway, or street lighting, and**

frequently used by farm vehicles.

## Site Allocation Policies (continued)

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No**

Comments: **Whilst I broadly with the idea of greenspaces and those already specified, however, there is only one specified for Stone South and none in the vicinity of Aston Lodge.**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **Yes**

Comments: **No reply**

## Economy Policies

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No**

Comments: **Building 'affordable housing' is often used as an excuse by developers, for building houses in areas where planning permission would otherwise be refused.**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No**

Comments: **Again, the 'rural exception policy' is often used as an excuse to build housing on greenfield sites, where planning permission would otherwise be refused.**

## Design and Infrastructure Policies

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## Environment Policies

**Q12** - Do you agree with policies? **Yes**

Comments: **Agree with Policy 42 on flood risk. Flood prevention measures must be in place before building on land liable to flood in extreme weather conditions and due consideration should also be given to the impact on surrounding, existing developments, to ensure that flood risk isn't increased for those properties.**

## Connections

**Q13** - Do you agree with policies? **No reply**

Comments: **A lack of free car parking in Stone adversely affects local businesses. The rail service to/from Stone was reliable and convenient, when operated by London Midland Railway. Since the franchise was awarded to London Northwestern Railway, there are no direct trains to London and a wait of approximately 55 minutes in Stafford.**

## Evidence Base

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

## General Comments:

**The semi-rural nature of Stone was what attracted us to the area over 25 years ago. Since then, the expansion of the industrial area and additional housing has made the area less desirable. The infrastructure which was fit for purpose is now completely overstretched and no further development should be considered, without upgrading the existing infrastructure FIRST. Where possible, brownfield sites should always be considered, in preference to encroaching further on the countryside.**

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**From:** Ann Hooper [REDACTED]  
**Sent:** 11 December 2022 09:58  
**To:** Strategic Planning  
**Subject:** Meecebrook garden settlement

Dear Sir/Madam

We should like to strongly object to the above development for the following reasons:

6000 houses and hence at least 6000 cars will place an unbelievable strain on the existing infrastructure. Eccleshall is extremely busy with traffic now. The building of several housing estates in the village itself has added to this. It can get very congested. The local roads will not cope with all those cars. Many are narrow lanes. The development will destroy our rural environment. This is why we moved here, to escape busy town life and noise. It will add strain to existing health services. You already have to wait at least 2 weeks for a doctor's appointment. More people will make this worse. I know a doctor's surgery will be built but that might take some time to establish BUT people move into new houses as soon as they are built.

It will destroy acres of natural habitat for the animals and birds in this area.

I hope you will consider these points and decide not to move forward with this proposal.

Yours sincerely

Ann and David Hooper

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]



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From: Preferred Options Consultation [REDACTED]  
Sent: 29 November 2022 18:51  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Joan Hope**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: **Prefer not to say / not applicable**

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **The proposed Meecebrook new settlement will be OF NO BENEFIT TO LOCAL PEOPLE! Any new West Coast Main Line Railway Station erected next to a site of 6,000 new housing units will prove a magnet to London commuters, currently living in the South East of England. Substantially lower house prices, and a better quality of life in Staffordshire will be an overwhelming attraction. What should be the priority of the locally elected members of the Borough is focusing their efforts on improving existing local amenities and infrastructure by making better use of tax payers money and replenish unused and redundant buildings throughout the Borough into housing stock for local people. Investment into our established market towns which badly need revitalising for the existing communities including our young people and children should be a priority before building any new towns conurbation/settlement drawing resource away from struggling rural communities to create more empty shops, community centres and places of worship. Repairing our existing roads and pavements PROPERLY (not having potholes reappear a couple of months later) before creating miles of new ones and the cleaning and replacing of broken/missing road signs would go a long way in keeping this part pf England a decent place to live in for current and future generations.**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: **No reply**

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

## **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

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

Comments: **You have not had an options paper conducted that identifies optimum locations across the Borough for increasing the size of existing villages or the creation of new towns rather asked for suggestions, which is neither scientific nor evidence based.**

**General Comments:**

**No reply**

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**From:** Preferred Options Consultation [REDACTED]  
**Sent:** 04 December 2022 11:35  
**To:** Strategic Planning Consultations  
**Subject:** Preferred Options Consultation - Submitted Response

Full name: **Amanda Hopper**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

### **Vision and Objectives**

**Q1** - Which 3 are most important to you? **Not asked**

### **Development Strategy and Climate Change**

**Q2** - Do you agree with each of the policies in this chapter?

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **Indefensible to build 6000 houses on beautiful green fields (and ruin Eccleshall in the process) when there are many brownfield sites in Stafford which would be much better equipped for all the extra traffic and facilities needed for thousands of extra people.**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Yes**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **Yes**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No**

Comments: **No reply**

Policy 14 (Penk and Sow): **Yes**

Comments: **No reply**

Policy 15 (Stone Countryside): **Yes**

Comments: **No reply**

## **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **Yes**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **Yes**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No**

Comments: **No reply**

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

Comments: **Detrimental effect on existing residents.**

### **General Comments:**

**NO TO MEECEBROOK**

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From: Preferred Options Consultation [REDACTED]  
Sent: 07 November 2022 17:48  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Darren Hordern**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Site Allocation Policies**

### **Vision and Objectives**

**Q1** - Which 3 are most important to you? **Not asked**

### **Development Strategy and Climate Change**

**Q2** - Do you agree with each of the policies in this chapter?

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**



Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No**

Comments: **Land at Ashflats STAFMB03. I strongly object to this allocation. This cramming of housing will ruin the local area and cause even more chaos for Stafford. Effectively blocking yet another entry to the town.**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

### **General Comments:**

**No reply**

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From: [REDACTED]  
Sent: 11 December 2022 11:46  
To: Strategic Planning  
Subject: OBJECTION to the proposed development of the Meecebrook Garden Settlement

Dear Sir,

I am writing to add my voice to the objections about the proposals to build Meecebrook Garden Settlement.

It seems to me that the scale of the development, which will use a considerable acreage of good agricultural land and woodland, is out of all proportion to the villages it will impact most seriously on, especially Chebsey, which must be one of the most delightful and compact villages in the area.

The last thing the county needs is yet another soulless and massive housing development. Such developments are not 'communities' but simply brick built boxes, which add nothing to the look of an area, which has a number of very long standing and tight knit communities.

In particular, the road network as it exists is in very poor shape and not remotely fit to carry all the builder's vehicles or the subsequent commuter traffic.

In short, I feel that the sheer scale of Meecebrook is frankly absurd and urge the Borough Council to revisit the proposals to contain the number of houses to the hundreds rather than the thousands.

Yours faithfully,

David Horridge

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 12 December 2022 11:46  
**To:** Strategic Planning  
**Subject:** Meecebrook Garden Settlement

Dear Sir/Madam

I have been made aware of the Meecebrook proposal for a "Garden Settlement"; which will comprise six thousand new homes, of which four thousand will be in the Chebsey Parish.

This will severely affect our rural way of life and drastically negatively impact our surrounding environment. Therefore I object to the Meecebook plan citing the reasons below:

1. 974 acres of the best and most versatile agricultural land with large pockets of deciduous woodland, planting and habitat will be lost
2. There is already significant pressure on the roads within the area - the development of six thousand homes will place a huge burden on the traffic flows throughout the whole Parish and surrounding areas
3. Building such a large development on the land may increase the risk of further extensive and more frequent flooding on already recognised flood risk areas
4. Meecebrook is inconsistent to increase biodiversity in the area
5. The impact on our present services such as health, leisure, education etc, which are already overstretched, will be threatened further by this development. Whilst the plan does offer new schools and doctor's surgeries, these services will not be available for a considerable amount of time whilst the development progresses.

Yours sincerely,

Andrew Houghton

[REDACTED]  
[REDACTED]  
[REDACTED]

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From: Janette Houghton [REDACTED]  
Sent: 12 December 2022 11:45  
To: Strategic Planning  
Subject: Meecebrook Garden Settlement

Dear Sir/Madam

I have been made aware of the Meecebrook proposal for a "Garden Settlement"; which will comprise six thousand new homes, of which four thousand will be in the Chebsey Parish.

This will severely affect our rural way of life and drastically negatively impact our surrounding environment. Therefore I object to the Meecebook plan citing the reasons below:

1. 974 acres of the best and most versatile agricultural land with large pockets of deciduous woodland, planting and habitat will be lost
2. There is already significant pressure on the roads within the area - the development of six thousand homes will place a huge burden on the traffic flows throughout the whole Parish and surrounding areas
3. Building such a large development on the land may increase the risk of further extensive and more frequent flooding on already recognised flood risk areas
4. Meecebrook is inconsistent to increase biodiversity in the area
5. The impact on our present services such as health, leisure, education etc, which are already overstretched, will be threatened further by this development. Whilst the plan does offer new schools and doctor's surgeries, these services will not be available for a considerable amount of time whilst the development progresses.

Yours sincerely,

Janette Houghton  
[REDACTED]

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From: Sally Houghton [REDACTED]  
Sent: 12 December 2022 10:11  
To: Strategic Planning  
Subject: Consultation Process - Meecebrook Garden Settlement

Dear Sir/Madam

I have been made aware of the Meecebrook proposal for a "Garden Settlement"; which will comprise six thousand new homes, of which four thousand will be in the Chebsey Parish.

This will severely affect our rural way of life and drastically negatively impact our surrounding environment. Therefore I object to the Meecebook plan citing the reasons below:

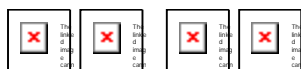
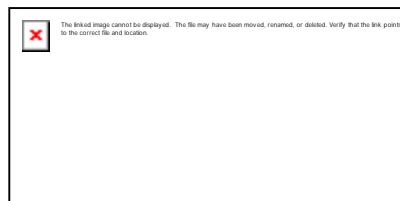
1. 974 acres of the best and most versatile agricultural land with large pockets of deciduous woodland, planting and habitat will be lost
2. There is already significant pressure on the roads within the area - the development of six thousand homes will place a huge burden on the traffic flows throughout the whole Parish and surrounding areas
3. Building such a large development on the land may increase the risk of further extensive and more frequent flooding on already recognised flood risk areas
4. Meecebrook is inconsistent to increase biodiversity in the area
5. The impact on our present services such as health, leisure, education etc, which are already overstretched, will be threatened further by this development. Whilst the plan does offer new schools and doctor's surgeries, these services will not be available for a considerable amount of time whilst the development progresses.

Yours sincerely,  
Sally Houghton

[REDACTED]  
[REDACTED]

--  
SALLY HOUGHTON  
(she/her)

[REDACTED]



*United for Global Mental Health is registered in the United Kingdom as a company limited by guarantee (Company No. 11139817) and is Registered Charity No. 1180516 (England & Wales)*

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From: Preferred Options Consultation [REDACTED]  
Sent: 12 December 2022 10:46  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Sarah Houghton**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **This will severely affect our rural way of life and drastically negatively impact our surrounding environment. Therefore I object to the Meecebrook plan citing the reasons below: 1. 974 acres of the best and most versatile agricultural land with large pockets of deciduous woodland, planting and habitat will be lost 2. There is already significant pressure on the roads within the area - the development of six thousand homes will place a huge burden on the traffic flows throughout the whole Parish and surrounding areas 3. Building such a large development on the land may increase the risk of further extensive and more frequent flooding on already recognised flood risk areas 4. Meecebrook is inconsistent to increase biodiversity in the area The impact on our present services such as health, leisure, education etc, which are already overstretched, will be threatened further by this development. Whilst the plan does offer new schools and doctor's surgeries, these services will not be available for a considerable amount of time whilst the development progresses.**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**



Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

## **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

**General Comments:**

**No reply**

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**From:** Alan [REDACTED]  
**Sent:** 11 December 2022 13:17  
**To:** SPP Consultations  
**Subject:** Meecebrook new garden settlement OBJECTION

Dear Sir,

I am writing to object to the proposal for a new garden village at Meecebrook.

As a resident of Eccleshall I am deeply concerned about this proposal and the impact it will have on all the local infrastructure and surrounding area. In Eccleshall we already have problems with flooding, traffic, schools, doctors and the state of our roads.

The proposed building on prime agricultural land is an absolute travesty. What happened to the original promise of brown field sites being used?

We have major traffic problems when Trucks and farm vehicles block the High Street and nothing moves.

Schools, Doctors and roads etc. will have to be in place before any house building otherwise chaos will ensue.

You will be responsible for making a mess of our beautiful county for future generations to come. Heaven help our children.

Alan Hughes

Sent from [Mail](#) for Windows

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From: [REDACTED]  
Sent: 11 December 2022 13:40  
To: SPP Consultations  
Subject: Meecebrook new garden development - OBJECTION

Dear Sir,

I am writing to object to the proposal for a new garden village at Meecebrook.

As a resident of Eccleshall I am deeply concerned about this proposal and the impact it will have on all the local infrastructure and surrounding area. In Eccleshall we already have problems with flooding, traffic, schools, doctors and the state of our roads.

The proposed building on prime agricultural land is an absolute travesty. What happened to the original promise of brown field sites being used?

We have major problems when Trucks and farm vehicles block the High street and nothing moves.

Schools, Doctors and roads etc. Will have to be in place before any house building otherwise chaos will ensue.

You will be responsible for making a mess of our beautiful county for future generations to come. Heaven help our children.

Maggie Hughes

Sent from [Mail](#) for Windows

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From: Preferred Options Consultation [REDACTED]  
Sent: 22 November 2022 20:36  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Richard Hughes**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Design and Infrastructure Policies**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Not asked**

Comments: **Not asked**

Policy 10 (West of Stafford): **Not asked**

Comments: **Not asked**

Policy 11 (Stafford Station Gateway): **Not asked**

Comments: **Not asked**

Policy 12 (Other housing and employment land): **Not asked**

Comments: **Not asked**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Not asked**

Comments: **Not asked**

Policy 14 (Penk and Sow): **Not asked**

Comments: **Not asked**

Policy 15 (Stone Countryside): **Not asked**

Comments: **Not asked**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **Not asked**

Comments: Not asked

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and

forestry development, tourism development and canals. Do you agree? **Not asked**

Comments: **Not asked**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **Not asked**

Comments: **Not asked**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Not asked**

Comments: **Not asked**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **Not asked**

Comments: **Not asked**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No**

Comments: **We really need an infrastructure plan and implementation before any building approval A prime example is aston lodge park in stone which required 2 roads off the estate but instead we have one which is a duel carriageway Ridiculous**

### **Environment Policies**

**Q12** - Do you agree with policies? **No**

Comments: **The environment must b4 our first priority and need a different approach**

### **Connections**

**Q13** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No**

Comments: **No reply**

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

Comments: **Further environmental review**

### **General Comments:**

**No reply**

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From: Henry Hutsby [REDACTED]  
Sent: 10 December 2022 18:13  
To: SPP Consultations  
Subject: Meecebrook new town

I am responding to your consultation exercise in relation to the above I feel that the proposed development is not feasible to deliver as a separate community from Eccleshall. from the plans it would appear that the edge will only be a short distance from Eccleshall town itself . The proposal is to deliver a completely separate community with it's own amenities but feel that this will be impossible to achieve bearing in mind the closeness to the existing settlement Eccleshall is already stretched as regards parking and traffic problems and the new town would only add to these. There are also issues with the provision of other facilities and cannot see that these Will be provided from the outset in the new town.

It cannot be right to develop high grade agricultural land which can be used for food production as they strive for greater food independence to cover it with houses . it will be an act of wanton vandalism to ruin the rural environment on the journey from cold Norton to Eccleshall which has remained unspoiled for generations There is limited employment locally and the location will necessitate that occupants travel further afield to travel to work. I believe there has been mention of a new railway station But imagine this would be very expensive to provide and indeed the last station nearby at Norton bridge on the main line which has dismantled some years ago partly through limited use but also due to interfering with is the passage of traffic on the main line If additional housing needs to be provided I feel that this would be better cited In existing villages with good communications such Woodseaves Great Bridgeford Hixon Weston Tittensor and other such similar communities. There are also numerous Empty properties in the town centre along with accommodation above existing shops which would merit from being brought back into living accommodation. I feel that the council should take action to encourage these properties being brought back into use to provide affordable accommodation for the less advantaged .

Planning procedures need to be speeded up to ensure quicker delivery of all existing planning projects and which would help to deliver planning solutions more quickly For all these reasons I urge that the proposal for the new town be rejected

Sent from my iPad



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From: Preferred Options Consultation [REDACTED]  
Sent: 10 December 2022 12:07  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Mrs Natalie Hyder**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Site Allocation Policies**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No**

Comments: **the proposed sites of STO13 and STO16 are not within the Stafford Borough Council existing settlement boundary. Demand for housing can be met with land on the old ABB site and the New Garden Village. We object to ST013 and STO16 on the grounds of there being an increased flood risk on Aston Lodge, particularly in Saddler Avenue where there are existing flooding issues. The flood alleviation scheme on aston Lodge has help reduce flooding risks for most but development on the STO13 site would increase this again. There are already insufficient school places, GP surgeries and dental practices for the current population so more housing within this area will cause more problems. There is very poor pedestrian access from Lichfield Road to the propsed sites. It is already dangerous to cross at the opening to Aston Lodge and then again before the railway lines. This will be particularly dangerous for young children walking to St Michael's First School and people with mobility issues. It will become significantly worse with the increased amount of traffic which will accompany the proposed sites. The speed of traffic travelling down Uttoxeter Road is a hazard for people pulling out of Oakleigh Court and Aston Lodge currently, and for those children crossing to use the Little Stoke Cricket Club. When the train barriers are down, the build up of traffic on Uttoxeter Road already stretches beyond the stables at busy times. The road cannot cope with anymore significant traffic. The second access to Lichfield Road via Pingle Lane is also already dangerous for users due to its steepness, it is unsurfaced and has no separate footpath for those going to school or in to Stone Town and is often used by farm vehicles. It also has no street lighting so is not safe for pedestrians to use when it is darker. Aston Lodge residents have lost their public transport so more new housing will force people to have to use their cars adding to traffic congestion along Uttoxeter Road leading onto Lichfield Road.**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

## **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## Connections

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## Evidence Base

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

## General Comments:

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 08 December 2022 10:38  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **David Jackson**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **I object to the proposed development as the benefits of the project are outweighed by the negative environmental and social impacts. A minimum 10 year building process will impact an already saturated local infrastructure where lorries dominate the roads and the added construction traffic and 'transport hub' will only choke an already stretched resource. The plan promises a 'garden village' but is actually a sprawling 6,000 home estate. Strongly oppose.**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and

support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

### **General Comments:**

**No reply**



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From: Preferred Options Consultation [REDACTED]  
Sent: 12 December 2022 07:41  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Emma Jackson**

Email: [REDACTED]

**Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Housing Policies**

**Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

**Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Not asked**

Comments: **Not asked**

Policy 10 (West of Stafford): **Not asked**

Comments: **Not asked**

Policy 11 (Stafford Station Gateway): **Not asked**

Comments: **Not asked**

Policy 12 (Other housing and employment land): **Not asked**

Comments: **Not asked**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Not asked**

Comments: **Not asked**

Policy 14 (Penk and Sow): **Not asked**

Comments: **Not asked**

Policy 15 (Stone Countryside): **Not asked**

Comments: **Not asked**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **Not asked**

Comments: Not asked

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and

forestry development, tourism development and canals. Do you agree? **Not asked**

Comments: **Not asked**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **Yes**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Yes**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **Yes**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No**

Comments: **No reply**

### **General Comments:**

**No reply**

## Contact Details

**Full name (required):** Julie Jackson, Lynn Allen, David Allen

**Email (required):** 

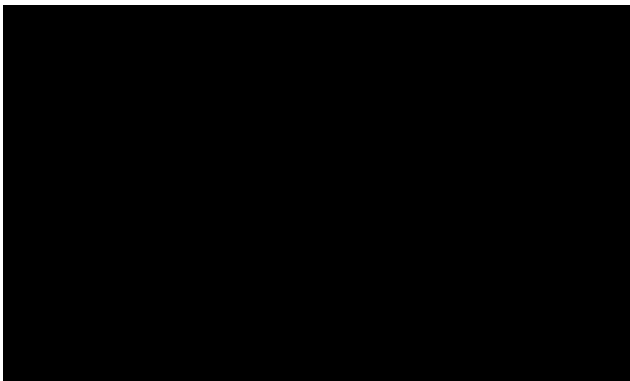
**Tick the box that is relevant to you (required):**

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

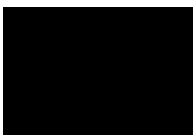
**Organisation or Company Name (if applicable):**

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

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



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



## Contents

The Local Plan Preferred Options includes the topics listed below.

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

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

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

## Vision and Objectives

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

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

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

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

Local Plan Preferred Options document reference: Page 12

**Contribute to Stafford Borough being net zero carbon by ensuring that development mitigates and adapts to climate change and is future proof.**

To develop a high value, high skill, innovative and sustainable economy.

To strengthen our town centres through a quality environment and flexible mix of uses.

To deliver sustainable economic and housing growth to provide income and jobs.

To deliver infrastructure led growth supported by accessible services and facilities.

**To provide an attractive place to live and work and support strong communities that promote health and wellbeing.**

**To increase and enhance green and blue infrastructure in the borough and to enable greater access to it while improving the natural environment and biodiversity.**

To secure high-quality design.

## Development Strategy and Climate Change Response

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

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

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

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

Local Plan Preferred Options document reference: Pages 19 to 40

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

Yes / No

**Policy 1 Comments:**

**6B** *The permitting of housing on windfall sites within settlement boundaries where applications accord with the policies of this plan*

**7B** *The permitting of housing which accords with the policies of this plan on new housing in rural areas*

As the 2021 NPPF removes the stipulation that Windfall sites should be previously developed, clarification is required whether the 750 dwellings (6%) from Year 6 of the Local Plan will be within and not additional to the <1% threshold for Rural Areas; therefore, complying with other policies in the Local Plan that protect the environment and open countryside, support the agricultural sector, and maintain the spatial distributions and settlement boundaries.

“The need to create more flexible small business and grow-on space in key centres and in identified employment sites in rural areas.” [p.23]

“encouraging the renewable energy sector and supporting agricultural development.” [p.24]

Where RIEs are located within open countryside/rural areas, particular emphasis should be for the potential growth sectors of Agri-Tech and Energy.

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

Yes / No

**Policy 2 Comments:**

*2A New development will be of a scale commensurate with the position of the settlement in the hierarchy*

The scale, or the ratio of the number/type of new housing compared with that of existing housing, should be defined. It should be added that the need must be in accordance with local HNAs and Neighbourhood Plans.

*2D Within the settlement boundaries, development will be supported subject to its compliance with other policies within Local Plan*

*2E Outside the settlement hierarchy in the open countryside development will be restricted and Policy 3 of the Local Plan will apply*

However, these statements do not appear to be applied in **Policy 23 Affordable Housing**, because:

- 6 Tier 4 settlements are omitted: Blythe Bridge, Great Haywood, Little Haywood, Meir Heath/Rough Close, Woodseaves, and Yarnfield;
- 10 Tier 5 settlements are omitted: Aston-By-Stone, Clayton, Cold Meece, Cotes Heath, Croxton, Derrington, Great Bridgeford, Milford, Moreton, and Tittensor;
- 14 parishes not included in the Settlement Hierarchy are suggested as potential locations: Chebsey, Colwich, Ellenhall, Forton, Fradswell, Gayton, High Offley, Ingestre, Marston, Sandon & Burston, Standon, Stowe-by-Chartley, Tixall, and Whitgreave.

These inconsistencies should be clearly explained.



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

Yes / No

#### Policy 3 Comments:

#### **3A** *Protect the countryside from unnecessary and incongruous development outside settlement boundaries*

Statements should be included with reference to:

- avoiding viable agricultural land currently in use;
- consistency with the current type, style, size of neighbouring properties;
- avoiding environmental, air quality, biodiversity, habitats, species, ecological impacts.

Also, a local Housing Needs Assessment should be added to “Development consistent with a formally made neighbourhood plan.”

#### **3B** *Development in the open countryside must:*

- 1.** *Use existing or be related to existing buildings or previously developed land, not greenfield, or near established settlement, except where an agricultural or other justification*
- 2.** *Be complementary to and not prejudice viable agricultural or other existing viable economic uses*

“the policy and the settlement boundaries encourage the efficient re-use and redevelopment of previously developed ‘brownfield’ land within settlements.”  
[p.36]

The following queries are raised:

- Regarding sites incorporating both greenfield and brownfield, what will the final designation of greenfield/brownfield be based on for planning decisions (e.g. which designation covers the largest proportion of the site)?
- Regarding sites “near established settlement”, should these still be within that settlement’s boundary?

In addition, “other justification” in 3B-1 should be defined.

**Policy 4. Climate change development requirements**

Yes / No

**Policy 4 Comments:**

“Delivery of the ... renewable energy solutions planned across the borough.”

“Encouraging the development of new renewable energy generating capacity in appropriate locations in accordance with Policy 40.”

Reference should also be made to the fact that renewable energy sites possibly have less impact on the open countryside outside settlement boundaries and the potential to serve existing residential and non-residential buildings as well.

**Policy 5. Green Belt**

Yes / No

**Policy 5 Comments**

**Policy 6. Neighbourhood plans**

Yes / No

**Policy 6 Comments:**

It should be clearly stated how frequently Neighbourhood Plans must be reviewed/updated to ensure they are valid for consideration in planning decisions (e.g. 5/10 years), as well as whether funding is available to assist in their preparation, to avoid excluding smaller settlements.

“the borough council will provide ... an indicative figure for new homes based on the latest evidence of local housing need, the population of the neighbourhood area and the adopted local plan strategy.” [p.40]

It should be clarified whether local HNAs (i.e. surveys of parish residents commissioned from independent consultants by parish councils) are also used as evidence. Also, whether funding is available for these local HNAs, to avoid excluding smaller parishes, and how frequently they should be conducted to remain valid (e.g. 5/10 years).

## **Meecebrook Garden Community**

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

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

Yes / No

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

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

Local Plan Preferred Options document reference: Pages 41 to 45

**Comments:**

## Site Allocation Policies

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

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

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

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

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

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

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

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

### **Policy 9. North of Stafford**

Yes / No

**Policy 9 Comments:**

**Policy 10. West of Stafford**

Yes / No

**Policy 10 Comments:**

**Policy 11. Stafford Station Gateway**

Yes / No

**Policy 11 Comments:**

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

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

Yes / No

**Policy 12 Comments:**

“Additional employment land is allocated to provide shorter term supply in response to market signals showing low vacancy on existing employment land and high levels of occupier demand within the borough. This employment land provides a buffer against non-implementation of existing commitments”

The locations of this “additional employment land” and whether they are/will be within the RIE boundaries is unclear. Therefore, in which part of the Local Plan or supplementary/evidence documents they can be found should be clarified.



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

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

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

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

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

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

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

**Policy 13. Local Green Space**

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

**Yes / No**

**Policy 13 Comments:**

**13C** *Within areas designated as Local Green Space the erection of small buildings and structures which are ancillary to the primary use of the land may be acceptable. Other development will not be permitted unless very special circumstances are demonstrated*

For clarification, a definition and examples of “special circumstances” should be provided.

“Local Green Space is a designation made through local and neighbourhood plans that allows communities to identify and protect green areas of particular importance to them. It must be in reasonable proximity to and demonstrably special to the community it serves and hold particular local significance. It must also be local in character and not an extensive tract of land.” [p.56-57]

The size of “an extensive tract of land” should be included.

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

Yes / No

**Policy 14 Comments:**

**Policy 15. Stone Countryside Enhancement Area**

Yes / No

**Policy 15 Comments:**

## **Economy Policies**

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

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

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

**Do you agree with these policies?**

**Yes / No**

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

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

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

Local Plan Preferred Options document reference: pages 61 to 65

**Policy 16 Comments:**

**16B** *Permissible redevelopment criteria*

**16D** *Other land in employment use or which is vacant but has a lawful employment use ... will be retained in employment use. Proposed developments for such land for non-employment uses criteria*

Agricultural land deserves equal protection: the same 6 criteria from 16B and 2 criteria from 16D should be adopted for the redevelopment of agricultural land. Where employment land lies adjacent to agricultural land, units for the “processing of food grown locally, horticulture, landscaping, nature conservation and veterinary activities.” [Policy 20, p.68] could be considered.

**Policy 17 Comments:**

**17A** *Within the Recognised Industrial Estates ... the following uses will be permitted subject to compliance with other policies of this plan and provided there are no significant adverse impacts on the surrounding environment, nearby residents or transport networks*

Where employment land lies adjacent to agricultural land, units for the “processing of food grown locally, horticulture, landscaping, nature conservation and veterinary activities.” [Policy 20, p.68] could be considered.

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

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

**Do you agree with these policies?**

**Yes / No**

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

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

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

Local Plan Preferred Options document reference: pages 65 to 71

**Policy 20 Comments:**

***20A** Development of or extension to agricultural, forestry, or other land-based rural business buildings or structures will be supported where reasonably necessary ... to the operational needs of an agricultural, forestry or land-based rural operation on that holding.*

***20B** Diversification of agricultural holdings will be supported if subservient to the main agricultural use of the holding (i.e. “does not become the main economic activity of the holding either in terms of turnover or land area.” [p.69]*

As a holding is not necessarily a single site farm and separate parcels of land and structures may not necessarily be adjacent to the nucleus of the farm/farmstead, whether those separate parcels are or are not included in this policy should be clarified.

It should also be clarified whether a change in the type of farming on a farm (e.g. from one arable crop/livestock to another more viable one would be supported.

“The borough council wishes to encourage local food growing and land-based rural business. Local food growing reduces food miles and increases food security. This policy therefore provides support for agricultural and forestry buildings and other buildings for land-based rural enterprises. “Land-based rural business” includes, in addition to agriculture and forestry, aquaculture and fisheries, the processing of food grown locally, horticulture, landscaping, nature conservation and veterinary activities.” [p.68]

Where employment land lies adjacent to agricultural land, units the “processing of food grown locally, horticulture, landscaping, nature conservation and veterinary activities.” could be considered.

## **Housing Policies**

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

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

**Do you agree with this policy?**

**Yes / No**

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

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

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

Local Plan Preferred Options document reference: pages 74 to 76

**Comments:**

**23A Major development (10+ dwellings) shall provide the following proportions of all dwellings proposed on site as affordable housing**

20%/40% for greenfield sites and 5%/10% for brownfield sites within Tiers 4 and 5 of and places outside the Settlement Hierarchy seems extraordinary, especially given the statements that:

- “By focussing new development on the higher tiers of the settlement hierarchy the development strategy in Policy 1 ensures that it takes place in the most sustainable locations. It also encourages the efficient re-use of brownfield land.” [p.34]
- “The aim of this policy is to protect the open countryside for its own sake by identifying the categories of development that the council will support. Other types of development which would be inappropriate or incongruous in the countryside will not be supported.” [p.36]
- “By restricting development in the open countryside to the categories specified, the policy and the settlement boundaries encourage the efficient re-use and redevelopment of previously developed ‘brownfield’ land within settlements.” [p.36]
- “Development in the open countryside must where deemed acceptable in principle and in accord with other policies in this plan: 1. Make use of suitable existing buildings or previously developed land rather than using greenfield land” [**Policy 3B-1**]

It also appears that the Settlement Hierarchy is adopted and discarded within the Local Plan, due to the following inconsistencies:

- 6 Tier 4 settlements are omitted: Blythe Bridge, Great Haywood, Little Haywood, Meir Heath/Rough Close, Woodseaves, and Yarnfield;
- 10 Tier 5 settlements are omitted: Aston-By-Stone, Clayton, Cold Meece, Cotes Heath, Croxton, Derrington, Great Bridgeford, Milford, Moreton, and Tittensor;
- 14 parishes not included in the Settlement Hierarchy are suggested as potential locations: Chebsey, Colwich, Ellenhall, Forton, Fradswell, Gayton, High Offley, Ingestre, Marston, Sandon & Burston, Standon, Stowe-by-Chartley, Tixall, and Whitgreave.

In addition, it raises the question of why the majority of affordable housing is concentrated in rural areas and on greenfield if the council is supporting agriculture and land-based rural businesses and promoting/protecting the environment – especially since the residents will need to depend on transport to commute, raising pollution risks from the increasing volume of traffic volume, as well as household travel costs.

Finally, there is no mention of Neighbourhood Plans and/or local Housing Needs Assessments informing this policy and related planning decisions.

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

**Do you agree with this policy?**

Yes / No

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

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

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

Local Plan Preferred Options document reference: pages 84 to 86

**Comments:**



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

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

**Do you agree with these policies?**

**Yes / No**

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

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

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

Local Plan Preferred Options document reference: pages 73 to 89

**Policy 24 Comments:**

There is no mention of Neighbourhood Plans and/or local Housing Needs Assessments informing this policy and related planning decisions.

**Policy 26 Comments**

***26A New dwellings or residential conversions in the countryside outside of settlement boundaries will not be supported unless***

These 4 criteria should also be applied to rural exception sites, including entry-level and affordable housing.

This policy should take account of local Housing Needs Assessments and Neighbourhood Plans.

## Policy 28 Comments

The following stipulations should apply not only extensions but also new dwellings:

- *“Not be unduly detrimental to the privacy, outlook or natural lighting of a neighbouring property” [28B-3]*
- *“Not form an obtrusive feature in the street scene” [28B-5]*
- *“In areas outside of settlement boundaries ... The design and appearance ... is proportionate to the type and character of the existing dwelling and the surrounding area” [28C-2]*

## Policy 31 Comments

### Policy 31:

*“Residential densities should be informed by surrounding prevailing densities and landscape setting. There are three main circumstances in which densities higher than those of the surroundings will be supported: ... On large developments where it is possible to create graduations of density and different character areas; and Where its design is of such high quality so as to outweigh concerns in relation to the impact of its density on the character and quality of its location and surrounding area.” [31C-2,3]*

It should be clarified whether this applies to outside settlement boundaries in the open countryside, as this would contradict policies for the open countryside rural exception sites.

It is also unclear whether local Housing Needs Assessments and Neighbourhood Plans would inform these planning decisions.

## Design and Infrastructure Policies

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

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

**Do you agree with these policies?**

**Yes / No**

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

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

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

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

### **Policy 25 Comments:**

**25A-1** *Proposals for entry level exception sites (as defined in the glossary) which are in accordance with national planning policy*

**25B-1** *The scale of the proposed development is appropriate to the settlement at which it is located*

The statement in the Glossary that “Such sites be adjacent to existing settlements, proportionate in size to them” should be clarified in terms the scale, or the ratio of the number/type of new housing compared with that of existing housing.

## Policy 40 Comments

**40B-1** *Renewable and low carbon energy infrastructure ... will be supported if the following criteria are met: ... The impacts are (or can be made) acceptable*

**40C** *In assessing whether impacts are acceptable .... in areas where other renewable energy schemes are in operation the cumulative effect of additional developments of this nature will be an important consideration.*

In addition, specific reference should be made to the following and then incorporated into this policy:

- Historic England (2021) [Commercial Renewable Energy Development and the Historic Environment](#) **Historic England Advice Note 15** for evidence of the impacts;
- Local Government Association, '[Benefits and potential impacts of wind energy](#)' on:
  - community funds from developers and retention of business rates for communities for the first 6 years
  - interference with radar and aircraft navigation systems, as well as other communications links, such as television signals or mobile phone networks

**NB:** The proposed site for wind turbines between Amerton and Chartley Castle could face such challenges, as this is an area in which there are regularly light private aircraft, commercial flights, helicopters, and military aircraft. It is also an area with poor satellite and WiFi signals and blackspots.

- the impact on birds through collision, disturbance or habitat damage.
- the harm to bats, in a similar way to bird populations
- Greenmatch, '[Impact of solar energy on the environment](#)' for:
  - adverse effects on soil and water resources
  - air and water pollution during construction
  - potential of renewable energy offset by fossil fuel-dependent and high-energy input manufacturing process and insufficient recycling for and waste of scarce resources from decommissioned panels

## Environment Policies

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

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

**Do you agree with these policies?**

**Yes / No**

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

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

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

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

### **Policy 41 Comments:**

***41A** National policy and legislation will be applied in the consideration of development proposals which have potential to affect the significance of heritage assets*

***41C** All potential loss of or harm to the significance of a heritage asset, including its setting, will require clear justification, taking into account: ... The scale, form and massing of buildings and structures; ... Significant landscape features including open spaces, trees and planted boundaries; Significant views and vistas; ... Archaeological remains and potential; ... The cumulative impact of incremental small-scale changes that may have as great an effect on the significance of a heritage asset as a larger scale development*

A definition for “the significance” of a heritage asset is required. It should be clearly stated whether this policy is also applicable to non-designated heritage assets.

## Policy 47 Comments

**47D** *Proposals that have a likely significant effect on European sites will be subject to an appropriate assessment ... Where the assessment indicates that it is not possible to ascertain that the proposal, either on its own or in combination with other plans or projects, would have no adverse effect on the integrity of the site, development will only be permitted in exceptional circumstances where there are no alternative solutions, there is an imperative over-riding public interest and compensation measures are secured*

**47E** *Development likely (either on its own or in combination with other development) to adversely affect a Site of Special Scientific Interest will not be permitted unless the benefits ... clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest*

**47F** *Development likely to have an adverse effect (either directly or indirectly) on a Local Nature Reserve, a Site of Biological Importance, a Biodiversity Alert Site, a Local Geological Site, or a natural watercourse, lake, reservoir, canal or groundwater area ... will only be permitted where ... It can be clearly demonstrated that there are reasons for the proposal that outweigh the need to safeguard the special ecological / geological interest of the site*

Definitions are required for:

- "exceptional circumstances" and "imperative over-riding public interest" in 47D;
- "benefits" in 47E;
- "reasons" IN 47F-1.

## Connections

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

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

**Do you agree with these policies?**

Yes / No

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

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

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

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

**Policy Comments:**



## Evidence Base

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

The evidence base is available to view on our website here:

[www.staffordbc.gov.uk/new-lp-2020-2040-evidence-base](http://www.staffordbc.gov.uk/new-lp-2020-2040-evidence-base)

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

**Yes / No**

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

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

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

**Comments:**

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

**Yes / No**

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

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

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

**Comments:**

## General Comments

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

From the evidence-base documents, there are 3 sites in Hixon that are still considered to be potential development locations: HIX07, HIX08, HIX17. This suggests that Hixon Garden Community is still a possibility, particularly as the sites are actually outside Hixon and within Stowe-by-Chartley parish, which is cited in Policy 23 Affordable Housing.

This is a cause for concern, since not only the evidence-base documents but also the Local Plan highlight issues that seem to argue against such development. However, at this stage as the sites are not allocated in the Local Plan, I have not included comments in this response. Instead, these will be reserved until such time that these sites could be brought forward again.

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

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

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

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

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

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From: [REDACTED]  
Sent: 11 December 2022 20:51  
To: Strategic Planning; SPP Consultations  
Subject: 'Stafford Borough Local Plan 2020-2040 - comments

I am writing with my comments with regards to the 'Stafford Borough Local Plan 2020-2040'.

Specifically on page 55, Policy 12 - 20 houses on the land off Trent Road.

Key points:

- The land floods extensively on a regular basis.
- Home to a lot of wildlife - removing this land would have a significant impact on many different species..
- Very rare green space and significant number of trees..
- There is currently a lot of residential building in Stone - Udal grange for example is still ongoing with a large number of properties. The large development on the edge of Stafford off the A34 is also substantial. Large residential development planned for just outside Yarnfield - the demand is being met without removal of further green space for properties.
- No further infrastructure being added - GPs, schools, dentists - extremely challenging to access services in the town.
- Development on the other side of Trent Rd has made the road and access very busy, it is a narrow road which now has a lot of traffic, it simply wouldn't cope with further traffic. It is becoming unsafe to walk down the road - particularly as a lot of children cut through to walk to school.
- Newcastle Road is now flooding regularly reflected by the existing development in this area of Stone and removal of green space - Chandlers way, Meadowside for example - both near to Newcastle Road and proposed land off Trent road..
- A planning application and subsequent appeal was rejected and a block put on for 10 years. The reasons it was declined are unchanged and there are more negative factors now - increased flooding, traffic on Trent road, current extensive residential building already underway in Stone

This section of land was deemed inappropriate to build on.

Thank you for considering my thoughts as a local resident.

Many thanks

Jill Jenkins  
[REDACTED]  
[REDACTED]  
[REDACTED]

---

From: Preferred Options Consultation [REDACTED]  
Sent: 11 December 2022 12:17  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Antony Robin jones**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **General Comments**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Not asked**

Comments: **Not asked**

Policy 10 (West of Stafford): **Not asked**

Comments: **Not asked**

Policy 11 (Stafford Station Gateway): **Not asked**

Comments: **Not asked**

Policy 12 (Other housing and employment land): **Not asked**

Comments: **Not asked**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Not asked**

Comments: **Not asked**

Policy 14 (Penk and Sow): **Not asked**

Comments: **Not asked**

Policy 15 (Stone Countryside): **Not asked**

Comments: **Not asked**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **Not asked**

Comments: Not asked

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and

forestry development, tourism development and canals. Do you agree? **Not asked**

Comments: **Not asked**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **Not asked**

Comments: **Not asked**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Not asked**

Comments: **Not asked**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **Not asked**

Comments: **Not asked**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Environment Policies**

**Q12** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Connections**

**Q13** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **Not asked**

Comments: **Not asked**

**Q15** - Do you think there is any further evidence required? **Not asked**

Comments: **Not asked**

### **General Comments:**

**Box too small . Stafford can't cope with the traffic now so how will the town cope with more housing . Hospital can't cope now . Feasibility study cannot be taken into consideration. You have given options in order to get planning for 1 or more sites.**

**Schools aren't big enough . There is no rashinal to the development, only shareholders get the benefit.**

---

From: Preferred Options Consultation [REDACTED]  
Sent: 02 November 2022 12:10  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Robert Jones**

Email: [REDACTED]

**Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

**Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

**Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**



Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **The proposal to build Meecebrook originally presented several potential sites in Stafford Borough. One of the sites centred around the brownfield MOD land at Swynnerton/Cold Meece. Now that the MOD site is not available it appears that SBC has simply pushed the development into perfectly good farming and arable land predominately within Chebsey Parish. It appears that SBC have taken a knee jerk reaction due the non-sale of the MOD site and is now going to destroy green areas rather than find an alternative brown field site such as the airfield at Seighford, for example. I object strongly to this proposal that smacks of panic by SBC planners.**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Yes**

Comments: **Green field sites are unnecessary. Find brownfield areas instead.**

Policy 10 (West of Stafford): **No**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **Yes**

Comments: **I object to phase 2a HS2 overall.**

Policy 12 (Other housing and employment land): **No**

Comments: **No reply**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Yes**

Comments: **Farmland within Chebsey Parish**

Policy 14 (Penk and Sow): **No**

Comments: **No reply**

Policy 15 (Stone Countryside): **No**

Comments: **No reply**

## **Economy Policies**

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

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **Yes**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Yes**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **Yes**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No**

Comments: **No reply**

**General Comments:**

**No reply**

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From: Robert Jones [REDACTED]  
Sent: 06 December 2022 18:11  
To: SPP Consultations  
Subject: Local Plan - Meecebrook garden community

I wish to advise you of my objection to the prospect of the Meecebrook development as a way of SBC dealing with its housing needs over the next two decades.

Meecebrook will take over a productive farming area and swamp it with 6,000 houses along with factories/warehouses and supporting infrastructure.

Why is SBC prepared to squander valuable agricultural land and build a development pretty well the size of Stone on it? The residents there are undoubtedly going to suffer massively.

It is wishful thinking to believe that such a settlement will be little more than a dormitory town causing even greater traffic issues and pollution to the area. The proposed rail station, if it ever comes to fruition, may help some of the people there to get to Stafford & Stone but will be little use to service the needs of commuters who work outside the towns themselves.

The area for development has known flooding risks yet SBC, like other some local authorities, seem to ignore this and build regardless.

The original info from SBC indicated that brownfield land at MOD Swynnerton would be part of Meecebrook but this is now excluded

The development is now Greenfield when even our Prime Minister is calling for Brownfield development. Why is SBC now not looking at alternatives?

Just this week Michael Gove has announced the abandonment of housing targets and wants sympathetic development to be determined by local people. So why is SBC rushing headlong into repeating the mistake of other authorities of building a Garden Community that will be just another very shapeless and anonymous big estate?

Overall this might be an easy fix for SBC but a nightmare for the residents around the development who will face increased traffic and pollution problems whilst losing their rural home environment.

Think again SBC as this is a massive mistake

Robert & Mair Jones  
[REDACTED]  
[REDACTED]  
[REDACTED]

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From: colleen joynes [REDACTED]  
Sent: 08 December 2022 09:39  
To: Strategic Planning  
Subject: Letter of OBJECTION for Meecebrook  
Attachments: Letter of OBJECTION for Meecebrook.pdf

Please see my letter of OBJECTION to Meecebrook - New Garden Settlement attached.

Kind regards.

Colleen Joynes

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Strategic Planning and Placemaking  
Stafford Borough Council  
Civic Centre  
Riverside  
Stafford  
ST16 3AQ

8 December 2022

Dear Sirs

**Stafford Local Plan Preferred Options Consultation**  
**Meecebrook – New Garden Settlement – OBJECTION**

We are writing to formally object to proposals for a new garden settlement at Meecebrook in the Preferred Options Consultation ending on Monday 12 December 2022.

We are residents of Chebsey Parish and believe that any such proposals will have a huge detrimental impact on our Village and many other surrounding Villages. The reasons for our strong objection are as follows:

1. We do not believe that you have adequately assessed all other options for new development, including on brownfield land in Stafford – this is unacceptable.
2. The proposals will use around 1000 acres of land in Chebsey Parish, including farmland, which is essential for the Village and its surrounds. This is a rural location and building on agricultural land will destroy that forever.
3. The scale of the proposals is way too large – there is simply no need to create a development this big and there is no justification for providing 6,000 homes in one single location.
4. There is a suggestion that the development will “reduce the need to travel” in some of the documents that we have read – how is this possible when you are creating thousands of new homes, employment land, etc. in a rural location – a proposal such as this should be located next to big towns and cities, so as to ensure that the impacts on small, rural parishes like Chebsey are limited. This does the exact opposite, and we expect the traffic impacts on our Village to be huge and totally unacceptable. Even your own documents say that you are in the “very early stages of planning Meecebrook” so it is clear that you have not fully considered all of the problems related to traffic and the environment that this will cause.
5. The scheme requires a new railway station – this is not funded, the location is not agreed, the technical work to support it has not been completed and there is no timeframe for delivering it, so this is a case of putting something forward before there is any evidence that it is viable.

6. The effect on the character and appearance of the area will be to turn a quiet, rural location into an urban area just like so many other towns and cities – we do not want that for Chebsey and the other smaller parishes that will also be so badly affected.
7. What will the impact be on GP surgeries, schools, roads, ecology, community facilities, landscape and reducing carbon emissions? We believe that there will be a detrimental impact on all of these, and you have simply ignored it.
8. Building such a large development on this land may increase the risk of further extensive and more frequent flooding on an already recognised flood risk area.
9. I don't believe you have taken into account the light pollution this will cause and the catastrophic affect this will have on nature and the animals that live in this area (animals lives matter too).

Stafford Council do like to boast regarding their conservation areas, yet on the other hand seem intent upon destroying them.

We are extremely concerned that the Government has already put money into this project – over £1million after it was given Garden Community status in 2019. This sounds like you have already made the decision to take this forward – a “done deal” – without getting the support of the wider community. This flies in the face of making democratic decisions that the majority of people support – we do not know anybody in Chebsey Village that support these proposals and we imagine that would also be the case in other small parishes that are affected.

To summarise, we strongly oppose this proposed development and would like to see it scrapped with a proper planning process put in place to ensure that development happens in the right areas.

Kind regards.

Yours sincerely

  
**Colleen Joynes**  


Strategic Planning and Placemaking  
Stafford Borough Council  
Civic Centre  
Riverside  
Stafford  
ST16 3AQ

8 December 2022

Dear Sirs

**Stafford Local Plan Preferred Options Consultation**  
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2. The proposals will use around 1000 acres of land in Chebsey Parish, including farmland, which is essential for the Village and its surrounds. This is a rural location and building on agricultural land will destroy that forever.
3. The scale of the proposals is way too large – there is simply no need to create a development this big and there is no justification for providing 6,000 homes in one single location.
4. There is a suggestion that the development will “reduce the need to travel” in some of the documents that we have read – how is this possible when you are creating thousands of new homes, employment land, etc. in a rural location – a proposal such as this should be located next to big towns and cities, so as to ensure that the impacts on small, rural parishes like Chebsey are limited. This does the exact opposite, and we expect the traffic impacts on our Village to be huge and totally unacceptable. Even your own documents say that you are in the “very early stages of planning Meecebrook” so it is clear that you have not fully considered all of the problems related to traffic and the environment that this will cause.
5. The scheme requires a new railway station – this is not funded, the location is not agreed, the technical work to support it has not been completed and there is no timeframe for delivering it, so this is a case of putting something forward before there is any evidence that it is viable.



6. The effect on the character and appearance of the area will be to turn a quiet, rural location into an urban area just like so many other towns and cities – we do not want that for Chebsey and the other smaller parishes that will also be so badly affected.
7. What will the impact be on GP surgeries, schools, roads, ecology, community facilities, landscape and reducing carbon emissions? We believe that there will be a detrimental impact on all of these, and you have simply ignored it.
8. Building such a large development on this land may increase the risk of further extensive and more frequent flooding on an already recognised flood risk area.
9. I don't believe you have taken into account the light pollution this will cause and the catastrophic affect this will have on nature and the animals that live in this area (animals lives matter too).

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We are extremely concerned that the Government has already put money into this project – over £1million after it was given Garden Community status in 2019. This sounds like you have already made the decision to take this forward – a “done deal” – without getting the support of the wider community. This flies in the face of making democratic decisions that the majority of people support – we do not know anybody in Chebsey Village that support these proposals and we imagine that would also be the case in other small parishes that are affected.


To summarise, we strongly oppose this proposed development and would like to see it scrapped with a proper planning process put in place to ensure that development happens in the right areas.

Kind regards.

Yours sincerely



**Gary Joynes**



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From: Ray Ringsell [REDACTED]  
Sent: 09 December 2022 12:02  
To: SPP Consultations  
Subject: Meecebrook (Policy 7&8)

Hello

I am writing to give our concerns over the planned 6,000 development on the fields between Cold Meece, Mill Meece, Chebsey, and Eccleshall.

This development would be wrong for so many reasons, but our main issue is traffic.

The assumption you seem to have made that people living there will actually work there is ridiculous. Unfortunately it's another one of those Government plans that have picture perfect towns with all the amenities on hand (including work) so nobody has to drive anywhere. That is not how life works. People will have jobs all over the area (and country) and commute to and from the development causing additional stress on our already overcrowded roads and motorways. That's before you get all the delivery vehicles supplying the proposed shops and businesses on the site.

As we live in Eccleshall the traffic issues will be particularly bad. I assume nobody involved in drawing up these plans has ever been to Eccleshall between 7am to 9am, and 4pm to 6pm. If they had they would know that there is a constant line of traffic going through the town from both Stone, Stoke and Stafford across to Newport, the A41 and beyond. It's already noisy, overcrowded, dangerous and causes delays. Let alone those times when the M6 has a problem and the traffic all diverts through Eccleshall causing complete gridlock. For anyone to think that this town can accommodate all the extra traffic that a 6,000 home development would cause is beyond belief. Or maybe you have a few hundred million pounds put by to build an Eccleshall by-pass?

Whilst realising more houses need to be build in England, this is not the place for it. Within years it will expand and swallow up Eccleshall and other surrounding villages, losing the character, charm, lifestyle and farmland that so many living in these places currently enjoy. If the Government wants to build new towns, then putting them next to towns where they will cause major traffic and infrastructure issues is not the place for them.

Regards

Christine Kettleborough and Ray Ringsell  
[REDACTED]  
[REDACTED]  
[REDACTED]

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**From:** Preferred Options Consultation [REDACTED]  
**Sent:** 07 December 2022 11:28  
**To:** Strategic Planning Consultations  
**Subject:** Preferred Options Consultation - Submitted Response

Full name: **Antony Key**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

### **Vision and Objectives**

**Q1** - Which 3 are most important to you? **Not asked**

### **Development Strategy and Climate Change**

**Q2** - Do you agree with each of the policies in this chapter?

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **Flooding is already a problem for Millmeece to both homes and productive agricultural land and the plan doesn't give details of how Millmeece will be protected and the water diverted away. There is no guarantee that the GP surgery will be built, let alone how they will encourage new doctors and staff to man it , when both Stone and Eccleshall are both at capacity. The infrastructure of road's need to be improved before such a development, and the pressure on the roads prior will be great with the construction of HS2 underway by 2024 locally.**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No**

Comments: **The previous plan for Meecebrook was on brownfield site of Swynnerton MOD without understanding the complex problems likely to be encountered. Now the new plan is both bigger and predominately on agricultural land ,**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

**General Comments:**

**No reply**

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**From:** Antony Key [REDACTED]  
**Sent:** 03 December 2022 14:06  
**To:** SPP Consultations  
**Subject:** Stafford Borough Local Plan2020-2040 :preferred options consultation

We farm on the north side of the Meece River in Millmeece and we are very concerned about the impact a development of the size proposed will have on both our productive land , our farm buildings and our home . The river has not been maintained for years ( Sow and Penk drainage board responsible) and we have had several instances of flooding on the land , some photographs are enclosed to illustrate the extent.



High water





26/10/2019



21/1/2021

As you can see from this picture there is very little capacity left under the Sytch Lane bridge at Millmeece.

In October 2019 the flood covered approximately 6 acres of land for over three weeks resulting in approximately 20 tonnes of reduced yield of wheat destined for human consumption, and the loss of income to ourselves.

The proposal will add to the amount of water coming off roofs and roads and beside damaging our property it could undermine the main London to Crewe railway line .





Photo taken from South East corner of field October 2019



Satellite image following summer (Google)

The original proposal was getting merit from the reuse of the brownfield site on Swynnerton MOD site , which is a strategic part of training for all the armed forces and

other organisations. Little consideration of its previous use and the physical and toxic barriers likely to be encountered. But now the new plans have changed to predominantly good agricultural land , so it should not have the same merits of reuse of derelict land.

Eccleshall, Yarnfield and Stone have seen several hundred homes being built, but no new infrastructure, GP surgeries or schools been built .

There are regular discharges of sewage out of the Eccleshall water treatment works down the Sow river ,contaminating grazing land around Chebsey reported by farmers.

The idea of pumping to Strongford under high pressure will mean that its capacity could be breached and discharges into the Trent River would be increased.

Please take this evidence into account when considering and the potential consequences for the the existing residents and their environment.

Yours faithfully

Antony and Ruth Key

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

Sent from my iPhone



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**From:** Antony Key [REDACTED]  
**Sent:** 07 December 2022 11:39  
**To:** SPP Consultations  
**Cc:** [REDACTED]  
**Subject:** Stafford Borough local plan 2020-2040. Solar renewables

I am in support for the solar renewables plan , the cotes Heath area has been identified by renewable solar project companies as it's proximity to the substation and other High voltage infrastructure already in place making a more viable option .

As a part owner of land there we would be happy to work with other partners to make it happen.

Kind regards

Antony Key

Sent from my iPhone

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From: Preferred Options Consultation [REDACTED]  
Sent: 08 November 2022 16:58  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Andrew Robert King**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **While some aspects of the 'Garden Community' seem very reasonable in the creation of a new town (Green and Wildlife corridors, Pocket Parks, retention and formation of watercourses and clusters of trees, leisure and sports areas etc.) - What isn't made clear is the impact of a large new urban area in a formally rural setting. Apart from the permanent loss of true countryside, the infrastructure to accommodate 6000 plus families may well be made available in the confines of the town, but, apart from a possible new Rail station, how will that vast increase in population commute, shop and communicate? The existing roads are narrow are often bottlenecked NOW around Eccleshall and near the M6 around Stafford, with all the resulting noise and pollution, including road lighting, which covers areas well outside the road/path boundary and affects the health of humans and wildlife. The addition of 10,000+ cars in a confined area is bound to make that far worse, and emergency vehicles will have an even more difficult and dangerous journey. Eccleshall is a very pleasant large Village, which suffers from a lack of easily accessible parking and from very large vehicles from the nearby depot trying to negotiate the centre - the influx of shoppers from the new development would make it a nightmare without very careful consideration, and unfortunately the same goes for the town of Stafford after the closure of convenient parking.**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**



Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

## **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

## **General Comments:**

**I have only commented on the Meecebrook Garden Community plan at present - I may want to comment on other aspects of the Local Plan at a later time when I have had more time to consider it. - Thank You.**

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From: [REDACTED]  
Sent: 07 December 2022 16:47  
To: Strategic Planning  
Subject: Fwd: Stafford Borough Local Plan

Sent from my iPad

Begin forwarded message:

From: [REDACTED]  
Date: 7 December 2022 at 13:14:57 GMT  
To: [REDACTED]  
Subject: Stafford Borough Local Plan

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Dear Sirs

I write in response to Stafford Borough Local Plan 2020-2040, focusing particularly on the proposed garden community at Meecebrook. Whilst I am not anti garden communities as a concept they do need to be deliverable and sited in a suitable location. Meecebrook would change our parish from a rural community of less than 300 dwellings to a huge town, there has been no thought for the existing occupants.

I am concerned that a large area of good quality agricultural land is being considered for development at a time, when as a country, we are striving to increase our own food production and sustainability. We were initially told the 974 acres was low grade but as a farmer's daughter I question this. It has always been productive mixed use land. Why is such a large area of rural Staffordshire being considered for development? There are surely areas containing brownfield sites where development would be less detrimental to natural habitats and in fact improve the landscape. Initially 240 acres of brownfield land at the MOD was included in the proposal, a very different proposition to the current one. I question whether there has been a thorough re-evaluation of the Issues and Options. Surely other sites containing brownfield areas, for example Hixon, would now be a better option.

Flooding in and around the area is already a problem. Our small community at Lower Heamies has already spent money improving drainage to prevent flooding of our homes. Surely building on the proposed scale will create additional flood risks. Roads into Eccleshall are often flooded, and the town itself too, without losing more land to concrete and increasing run off.

The proposed settlement is located in an area with no major road network nearby. All routes are

already very busy B roads or country lanes. There would need to be major up grades to all these in order to cope with the high volume of construction traffic and subsequent increased traffic. Eccleshall is already a drivers nightmare, a narrow high street where large agricultural vehicles, lorries and tankers struggle to pass. There are increasing queues at every small roundabout and cars parked on every available road. The planners seem to believe that a railway station is the answer to traffic problems but even if a new station is viable it seems unrealistic to think that all will work in towns on the West Coast line.

A further concern is the increased pressure on schools, doctors, hospitals and other services in surrounding areas. Although these are planned for in Meecebrook I cannot see them being built at the start of the development, meaning that residents will need to use those already overstretched in Eccleshall, Stone and Gnosall.

Obviously Stafford Borough needs to provide additional housing but would it not be better to do that on brownfield or at least partial brownfield sites rather than irresponsibly destroying Staffordshires green and pleasant land. I urge you to think again as there are so many negatives to the Meecebrook proposal.

Yours faithfully,  
Chris Kinnersley

Sent from my iPad

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From: Leon Kinnersley [REDACTED]  
Sent: 07 December 2022 12:25  
To: Strategic Planning  
Subject: Fwd: Meecebrook Garden Community

Sent from my iPad

Begin forwarded message:

From: Leon Kinnersley [REDACTED]  
Date: 5 December 2022 at 18:51:35 GMT  
To: [REDACTED]  
Subject: Meecebrook Garden Community

Sent from my iPad.



Dear Sirs,

As a resident and landowner within the proposed development area, for the new garden/ town of Meecebrook, this is a representation voicing my concerns.

I have substantive reservations about the development including the use of good quality agricultural land with no evidence of a new Issues and Options review after the M O D pulled their land. There was no consultation with us as residents and landowners within the new proposed site as stated there should be in the email ( Sept 22 ) from [REDACTED]

At this point I have seen no evidence of the viability of building primary and secondary schools, social areas, commercial premises and community centres to accommodate the many occupants of new housing. All local doctors are stretched to their limits, hospitals are full and ambulance waiting times are at an all time high. Feasibility studies provide compelling proof that building rate assumption is unrealistic and would not be delivered on time. (See representation from Carl Copestake on behalf of Lower Heamies Residents Association).

Considering that Meecebrook has NO STRATEGIC road network massive infrastructure would need to be delivered before any dwellings are built. The surrounding villages and the town of Eccleshall would have major disruption, over many years, due to traffic congestion, sewage and rainwater drain off. The rivers Sow and Meece have already flooded on numerous occasions threatening property and main shops, especially in Eccleshall. A police station would be advisable, as considering the lack of amenities for younger people, could lead to an increase in crime and anti social behaviour.

Sustainability of food production is very much under threat knowing this area grows substantial amounts of vegetables for local shops and population, grain and maize for local farmers and animal feed companies. Where is the production land coming from?

As stated in your Local Plan the Borough Council promise to " to sustain the attractive and distinctive quality of the natural environment ". How does this pan out with the destruction of

agricultural land and your " priorities of environmental enhancement " .

Destroying the natural environment of mature trees, hedgerows and arable land, not only for the abundance of wildlife we have in this beautiful countryside around the area, but to maintain your duty to reduce Carbon Footprint would not garden communities be better sited on brownfield areas or locations that already have road networks, adequate services and infrastructure in place to be available to facilitate early residents.

To sum up, the current development strategy would, by accounts, be unrealistic and undeliverable on time undermining the Borough's Strategic Plan and a total disaster for the natural environment and climate change. To reconsider attaching garden communities to existing settlements and brownfield would be a far better solution.

Yours faithfully  
Leon Kinnersley

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From: Preferred Options Consultation [REDACTED]  
Sent: 12 December 2022 10:58  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Michele Kirwan**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **General Comments**

### **Vision and Objectives**

**Q1** - Which 3 are most important to you? **Not asked**

### **Development Strategy and Climate Change**

**Q2** - Do you agree with each of the policies in this chapter?

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Not asked**

Comments: **Not asked**

Policy 10 (West of Stafford): **Not asked**

Comments: **Not asked**

Policy 11 (Stafford Station Gateway): **Not asked**

Comments: **Not asked**

Policy 12 (Other housing and employment land): **Not asked**

Comments: **Not asked**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Not asked**

Comments: **Not asked**

Policy 14 (Penk and Sow): **Not asked**

Comments: **Not asked**

Policy 15 (Stone Countryside): **Not asked**

Comments: **Not asked**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **Not asked**

Comments: Not asked

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and



forestry development, tourism development and canals. Do you agree? **Not asked**

Comments: **Not asked**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **Not asked**

Comments: **Not asked**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Not asked**

Comments: **Not asked**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **Not asked**

Comments: **Not asked**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Environment Policies**

**Q12** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Connections**

**Q13** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **Not asked**

Comments: **Not asked**

**Q15** - Do you think there is any further evidence required? **Not asked**

Comments: **Not asked**

### **General Comments:**

**Regarding the plans to increase housing in the village of Woodseaves by approximately one third! One hundred and twenty five new homes on top of what have been built in recent years will be detrimental not only to village life but to surrounding areas too**

**increasing pressure on all essential amenities and utilities. Most homes have one or two cars therefore potentially another two hundred and fifty vehicles using local roads when the village already suffers with the volume and size of vehicles using particularly the A519. It is already unsafe with HGVs overriding footpaths and verges.**

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From: Preferred Options Consultation [REDACTED]  
Sent: 22 November 2022 10:21  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Gill Knight**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Site Allocation Policies**

### **Vision and Objectives**

**Q1** - Which 3 are most important to you? **Not asked**

### **Development Strategy and Climate Change**

**Q2** - Do you agree with each of the policies in this chapter?

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Yes**

Comments: **Infrastructure is built into this project**

Policy 10 (West of Stafford): **Yes**

Comments: **Infrastructure is built into this project**

Policy 11 (Stafford Station Gateway): **Yes**

Comments: **It would benefit the community**

Policy 12 (Other housing and employment land): **No**

Comments: **Stone is bursting at the seams! The infrastructure is on the point of collapse. For all the housing estates which have been built in the area nothing has been added to our infrastructure. Schools are at capacity. Doctors cannot see enough patients. The roads are so congested that a temporary single road works can cause grid lock. The site with its own infrastructure near Cold Meece is much preferred.**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Yes**

Comments: **Green spaces need protection**

Policy 14 (Penk and Sow): **Yes**

Comments: **Green spaces need protection**

Policy 15 (Stone Countryside): **Yes**

Comments: **Green spaces need protection however i feel that we are losing play space for footballers and also reducing the space that our community uses for town events such as the Food Festival and the Carnival.**

## **Economy Policies**

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

Comments: Our towns need to move forward but with sensitivity and restraint. Local concerns must be considered

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **Yes**

Comments: **Our towns need to move forward but with sensitivity and restraint. Local concerns must be considered**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No**

Comments: **New residential building should not be considered without new infrastructure. Small villages cannot support extra residents. New residents forced to look elsewhere for schools and doctors only add to traffic and pollution issues**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Yes**

Comments: **A nomadic life is not for everybody, but should it be your choice then facilities are better provided rather than the pop up sites on open ground without toilets and fresh water.**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **Yes**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **Yes**

Comments: **All life needs structure and boundaries to ensure balance**

### **Connections**

**Q13** - Do you agree with policies? **Yes**

Comments: **Local transport is an essential part of rural life. Without it more cars are on the road increasing congestion and pollution.**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **Yes**

Comments: **There is much to be considered and not everyone will be satisfied. Listen to local people who are effected by urbanisation.**

**Q15** - Do you think there is any further evidence required? **No**

Comments: **No reply**

**General Comments:**

**No reply**

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From: [REDACTED]  
Sent: 08 December 2022 09:57  
To: Strategic Planning  
Subject: Meecebrook- Garden Settlement

I would like to out on record that I object to the above proposal for a garden settlement for 6,000 homes.

A S Konczyk

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Sent from [Outlook for iOS](#)

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From: Preferred Options Consultation [REDACTED]  
Sent: 10 December 2022 20:02  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Dominika kostrova**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Vision and Objectives**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? To develop a high value, high skill, innovative and sustainable economy. , To deliver infrastructure led growth supported by accessible services and facilities. and To increase and enhance green and blue infrastructure in the borough and to enable greater access to it while improving the natural environment and biodiversity.**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **No**

Comments: **No reply**

Policy 2 (Settlement Hierarchy): **No**

Comments: **No reply**

Policy 3 (Development in open countryside): **No**

Comments: **No reply**

Policy 4 (Climate change and development requirements): **No**

Comments: **No reply**



Policy 5 (Green Belt): **No**

Comments: **No reply**

Policy 6 (Neighbourhood plans): **No**

Comments: **No reply**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Yes**

Comments: **No reply**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No**

Comments: **No reply**

Policy 10 (West of Stafford): **No**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No**

Comments: **No reply**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Yes**

Comments: **No reply**

Policy 14 (Penk and Sow): **No**

Comments: **No reply**

Policy 15 (Stone Countryside): **No**

Comments: **No reply**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **No**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **Yes**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **No**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **Yes**

Comments: **No reply**

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

Comments: **No reply**

### **General Comments:**

**No reply**

---

From: Preferred Options Consultation [REDACTED]  
Sent: 11 December 2022 06:58  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Nicola Kovacs-mazur**

Email: [REDACTED]

**Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Housing Policies**

**Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

**Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Not asked**

Comments: **Not asked**

Policy 10 (West of Stafford): **Not asked**

Comments: **Not asked**

Policy 11 (Stafford Station Gateway): **Not asked**

Comments: **Not asked**

Policy 12 (Other housing and employment land): **Not asked**

Comments: **Not asked**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Not asked**

Comments: **Not asked**

Policy 14 (Penk and Sow): **Not asked**

Comments: **Not asked**

Policy 15 (Stone Countryside): **Not asked**

Comments: **Not asked**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **Not asked**

Comments: Not asked

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and

forestry development, tourism development and canals. Do you agree? **Not asked**

Comments: **Not asked**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No**

Comments: **No reply**

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

Comments: **No reply**

### **General Comments:**

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 10 December 2022 20:08  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Laura Laphorne**

Email: [REDACTED]

**Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

**Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

**Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **No reply**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and



forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

### **General Comments:**

**No reply**

---

From: Preferred Options Consultation [REDACTED]  
Sent: 12 December 2022 09:32  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Gillian Latos**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **Concerns: detrimental impact on the special character of Eccleshall and surrounding villages. Poorly thought out road layout leading to increased traffic in surrounding towns and villages Building of house to start before any infrastructure leading to pressure on local road systems and particular public services which are already stretched eg NHS services and schools 106 monies for local schools not specified presumably due to there being plans for schools - but these won't be built until after the houses Removal of large swathes of green belt land. Addition of a further railway station - feasibility study?**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

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

Comments: **Feasibility studies needed re Meecebrook around the need for a station Road**

traffic impact particularly through Eccleshall - this small market town regularly gets grid locked by large vehicles attempting to pass each other along the high street.

**General Comments:**

No reply

---

From: Caroline Law [REDACTED]  
Sent: 11 December 2022 18:56  
To: SPP Consultations  
Subject: Stafford Borough Council Local Plan 2020-2040 Consultation - Meecebrook Garden Village

Caroline and Mark Law  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

To whom it may concern,

We write as a current resident and council tax fee payer of the area proposed for an increase in housing stated in the Meecebrook Garden Village consultation.

We broadly support the response prepared by Eccleshall Parish Council and make the following observations:

1. The size and scope of the development and its proximity to Eccleshall will destroy forever the character of the historic market town. The suggestion that Meecebrook will be its own settlement is a fantasy given that it is only 600m from the existing historic town of Eccleshall. The likelihood of infill should the proposal be approved is significant which will ensure Eccleshall is no longer a historic rural market town.

That the Borough Council even considers focusing a large-scale development on 'greenfield' prime agricultural land is abhorrent when it claims that it is in support of local food production (with its own awards programme for local food production) and claims to support the rural economy.

2. The Borough Council publicly claims to have a focus on cleaning up contaminated land in preference to approving construction on the best grade agricultural land as is the case with Meecebrook.

3. There is no key infrastructure improvement proposal in place or compensatory schemes in nearby Eccleshall. All existing infrastructure is currently over capacity including schools, medical services, road, wastewater and sustainable transport routes.

4. We are particularly frustrated (as local authority tax payers) that the lack of local consultation with stakeholders, if undertaken at the right time, could have helped the Borough avoid the complete waste of valuable tax payers money that the Meecebrook project represents.



[Redacted]

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Strategic Placement and Placemaking  
Stafford Borough Council  
Civic Centre  
Riverside  
Stafford  
ST16 3AQ

7th December 2022

### **Meecebrook-New-Garden Settlement. OBJECTION**

Dear Sirs

I am writing to **formally object** to the proposal for a new garden settlement at Meecebrook.

As a resident of Chebsey Parish, I am alarmed and concerned at the proposal, within the Local Plan, with little consultation of the residents who live within the outlying villages, and no confirmed reasons for this location.

The environmental impact on this area does not seem to have been thought through, as the proposal is to be approx 6000 homes built on Greenfield land, a large proportion which is graded 2 and 3 agricultural land., with large areas of deciduous woodland, as well as important habitat. The brownfield area has been withdrawn and no updated policy can be viewed as to why the BC is continuing with this location.

Surely this is not in keeping with the Boroughs stated objectives within its own Biodiversity Policies.

Building such a large development on this land may increase the risk of further extensive and more frequent flooding on an already recognised flood risk area. If you refer to the SBC's Environment Agency's Review Policy (JULY 2021), can you support and justify why you are ignoring this guidance.

There is a suggestion that there will be some infrastructure to support the residents of Meecebrook, but there is no evidence of any constructive research to support this idea.

The roads , along with all the other services; schools GP surgeries, hospitals etc. , are overburdened now, so the impact on these services would be catastrophic, within such a rural area.A proposal for a railway link is suggested. Again no evidence that any survey by Network Rail has been carried out.

**I therefore strongly object to the Meecebrook option for a garden settlement and hope that the Borough Council will rethink its proposal, based on this being a totally unsuitable location.**

**Julie Lawson**



---

From: [REDACTED]  
Sent: 08 December 2022 14:06  
To: Strategic Planning  
Cc: [REDACTED]  
Subject: Letter of OBJECTION  
Attachments: Letter of OBJECTION.pdf

Please see my letter of OBJECTION to Meecebrook Garden Settlement.

Zena Lear

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Strategic Planning and Placemaking  
Stafford Borough Council  
Civic Centre  
Riverside  
Stafford  
ST16 3AQ

8 December 2022

Dear Sirs

**Stafford Local Plan Preferred Options Consultation**  
**Meecebrook – New Garden Settlement – OBJECTION**

I am writing to formally object to proposals for a new garden settlement at Meecebrook in the Preferred Options Consultation ending on Monday 12 December 2022.

I am a resident of Chebsey Parish, especially Chebsey Village which suffered detrimental damage when the railway was being developed.

1. This is a rural location and building on this land using green belt will reduce the amount of agricultural and farmland which is essential for maintaining a food supply.
2. I would query the transport and comment of reducing the need for travel, how? Why? As there are no work facilities around Chebsey Parish area. There are no train facilities, there is a reduction of buses. Therefore, increasing the need for car usage which will have a significant impact on air pollution.
3. Traffic is already a major problem on both the main roads and more importantly on the small village lanes, extra traffic would result in destroying the hedgerows.
4. We already have an extreme problem with doctors, a surgery could be built but where are the medical staff materializing from as there appears to be a national shortage.
5. Destroying woodland is a disgrace as woodland purifies the air and water, helps reduce flood risk (which there is already a lot of flooding round Chebsey Parish), therefore it is essential to retain any forest area, cutting them down is detrimental to the environment.
6. I would query if this project has been thought through at all.

Kind regards.

Yours sincerely

**Zena Lear**

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

---

From: John Leather [REDACTED]  
Sent: 06 December 2022 14:49  
To: Strategic Planning Consultations  
Subject: Local Plan Resopnse  
Attachments: CJI- SBC local Plan Final Response.docx

Please find attached my response to the local plan proposals  
Please acknowledge receipt  
Also please keep me informed of any changes and alterations in the run up to Publication in July 2023

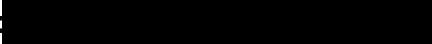
*John Leather*

C J Leather

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

### Contact Details

Full name (required): Christopher John Leather

Email (required): 

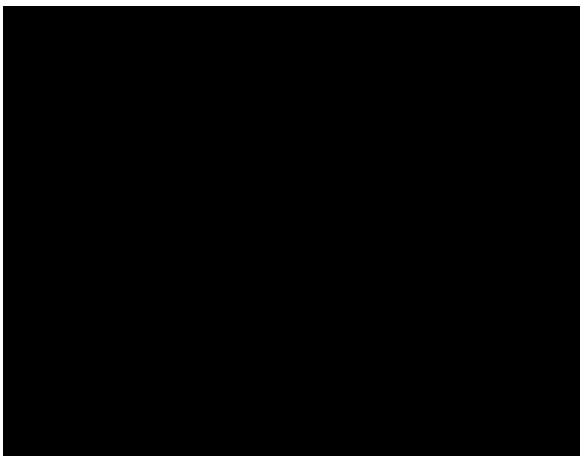
Tick the box that is relevant to you (required):

- Satutory Bodies and Stakeholders
- Agents and Developers
- Residents and General Public
- Prefer not to say

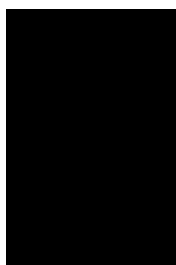
Organisation or Company Name (if applicable):

Tick the box that is relevant to you:

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



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



## Contents

The Local Plan Preferred Options includes the topics listed below.

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

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

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

## Vision and Objectives

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

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

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

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

Local Plan Preferred Options document reference: Page 12

Contribute to Stafford Borough being net zero carbon by ensuring that development mitigates and adapts to climate change and is future proof.

To develop a high value, high skill, innovative and sustainable economy.

X To strengthen our town centres through a quality environment and flexible mix of uses.

X To deliver sustainable economic and housing growth to provide income and jobs.

X To deliver infrastructure led growth supported by accessible services and facilities.

To provide an attractive place to live and work and support strong communities that promote health and wellbeing.

To increase and enhance green and blue infrastructure in the borough and to enable greater access to it while improving the natural environment and biodiversity.

To secure high-quality design.

## Development Strategy and Climate Change Response

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

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

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

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

Local Plan Preferred Options document reference: Pages 19 to 40

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

No

**Policy 1 Comments:**

Appears to be excessive in order to allow for low cost and social housing from outside the borough

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

No

**Policy 2 Comments:**

Tier 3 will be difficult to achieve – The provision of infrastructure led development is a plausible idea but it appears to be financially impractical especially taking into account a new railway station on the West Coast main line.  
Under the freedom of information Act Network Rail indicate they know nothing about this and have not discussed the matter  
Also there is no mention of The Road system infrastructure which would be inadequate for a new garden community  
Under such circumstances Tier 3 would be undeliverable therefore the allocation of 6000 houses needs to be distributed around the borough



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

Yes

**Policy 3 Comments:**

Generally Yes - but need to allow some infill areas in Tier 5 and in hamlets which do not seem to be recognized. In order to stop communities dying and to allow for local facilities to have off road parking in order to encourage attendance and help promote use of existing buildings such as Churches

**Policy 4. Climate change development requirements**

Yes

**Policy 4 Comments:**

Any change to reduce unnecessary energy loss is welcome and all new developments must be built to a standard to incorporate this

**Policy 5. Green Belt**

Yes

**Policy 5 Comments**

This is essential – 5.2 to stop unrestricted sprawl of large built up areas – appears to be contradictory especially if Meecebrook is to be approved It would be necessary to stop Meecebrook and Eccleshall joining up as there would only be 750 metres between the western boundary of Eccleshall and the new development at Meecebrook along the Stone Road – the Green belt between should be considerably greater

**Policy 6. Neighbourhood plans**

Yes

**Policy 6 Comments:**

Yes – the Eccleshall Parish has a Neighbourhood plan that does not include any of the development of Meecebrook of which 43% is in the Eccleshall Parish Council area.  
Meecebrook therefore is over-riding the Adopted Neighbourhood plan and needs re-thinking

## Meecebrook Garden Community

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

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

No

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

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

Local Plan Preferred Options document reference: Pages 41 to 45

### Comments:

Five potential garden village options were put forward about 4 years ago and the Meecebrook site at that stage was to take largely unproductive land being the Swynnerton MoD partially used Army Camp

Access at that stage would have been from a potential new junction onto the M6 at Yarnfield Lane and a station on the branch line to Stone – both of which might have been feasible

The present option is predominantly top quality agricultural land being mainly grade 2 and grade 3

The suggested new Rail Station has not been addressed – Network Rail know nothing about this

This is against Eccleshall parish Council Neighbourhood plan – 43% of the site is within Eccleshall Parish

It appears that the SBC have decided to adopt an easy option so that allocation of development around the borough within the other tiers does not have to be considered

While the Swynnerton MoD army camp is still operational thought ought to be given about the desirability of having housing so close due to excessive noise from army manoeuvres continuing throughout the day and well into the night and early hours of the morning ( including loud explosions and both day and night flying by helicopters and Chinooks at low level)

## Site Allocation Policies

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

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

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

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

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

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

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

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

### **Policy 9. North of Stafford**

Yes

#### **Policy 9 Comments:**

This is already partially committed and the line of HS2 to the north should create the new hard boundary for development

**Policy 10. West of Stafford**

Yes

**Policy 10 Comments:**

This is already being developed within the present plan and has been a proposal for nearly 40 years with the M6 motorway being the natural hard boundary on the west

**Policy 11. Stafford Station Gateway**

Yes

**Policy 11 Comments:**

This is a sensible “infill area” between the railway Station and other already completed or committed development

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

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

No

**Policy 12 Comments:**

If Meecebrook is not going to proceed then this policy will have to be revisited in order to reallocate housing and employment development around the borough-  
Such alternatives should also be considered as an alternative

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

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

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

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

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

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

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

**Policy 13. Local Green Space**

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

Yes

**Policy 13 Comments:**

O K as far as it goes but additional areas should also be earmarked if Meecebrook does not proceed

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

Yes / No

**Policy 14 Comments:**

**Policy 15. Stone Countryside Enhancement Area**

Yes / No

**Policy 15 Comments:**

## Economy Policies

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

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

The relevant policies are: 16, 17 and 18.

**Do you agree with these policies?**

Yes

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

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

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

Local Plan Preferred Options document reference: pages 61 to 65

**Comments:**

Existing allocated land should be developed and used before any further allocations

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

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

**Do you agree with these policies?**

No

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

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



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

Local Plan Preferred Options document reference: pages 65 to 71

**Comments:**

How can policies such as 19 be considered for an area which does not yet exist (Meecebrook) and may not exist in the future

## Housing Policies

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

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

**Do you agree with this policy?**

No

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

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

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

Local Plan Preferred Options document reference: pages 74 to 76

**Comments:**

In some areas the 40% affordable housing for greenfield areas will be too high a proportion as there is not the local demand and is used to allow for migration from other boroughs such as the Black Country – nearer to 10% would in many cases be more appropriate  
 Local Parish Council should be consulted and be asked to help advise on requirements  
 The present high percentage has in some areas not been taken up by people from the borough but by people from many miles outside the borough boundary

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

**Do you agree with this policy?**

Yes

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

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

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

Local Plan Preferred Options document reference: pages 84 to 86

**Comments:**

Travellers and gypsies tend to like keeping to their own community

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

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

**Do you agree with these policies?**

**Yes / No**

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

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

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

Local Plan Preferred Options document reference: pages 73 to 89

**Comments:**

## Design and Infrastructure Policies

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

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

**Do you agree with these policies?**

No

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

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

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

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

**Comments:**

38B

Development should not be allowed if the communications networks are not possible

If the main utilities were not available then development would not be permitted – communications networks are now an additional utility and just as important

## Environment Policies

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

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

**Do you agree with these policies?**

Yes / No

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

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

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

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

**Comments:**

## Connections

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

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

**Do you agree with these policies?**

No

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

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

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

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

### Comments:

Why put the New Town known as Meecebrook Garden Village in the middle of nowhere with no committed connections  
 There will not be enough employment in the immediate area for the additional number of residents  
 The retail proposals will not fully satisfy the huge number of additional residents and pressure will be put on Stone and Eccleshall to service a lot of the requirements – neither have the appropriate facility for parking or access  
 Rail link is unlikely to happen  
 The suggestion of “ Cars will be put in their place” is probably wishful thinking - residents will still need flexibility of having their cars – even if they are all electric cars  
 Parking standards in Stone and Eccleshall need to be upgraded to allow for the effect of Meecebrook before it is developed – if it is going to take place

## Evidence Base

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

The evidence base is available to view on our website here:

[www.staffordbc.gov.uk/new-lp-2020-2040-evidence-base](http://www.staffordbc.gov.uk/new-lp-2020-2040-evidence-base)

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

**No**

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

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

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

**Comments:**

There has been no local consultation with the Parish Councils especially relating to the revised siting of the Meecebrook area

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

**Yes**

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

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

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

**Comments:**

Consultation and obtaining evidence from local parish Councils and local residents would be essential in connection with The Meecebrook site in order to be aware of the drainage, flooding, and road infrastructure problems that exist at the present time.

## General Comments

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

See attached summary below

## Summary

In addition to the responses on the formal questionnaire above I summarise my comments relating to the Draft Local Plan which relies on the inclusion of Meecebrook Garden Village to satisfy the majority of SBC's requirements for housing and employment.

### 1 New Rail Station

The Meecebrook proposal assumes all movement of people living in the new Community within the borough and beyond to be largely by train from a new station on the West Coast Main Line situated close to Baden Hall.

The appraisals appear to be ill-founded and it is believed that a new station is financially not viable for a development of this size. Also the appraisals indicate a new station being used by 2030 when the first house is predicted to be occupied in 2031!!2

### 2 Traffic

Any other movements have not been addressed and the existing highways infrastructure is completely sub standard for any additional traffic

The suggestion that "cars will be put in their place" is naïve as even with an excellent public transport ( which is not going to be feasible) people will not give up their independence or flexibility and convenience of travel by car (even if these be electric cars).



The existing communities of Stone and Eccleshall that provide the local facilities will not be able to absorb any extra traffic as their parking facilities are overstretched already.

The current road network is not satisfactory to accommodate the additional amount of traffic and is not suitable for increased use of Buses on narrow C & D roads.

Access to the M6 south will have to either go through Eccleshall or Chebsey and Norton Bridge and to the North via Swynnerton ( where there is a weight restriction) or onto the A519 either through Raleigh Hall or on unsuitable lanes. Will there be a new road network and who is going to pay for it??

### **3 Other Infrastructure**

Other infrastructure has not been investigated properly and it is assumed that the utility companies will be able to service the development.

The disposal of both storm and foul sewage is already a problem in the vicinity . The sewage works at Eccleshall already service developments from outside the area and are over stretched to the extent that in storm conditions raw sewage is discharged into the river Sow .

The Meecebrook by its name is obviously an existing watercourse and already floods at times of heavy rain - no appraisal has been carried out and I believe the additional speed of runoff from a site of this size will create a major flooding problem further down stream especially in the Doxey Marshes and Seighford Moors area prior to arriving in Stafford.

### **3 Services**

The Meecebrook proposals indicate that new education facilities will be provided as well as healthcare in the form of a GP surgery

The timing of the development over a considerable number of years will mean the the existing services in Eccleshall, Yarnfield , Stone and

Stafford will have to swallow up the additional number of residents/pupils until such time as these facilities are built

The indication is that such facilities will not be built and serviced until such time as the developers have constructed and sold enough houses in order to provide funding for them to be built

This in itself will put un-necessary additional pressure on the existing schools and GP practices which are already overstretched – taking 3 weeks to get an appointment for a consultation with a GP

Also what will be done to improve overall healthcare in the area when there can be up to 12hours wait to see a doctor at A&E – bringing 6000 extra houses into one area will mean greater problems

If development is spread across the Borough then the call on these facilities/services will be spread over more than one hospital or schooling area

#### **4 Alternative Garden Village Sites**

The original consultation concerning potential Garden Villages considered 5 sites including Meecebrook – but a very different Meecebrook .

The 2019 document pinpointed the MOD Swynnerton Army Camp which is now brownfield land plus a small area of farmland and was nearly all situated between the WCML railway and Yarnfield.

It suggested a new rail station to link to Stone and a possible new M6 motorway junction – the M6 junction subsequently being rejected by the select committee..

#### **5 Revised Meecebrook Site**

The new site has moved considerably to include most versatile agricultural land (all being grade 2 and grade 3 on the land classification Plan) and all to the south west of WCML railway bringing it to within 700 metres of the Eastern boundary of the Eccleshall settlement boundary.

Now that the MOD site is no longer available and will continue with Military training I can see no mention of how this will effect the New Garden Village.

It should be noted that the Military training causes considerable noise that would not be acceptable to a large residential development.

The sound effects of riflefire, thunderflashes and grenades together with low flying helicopters (both traditional and Chinook) and the light effects from parachute flares continuing late into the night and on occasions into the early hours of the morning would not be conducive to a residential development

## **6 Conclusion**

I consider that with the infrastructure being inadequate, unsatisfactory rail and road links that the Meecebrook proposal will not be able to proceed

In such a case the proposals in the draft Local Plan fail – that would mean alternative housing and employment sites would need to be considered

There were considerable number of sites put forward by the SBC SHELAA 2020 (revised 2022) and these will need to be re-assessed to include some of the alternative garden village sites, Key Service Villages, and smaller villages and hamlets which have been left out of consideration.

By ignoring some of the smaller settlements the future will be less sustainable for them and some extra development will help to keep their limited facilities viable such as village halls, churches, and community services.

Taking all these points into account I do not believe the proposal for Meecebrook as part of the Local Plan are realistic and the whole of the 5 Tier Heirachy needs to be revisited and the draft Local plan needs to be completely re-appraised .

Page 12 of the preferred options document refers

“to deliver infrastructure led growth supported by accessible services and facilities”

The Meecebrook proposal is completely the opposite in that it is development led before any infrastructure, services or facilities have been provided.

Another reason that the proposal should be deleted from the plan

Christopher John Leather



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

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

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

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From: Preferred Options Consultation [REDACTED]  
Sent: 11 December 2022 22:10  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Chris Leonard**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: **Prefer not to say / not applicable**

Added to database: [REDACTED]

Topics (Contents page): **Housing Policies**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Not asked**

Comments: **Not asked**

Policy 10 (West of Stafford): **Not asked**

Comments: **Not asked**

Policy 11 (Stafford Station Gateway): **Not asked**

Comments: **Not asked**

Policy 12 (Other housing and employment land): **Not asked**

Comments: **Not asked**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Not asked**

Comments: **Not asked**

Policy 14 (Penk and Sow): **Not asked**

Comments: **Not asked**

Policy 15 (Stone Countryside): **Not asked**

Comments: **Not asked**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **Not asked**

Comments: Not asked

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and

forestry development, tourism development and canals. Do you agree? **Not asked**

Comments: **Not asked**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **No**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **Yes**

Comments: **No reply**

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

Comments: **No reply**

### **General Comments:**

**County/Borough doesn't need any more development**

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From: Christine Lewis [REDACTED]  
Sent: 12 December 2022 00:03  
To: Strategic Planning Consultations  
Subject: Stafford Borough Local Plan 2020-2040

For the attention of [REDACTED]

Dear Sir,

I am a resident of Gnosall, Stafford and wish to raise my concerns about the new Local Plan for Stafford Borough which appears to tear up the Neighbourhood Plan which we as a village put forward following the Localism Act 2011 and which I believe was the first Neighbourhood Plan in the Borough. Compliant with both local and national policy it showed robust consultation which at the time was considered outward looking not restrictive, and gave the village a Settlement Boundary providing us with protection and importantly, a voice. Sadly it seems that the considerable work involved has been for nothing if it can be swept aside as now appears to be the case.

We have had a considerable amount of new housing in the village in recent years but with no additional facilities to accommodate the increased population. The new school is already up to capacity which means that additional families with children will struggle to obtain a placement for their children, particularly as it also, much like the GP surgery, covers outlying villages such as Woodseaves where it is proposed additional housing would also be permitted under the new Local Plan. This would inevitably lead to increased traffic in the area at a time when we are encouraged to consider the impact on the environment. In my experience although there is some employment opportunities within the village the vast majority of work is sought outside thus adding further to increased congestion on the roads and again, impact on the environment.

We also have a much reduced hospital facility in Stafford itself with no provision for maternity or paediatric care resulting in residents already having to travel outside of the Borough for medical care at a time when those other hospitals are themselves at capacity leading to dreadful waiting times often impacting upon health outcomes. There is also limited provision for elderly care within the village due to reduced numbers of District Nurses and with the elderly population set to increase this too will put health services under increased pressure if further homes are permitted under the Local Plan.

There are a number of disused properties, brownfield sites, within the Borough which in my view the Council should first be considering as alternatives to the loss of good agricultural land as currently would be the case under the proposed Plan and this together with all of the reasons that I have set out above I would request that my representations be taken into consideration by the Council.

Yours sincerely,  
Christine Lewis

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Sent from my iPad



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From: Preferred Options Consultation [REDACTED]  
Sent: 03 December 2022 21:21  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Matthew Lewis**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **Along with HS2, this will cause even more significant disruption to Yarnfield, Cold Meece and Swynnerton. There will be significant destruction of green belt and woodlands, which is already being destroyed and wildlife disruption due to HS2. Being so far out of Stafford will not help bring shoppers into the town and the town centre businesses will not benefit from this at all.**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Yes**

Comments: **No reply**

Policy 10 (West of Stafford): **Yes**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **Yes**

Comments: **No reply**

Policy 12 (Other housing and employment land): **Yes**

Comments: **No reply**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Yes**

Comments: **No reply**

Policy 14 (Penk and Sow): **Yes**

Comments: **No reply**

Policy 15 (Stone Countryside): **No**

Comments: **No reply**

## **Economy Policies**

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

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **Yes**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Yes**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **Yes**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **Yes**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No**

Comments: **No reply**

### **General Comments:**

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 11 December 2022 18:10  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **David Llewellyn**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **Eccleshall Tai Chi**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **I might agree with the following provisos. 1) Local infrastructure needs to be upgraded in advance of the scheme beginning to wit Road links to M6 juncts 14 &15, Stone and A34, Stafford and surrounds, Improved Health Care provision etc etc 2) Planning restrictions to demand the installation of Solar, car charging and above std insulation in all houses. 3) A local Grid plan supported by DNO allowing for two way flow of power from local generation. Also how this would integrate into local sources of Generation, Solar, Wind, Hydro, Biogas etc etc. 4) Cycle / walking routes to Stone, Stafford and Eccleshall. 5) A business generation plan from Stafford Borough council laying out what fiscal advantages would be available to a business starting up in Meecebrook. i.e. a plan to generate employment. Again to start first. I should have thought that given the transport plan assumes a significant % of local commutes this would be essential. 6) To support the above acknowledgement and support for the installation of Fibre Broadband to the house in this and surrounding areas.**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

## **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

**General Comments:**

**I would say its very difficult to just submit a response to just one item.**



---

From: [REDACTED]  
Sent: 11 December 2022 10:40  
To: SPP Consultations  
Subject: Meecebrook Development

Sirs.

I have the following objections to the proposed Meecebrook development:-

1 Timing and Location of consultation: The council have been developing these plans in secret for several years. Engagement with local residents should have taken place at the start of planning stages to seek views and ensure the developments meet all stakeholders needs rather than the Council trying to carry favour with National Government. A key stakeholder group – residents in Yarnfield and surrounding areas have been discriminated against as they have not received a local face to face presentation on plans – instead this was carried out in Eccleshall, and areas further away. Facilities exist in Yarnfield so there is no sound reason for failure to engage directly with Yarnfield residents

2 Civil Amenities: Plans do not include civil amenities such as recycling sites, phasing of proposed new schools, and local health care unless completed at the start of the project will put significant pressure on existing amenities for current residents.

3. Transport Links: There is no commitment for a new train station. Existing road network is unsuitable for servicing a development of this size. This will mean traffic diverts on to completely unsuitable roads such as Yarnfield Lane, Norton Bridge or via Swynnerton. .

4. Loss of Public Facilities: Proposed development land is currently in use by local Football and Rugby Teams, plus fishing lakes. There are no plans to recreate / relocate these facilities.

Finally, the national political drive for these developments has gone, questioning continued national funding, As such for benefit of all council tax payers it should be cancelled forthwith

Yours

Andrew Lovell

---

From: Preferred Options Consultation [REDACTED]  
Sent: 11 December 2022 17:18  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Anthony Lovell**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **Anthony Lovell**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **The plan is unclear on how many houses are required and over what period of time. over the period of the plan does not seem to have been determined other than a guess at 6,000. Meerbrook would be built on an large area of good quality food producing agricultural land and assumes that a large single (macro) development is the correct approach. It neglects small scale (micro) developments which will take place and can be encouraged around the Borough. The Plan suggests only 750 windfall houses would be built over the life of the plan. Council monitoring indicates the average rate is 400 per year i.e. about 8000 over the life of the plan. Does the borough require 16,000 houses or is windfall building been overlooked. Meerbrook will prejudice and even prevent the organic development of rural communizes including the parishes of Eccleshall, Chebsey and Yarnfield. The Plan states that Meer brook is near to the strategic road network. This is patently absurd. Meerbrook would be accessed Walton Stone by the B 5206 Eccleshall Road to the A 34 at Walton, or M6 J14 by the unclassified road through Norton Bridge. Similarly by the unclassified road through Swynnerton to the J 15 M6 at Hanchurch or via Swynnerton to the A 34 at Darlaston. All journeys of several miles and needing motorised transport. In practice it is considered most traffic would go down Yarnfield Lane and through the restrictions of Yarnfield village. This lane has been the site of a number of accidents, including fatals over the last 25 years.roads and rail completely ignore travelling to work in the Stafford, Stone and Stoke areas. Whilst there will be employment opportunities within Meerbrook employment will be sought elsewhere, similarly there will be persons travelling to Meerbrook from outside the area for employment. The suggestion that an unfunded Railway Station could be provided is even more absurd. Network Rail have for several years now been investing in various parts of the WCML infrastructure to increase capacity, local trains on this line will restrict capacity. Indeed NR spent about £200 million inn a new rail layout around Norton Bridge to increase capacity by avoiding the need for Stafford to Stoke trains to cross South bound and Northbound tracks. The siting of Rail Station proposal means that passengers could only travel to Crewe, Manchester and the North or south to Stafford, West Midlands or the South generally**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

## Site Allocation Policies (continued)

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## Economy Policies

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

## Design and Infrastructure Policies

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## Environment Policies

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

### **General Comments:**

**No reply**

---

From: Preferred Options Consultation [REDACTED]  
Sent: 11 December 2022 09:03  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Stephanie Lowe-hodgkins**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **No reply**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Contribute to Stafford Borough being net zero carbon by ensuring that development mitigates and adapts to climate change and is future proof., To deliver infrastructure led growth supported by accessible services and facilities. and To increase and enhance green and blue infrastructure in the borough and to enable greater access to it while improving the natural environment and biodiversity.**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **No**

Comments: **No reply**

Policy 2 (Settlement Hierarchy): **No**

Comments: **No reply**

Policy 3 (Development in open countryside): **No**

Comments: **No reply**

Policy 4 (Climate change and development requirements): **No**

Comments: **No reply**

Policy 5 (Green Belt): **No**

Comments: **No reply**

Policy 6 (Neighbourhood plans): **No**

Comments: **No reply**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Yes**

Comments: **No reply**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No**

Comments: **No reply**

Policy 10 (West of Stafford): **No**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No**

Comments: **No reply**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No**

Comments: **No reply**

Policy 14 (Penk and Sow): **No**

Comments: **No reply**

Policy 15 (Stone Countryside): **No**

Comments: **No reply**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **No**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Yes**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **No**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No**

Comments: **No reply**

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

Comments: **No reply**

### **General Comments:**



**No reply**

---

From: Preferred Options Consultation [REDACTED]  
Sent: 11 December 2022 20:20  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Louise Maddy**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Vision and Objectives**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? To develop a high value, high skill, innovative and sustainable economy. , To strengthen our town centres through a quality environment and flexible mix of uses. and To provide an attractive place to live and work and support strong communities that promote health and wellbeing.**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **No**

Comments: **I am unclear why Stafford borough needs to build surplus housing - this is not about meeting the needs in the borough.**

Policy 2 (Settlement Hierarchy): **No**

Comments: **I think Meecebrook is not well considered.**

Policy 3 (Development in open countryside): **No**

Comments: **Using brownfield sites and looking into other sites that are more suitable for development would overcome a number of issues**

Policy 4 (Climate change and development requirements): **No**

Comments: **There does not seem to be adequate thought and research into flood risk or the**

**impact of an additional 6000 homes (traffic etc) on the environment let alone what will happen through climate change.**

Policy 5 (Green Belt): **No**

Comments: **Meecebrook - does not protect existing countryside and does not consider areas like Eccleshall needing protection.**

Policy 6 (Neighbourhood plans): **No**

Comments: **Not sure on area requirements for housing.**

## **Meecebrook Garden Community**

**Q3 - Do you agree with proposed new garden community: No**

Comments: **Whilst I appreciate certain technical surveys are yet to be carried out, there are certain issues which are not covered by the policies set out in the plan and the feasibility of this development seems too ambitious and too close to existing towns and villages. It seems particularly ambitious to build a railway station when there isn't even the ability to rely on the railway service at the moment. The cost to carry this out and provide the infrastructure and services needed does not seem to be in line with the upcoming squeeze on resources and the need to find efficient savings across government. Whilst I appreciate new housing has to be built somewhere, this development is far too close to neighbouring villages and towns and would have a very negative impact for existing residents.**

**Sustainable transport plan: there is no mention of the impact to the roads in Eccleshall. It only mentions roads from Stafford and the likely need to upgrade the A518 and A34.**

**However, if you were travelling from a location such as Loggerheads this traffic would come through Eccleshall. Eccleshall already has a large volume of traffic coming through the high street. How would this be diverted/managed so it did not affect Eccleshall?**

**Flooding: there is already a huge issue with flooding in Eccleshall and the high street already floods. There is a specific issue on Stone road where this development would be. How could it not be considered this size of development would impact on Eccleshall? It mentions the tributaries to the river Sow - this obviously goes through Eccleshall. How will this not add to the existing flooding issue?**

## **Site Allocation Policies**

**Q4 - Do you agree with the proposed allocations?**

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

## Site Allocation Policies (continued)

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## Economy Policies

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

## Design and Infrastructure Policies

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## Environment Policies

**Q12 - Do you agree with policies? No**

Comments: **Meecebrook does not respect the Cannock Chase AONB and the environment policies do not provide any evidence of how the flood risk would be mitigated. It would also ruin the area and does not talk about the landscape in enough detail. There is also an issue with drainage (which is linked to the flood risk).**

## **Connections**

**Q13 - Do you agree with policies? No**

Comments: **Meecebrook seems based on the idea that there will be a railway station built which does not seem feasible. There is also no provision for parking at this proposed station. It has not provided any information on what roads would need to be built and how traffic would be diverted from Eccleshall.**

## **Evidence Base**

**Q14 - Have we considered all relevant studies and reports? No**

Comments: **There is a lot of information missing around flood risk, impact on existing roads and what would actually be needed in the area to add 6000 more homes (I am talking specifically about the Meecebrook development).**

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

Comments: **Meecebrook: - How the railway station would be feasible - Detailed flood risk/drainage surveys - Surveying the sewage capacity - Detailed surveys on current roads - Impact on neighbouring village/town centres - Other services such as hospital provision**

## **General Comments:**

**No reply**

## Contact Details

**Full name (required):** Joanne Malkin

**Email (required):** 

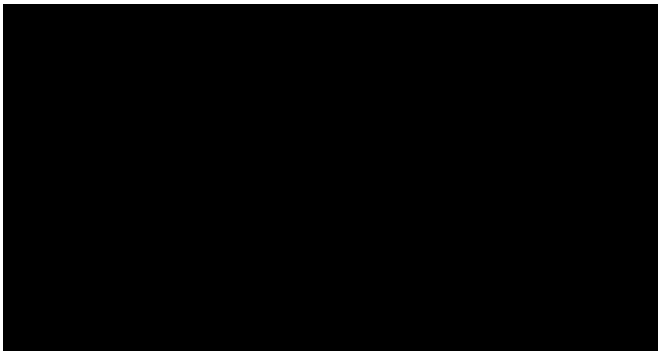
**Tick the box that is relevant to you (required):**

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

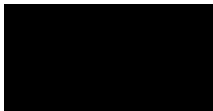
**Organisation or Company Name (if applicable):**

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

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



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



## Contents

The Local Plan Preferred Options includes the topics listed below.

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

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

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

## Vision and Objectives

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

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

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

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

Local Plan Preferred Options document reference: Page 12

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



## Development Strategy and Climate Change Response

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

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

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

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

Local Plan Preferred Options document reference: Pages 19 to 40

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

/ No

**Policy 1 Comments:**

Whilst I understand that that SBC is required to consider contributing to the unmet housing needs of other boroughs. I object to this being the main justification of the Meecebrook development. Such a large, disruptive and controversial development should surely be justified by the needs of Stafford Borough itself.

The withdrawal of the MOD site from the plan means the loss of quality (grade 2/3) agricultural land rather than "brown field" land.

This policy conflicts with the objective "to increase and enhance green and blue infrastructure..." You are destroying a large quantity of rural land and public footpaths to replace it with a very small disjointed amount of "created" green.

The concentration of such a large part of the housing requirement in Meecebrook, and Stone will create unrealistic pressure on the current infrastructure which is already struggling. According to the plan facilities associated with Meecebrook will inevitably not arrive until nearer 2040 when the majority of houses are built (1.12).

The increase in industrial land associated with the Meecebrook "village" is again taking farming land which goes against objectives 1, 6 and 7. The area is served by badly maintained two-way roads many of which are unsuitable for HGV traffic. This traffic will be increased by the allocation of more rural land to industrial uses.

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

/ No

**Policy 2 Comments:**

The allocation of the Meecebrook Village is misleading as until it is complete it will qualify as tier 5 and is being built on land in an area which would currently be tier 5. Therefore, this development is a tier 5 development and not in accordance with the policy.

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

/ No

**Policy 3 Comments:**

If this policy is to be applied then the Garden Community of Meecebrook cannot be supported or justified. It is everything that this policy says should not happen.

**Policy 4. Climate change development requirements**

No

**Policy 4 Comments:**

This policy has particular applicability to the Meecebrook development where I see no evidence provided that it will meet the requirements highlighted in section 4.8

**Policy 5. Green Belt**

Yes /

**Policy 5 Comments**

**Policy 6. Neighbourhood plans**

**Yes**

**Policy 6 Comments:**

## Meecebrook Garden Community

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

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

/ **No**

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

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

Local Plan Preferred Options document reference: Pages 41 to 45

### Comments:

I see this policy as conflicting with the vision and objectives statement on page 12 points 3, 5, and 7. Also whilst it may provide the objective 6 for those living in Meecebrook I believe it will be at the cost of the residents of neighboring towns and villages who will have to absorb the needs of the residents of the development until the promised infrastructure is provided  
Evidence for the hardship is clearly visible when travelling along what will be the feeder roads to the development: unmaintained roads, over used by HGVs, almost constant traffic jams through Eccleshall and flooding on roads.  
The original proposal was to use the MOD land which has now been withdrawn. The site now involves the use of high-grade agricultural land and I believe that alternative "brown field" sites should be re-evaluated.

## Site Allocation Policies

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

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

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

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

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

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

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

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

### **Policy 9. North of Stafford**

Yes / No

**Policy 9 Comments:**

**Policy 10. West of Stafford**

Yes / No

**Policy 10 Comments:**

**Policy 11. Stafford Station Gateway**

Yes / No

**Policy 11 Comments:**

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

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

Yes / No

**Policy 12 Comments:**

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

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

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

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

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

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

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

**Policy 13. Local Green Space**

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

Yes / No

**Policy 13 Comments:**

The plan should also contain plans to develop community green spaces within rural towns and villages,



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

Yes / No

**Policy 14 Comments:**

**Policy 15. Stone Countryside Enhancement Area**

Yes

**Policy 15 Comments:**

## Economy Policies

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

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

The relevant policies are: 16, 17 and 18.

**Do you agree with these policies?**

**Yes**

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

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

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

Local Plan Preferred Options document reference: pages 61 to 65

**Comments:**

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

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

**Do you agree with these policies?**

Yes / No

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

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

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

Local Plan Preferred Options document reference: pages 65 to 71

**Comments:**

## Housing Policies

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

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

**Do you agree with this policy?**

Yes / No

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

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

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

Local Plan Preferred Options document reference: pages 74 to 76

**Comments:**

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

**Do you agree with this policy?**

Yes / No

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

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

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

Local Plan Preferred Options document reference: pages 84 to 86

**Comments:**

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

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

**Do you agree with these policies?**

**Yes**

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

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

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

Local Plan Preferred Options document reference: pages 73 to 89

**Comments:**

Policy 26. The Meecebrook development is in contradiction to this policy

## Design and Infrastructure Policies

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

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

**Do you agree with these policies?**

Yes

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

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

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

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

**Comments:**

I agree with this policy and believe that Policy 37 should be applied strictly to the Meecebrook development where infrastructure will be required BEFORE development. Particularly roads and bus services etc.

## Environment Policies

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

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

**Do you agree with these policies?**

**Yes**

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

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

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

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

### Comments:

Policy 42 There is past evidence of flooding in the Mill Meece and Slinden villages adjacent to the proposed Meecebrook site. As the area designated for the site has been moved much closer to these settlements the flood risk to these areas and on the new site should probably be reassessed?

Policy 43 The application of this policy should extend outside of proposed developments to include existing land and dwellings which could be affected by the drainage changes from developments.

Policy 44 This policy does is support the Meecebrook Village development where an area of high grade agricultural and scenic landscape is being turned into a town.

Policy 51. It is hard to see that air quality in and around the area of the Meecebrook development will not be affected by the increased industrial traffic.

## Connections

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

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

**Do you agree with these policies?**

**Yes**

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

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

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

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

### **Comments:**

These policies are very laudable but have apparently been disregarded by placing the largest planned development in the heart of the countryside in an area that currently has very poor or non-existent public transport, very few pavements and safety issues with HGVs speeding through small villages and causing traffic jams in towns. The promises of infrastructure for Meecebrook are for the final stages whilst transport problems already exist.



## Evidence Base

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

The evidence base is available to view on our website here:

[www.staffordbc.gov.uk/new-lp-2020-2040-evidence-base](http://www.staffordbc.gov.uk/new-lp-2020-2040-evidence-base)

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

**Yes / No**

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

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

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

**Comments:**

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

**Yes / No**

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

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

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

**Comments:**

## General Comments

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

Given the challenge already posed to the rural villages North of Stafford as a result of HS2 including a railhead in Yarnfield I believe that SBC should reconsider the siting of the Meecebrook development in order to preserve the nature of the rural landscape, farming communities and the historic town of Eccleshall.

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

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

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

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

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

---

From: Preferred Options Consultation [REDACTED]  
Sent: 08 December 2022 18:21  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Sophie Malkin**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## Meecebrook Garden Community

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **I understand the need for more housing and the sound of a garden community is appealing, however now that the development is no longer planned on the MOD site and instead on 100% greenfield prime agricultural land I feel that the whole idea needs to be evaluated. How would this effect the wildlife and ecology of the area? Traffic is already a significant issue through Eccleshall, and Newcastle Road is having constant repairs. None of the roads surrounding the proposed site could handle any more traffic. Every year there is major flooding on Sytch Lane which makes the road impassable. The same is true of the road through Slindon. This would surely only get worse if there was a major development next door, such as Sancere Grange resulting in flood at Fletchers. Most, if not all, residents have septic tanks, how would this effect them? There is already an unacceptable amount of sewage discharge into the river SOW indicating the systems already cannot cope and 6000 more homes would be disastrous. I know there are plans in the development for the wider community such as schools, doctors and public transport. But when would these realistically get built as there is a need for them straight away. The existing infrastructure are already stretched / non-existent in the case of public transport. I believe there has been a proposal by St Modwen to build these houses on the outskirts of Stafford, which make a lot more sense with them already having key infrastructure and access to the A34 plus two M6 junctions. Of all the proposed sites for development, Meecebrook was the largest and therefore maybe selected for ease, but there are too many issues to ignore. Eccleshall and Yarnfield have provided 629 homes out of a total 1,380 across 11 key villages with no additional help with the problems the community faces such as flooding, traffic, services that can't cope with the number of residents. I urge you to reconsider.**

## Site Allocation Policies

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

## Site Allocation Policies (continued)

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

## **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## Connections

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## Evidence Base

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

## General Comments:

**No reply**

---

From: Preferred Options Consultation [REDACTED]  
Sent: 07 December 2022 20:50  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Alice Malpass**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Yes**

Comments: **I am in favour of the Meecebrook Garden Community proposal going ahead**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and



forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

### **General Comments:**

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 11 December 2022 12:28  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **David Marsden**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Development Strategy and Climate Change Response**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **No**

Comments: **there are too many houses and very few facilities**

Policy 2 (Settlement Hierarchy): **Yes**

Comments: **No reply**

Policy 3 (Development in open countryside): **No**

Comments: **No reply**

Policy 4 (Climate change and development requirements): **Yes**

Comments: **No reply**

Policy 5 (Green Belt): **No**

Comments: **we have outstanding areas around stafford we need to maintain these especially around cannock chase .**

Policy 6 (Neighbourhood plans): **No**

Comments: **No reply**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Yes**

Comments: **No reply**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Yes**

Comments: **No reply**

Policy 10 (West of Stafford): **No**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **Yes**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **Yes**

Comments: **No reply**

Policy 15 (Stone Countryside): **Yes**

Comments: **No reply**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **No**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No**

Comments: **leave brockton as is too close to cannock chase**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No**

Comments: **Gysies contribute nothing to the area, there are very few romanies out there.**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

### **General Comments:**

**No reply**

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From: Bob Marsh [REDACTED]  
Sent: 10 December 2022 23:06  
To: SPP Consultations  
Subject: Stafford Borough Local Plan 2020 - 2040 Preferred Options consultation

As a resident of Eccleshall, I have read with interest the Draft Stafford Borough Local Plan for 2020 - 2040 and wish to make comments.

Firstly I must register an objection to the proposals for Meecebrook Garden Village. There are several reasons for this:

1. The proposal for Meecebrook Garden Village would consume a large amount of prime agricultural land, especially valuable to maintain food security.
2. This would appear counter to the general principle of conserving landscape character and the scenic and visual qualities and avoiding adverse effects.
3. This would also appear to ignore the principles of protecting the landscape and avoiding detrimental effects on the distinctiveness of the area.
4. The local infrastructure is simply not up to the demands that would be placed upon it.
5. Already Eccleshall is, at times, overwhelmed by traffic.
6. Eccleshall also suffers from a severe lack of parking, which would be exacerbated by traffic from Meecebrook accessing food shops and services.
7. The doctors surgery and the school in Eccleshall are already at capacity and could not take any more people whilst Meecebrook waits for services of its own.
8. Assurances regarding the provision within the Meecebrook development of schools, healthcare facilities, leisure provision, a place of worship and so on would not be likely to deliver such provision until the development is substantially under way, by

which time the surrounding areas are likely to suffer detriment to their own infrastructure and services.

9. When the original proposal was mooted, based on the MoD site at Swynnerton, it appeared to make good use of mainly brown-field sites. I understand that the MoD site is no longer available but this does not make it appropriate to switch to a green field site, taking, as stated, valuable agricultural land.

10. The original evaluations of seven potential sites for a Garden Village was done when the MoD land at Swynnerton was a key element. Now it is not, the evaluations should be undertaken again to establish whether or not the preferred site remains as suggested in the plan put out for consultation.

I recognise the objectives of the overall plan and the language in which it is phrased. The notion of a garden village is attractive but the presently proposed site has many complications.

The lack of progress around Beaconside in Stafford, to support the massive housing development to the north, in the provision of the services, facilities and even the main road from the Redhills roundabout, is testament to the reality of what may be expected from the Meecebrook proposal.

It is for the reasons above, therefore, and the implications for Eccleshall, I must object to the proposal as it stands.

I am also concerned with the lack of any mention of improved infrastructure for Eccleshall itself. The town has had a significant amount of development without any increase in provision for the roads, the doctors surgery, and especially sewage.

I understand that the treatment works are already inadequate and that raw sewage is regularly discharged into the River Sow. This is unacceptable. No further development should be permitted until this situation is remedied.

Whilst I believe that the school in Eccleshall has expanded, I understand that it is up to capacity now and should be reviewed with

our doctors and other services, before any further development is considered, This should consider the needs for the expanded town, with a view to increasing provision.

The same is particularly true of our through roads, which suffer a great deal of congestion, and a severe lack of parking space.

Eccleshall's place as a crossroads of very busy roads, has placed a considerable burden of traffic on an old road system.

I would not wish therefore to see any further development in Eccleshall, until these matters are addressed.

Yours Sincerely

Robert Marsh

[Redacted signature block]

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From: Sue Marsh [REDACTED]  
Sent: 10 December 2022 22:57  
To: SPP Consultations  
Subject: Stafford Borough Local Plan 2020-2040: Preferred Options consultation

### **Stafford Borough Local Plan 2020-2040 and Preferred Options consultation - Meecebrook Garden Village**

I am responding to the above as a resident of Eccleshall and a regular attender at St Chad's Church, Slindon.

- i) I was unaware of the Meecebrook Garden Village proposal until I read about it in the local newspaper, the Stafford Newsletter, and yet as a resident of Eccleshall and a regular attender at St Chad's Church, Slindon I feel we should have been consulted at an earlier date.
- ii) I understand that the original plan put forward in 2020 was to take in the MOD site at Swynnerton, a brownfield site, which has now been withdrawn. The proposed site is taking in first rate agricultural land.
- iii) The original 2020 plan included an analysis of seven strategic sites. There is no evidence of a similar analysis having been carried out since the Meecebrook Garden Village was moved to a different site following the withdrawal of the MOD site in Swynnerton. An analysis of the current site for Meecebrook Garden Village should take place before any draft plan is approved to take into account the amount of prime agricultural land (grade 2 and 3) to be built on, the on going flood issues in Slindon, Mill Meece and also Eccleshall which will have a knock on effect on the Sow downstream in Stafford and the issues related to the impact on surrounding highways.
- iv) Sytch Lane borders part of the proposed plan. Sytch Lane suffers from flooding; the OS map of the proposed area shows a hill to the east of Sytch Lane. Buildings reduce the amount of land available to absorb water, the consequence of which is more water to potentially flood Sytch Lane. The Strategic Flood Risk Assessment was published in 2019 and has not been updated to include flood events in October 2019, February 2020, August 2020 and January 2021.
- v) The Highway Department need to consider the roads which surround the draft plan as they seem inordinately inadequate. The proposed plan encourages cycle routes but once exiting the confines of the Meecebrook Garden Village, cyclists will encounter the above mentioned minor roads and consequent danger. I also have a concern with the flow of traffic through Slindon on the A519; although there is a 40mph speed limit through the village, many motorists do not adhere to it. Accidents have happened, a child being knocked down in January 2022. More houses equates to more cars. As a St Chad's churchgoer, I have no alternative but to park on the verge of the A519. A proposal to have a carpark was included in plans for an eco friendly property adjacent to the church, the plan was turned down by the planning authority. This jars somewhat with the proposed Meecebrook Garden Village which will sit upon hectares of prime agricultural land.
- vi) There is a constant flow of HGVs through Eccleshall on the A519, Eccleshall is in a conservation area, the impact of both HGVs and other traffic on the buildings and residents must be considered.



vii) Meecebrook Garden Village will impact greatly on the infrastructure of Eccleshall well before any proposed infrastructure is built at Meecebrook. Eccleshall already has problems with an over stretched surgery trying to cope with the residents of the many new homes recently constructed in Eccleshall. The Site Selection Topic Paper para 2.10 reports that data from health providers including the Clinical Commissioning Group had not been provided, a glaring omission. Government needs to redress the issues of inadequate health support in the area and certainly before any decision is made about the Meecebrook Garden Village proposal.

viii) Stafford Borough Council promote 'local food growing and land-based rural businesses' and states 'local food growing reduces food miles and increases food security'. Meecebrook will deprive the county of grade 2 and grade 3 land ie best and most versatile agricultural land. The Stafford Borough Council are not following their own objectives.

ix) Eccleshall has a parking issue. This will be exacerbated with the influx of residents from the proposed Meecebrook Garden Village.

x) Eccleshall and surrounding area has a woefully inadequate public transport system. More housing developments equate to more cars. This outcome will not support the Borough's policy of being environmentally aware, adapting to climate change and being zero net carbon; an improved public transport system needs to be put in place.

xi) Eccleshall's Sewage Treatment Works need to be upgraded; currently sewage is being discharged into the River Sow, the Environment Agency has warned of the lack of capacity. Eccleshall's population has recently increased by 25%, an upgrade is urgently required before more houses are built. With the proposed Meecebrook development, a similar situation of discharging into the Sow is possible according to the Environment Agency's report in the 2020 'Preferred Options' Assessment of Seven Sites for Strategic Development document. Discharging into the Sow will be catastrophic for the water quality and thus wildlife living within the Sow.

xii) The proposed Green Corridor on the Meecebrook proposal will not mitigate for the destruction of wildlife habitat and the removal of ancient hedgerows and woodland. What restrictions will the Borough put on the developers to minimise this destruction and how can they be enforced?

xiii) The Meecebrook proposal includes a railway station. Network Rail have confirmed that there are no plans or negotiations in place regarding a new station. The Meecebrook Rail Study report states that with Stafford station so close objections may be raised due to timetable problems and delays to express services.

**Finally, in light of my above comments, I object to the Meecebrook Garden Village proposal contained in the Stafford Borough Local Plan 2020 - 2040. The Meecebrook Garden Village proposal needs to be reconsidered using up-to-date analytic data and addressing the above comments. The Stafford Borough Local Plan 2020 - 2040 needs to consider a fairer distribution of new developments across the borough and include plans to improve the infrastructure in areas where recent housing developments have been built.**

Susan Marsh



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From: Preferred Options Consultation [REDACTED]  
Sent: 10 December 2022 10:49  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **William John Marsh**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **No reply**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? To deliver infrastructure led growth supported by accessible services and facilities., To provide an attractive place to live and work and support strong communities that promote health and wellbeing. and To increase and enhance green and blue infrastructure in the borough and to enable greater access to it while improving the natural environment and biodiversity.**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **No**

Comments: **No reply**

Policy 2 (Settlement Hierarchy): **No**

Comments: **No reply**

Policy 3 (Development in open countryside): **No**

Comments: **Completely against it, new developments should be on brown sites or redevelopment areas**

Policy 4 (Climate change and development requirements): **No**

Comments: **No reply**

Policy 5 (Green Belt): **No**

Comments: **No reply**

Policy 6 (Neighbourhood plans): **No**

Comments: **No reply**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Yes**

Comments: **As long as the infrastructure is improved for the whole Stafford**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No**

Comments: **No reply**

Policy 10 (West of Stafford): **No**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **Yes**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No**

Comments: **No reply**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No**

Comments: **No reply**

Policy 14 (Penk and Sow): **No**

Comments: **No reply**

Policy 15 (Stone Countryside): **Yes**

Comments: **No reply**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and

support home working and small-scale employment uses. Do you agree? **No**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **No**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No**

Comments: **No reply**

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

Comments: **No reply**

### **General Comments:**

**No consideration at all for improving the already oversubscribed local infrastructure. I don't understand why there is any proposals to build on green belt or countryside.**



As a resident in the vicinity of the proposed development area, for the new garden community/town of Meecebrook, this is a representation voicing my concerns.

I have reservations about the development including the use of nearly a 1000 acres of the best and most versatile agricultural land. With large pockets of woodland, planting and habitat that will be lost. it's inclusion comes with no evidence of a new Issues and Options review after the M O D pulled their land.

At this point I have seen no evidence of the viability of building primary and secondary schools, social areas, commercial premises and community centres to accommodate the many occupants of new housing. All local doctors are stretched to their limits, hospitals are full and ambulance waiting times are at an all time high. Feasibility studies provide compelling proof that building rate assumption is unrealistic and would not be delivered on time.

Considering that Meecebrook has NO strategic road network expensive and massive infrastructure would need to be delivered before any dwellings are built. There is already significant pressure on surrounding villages and the town of Eccleshall The development of 6000 houses would undoubtedly cause major disruption due to traffic congestion, sewage and rainwater drain off. The rivers Sow and Meece have already flooded on numerous occasions threatening property and main shops, especially in Eccleshall. A police station would be advisable , as considering the lack of amenities for younger people, this could lead to more crime and anti social behaviour.

Sustainability of food production is very much under threat . This area grows substantial amounts of vegetables for the local shops and



population, grain and maize for local farmers and animal feed companies. Where is the production land coming from ? As stated in your Local Plan the Borough Council aims "to sustain the attractive and distinctive quality of the natural environment ". How can this be maintained with the destruction of agricultural land and your " priorities of environmental enhancement ".

Destroying the natural environment of mature trees ,hedgerows and arable land ,not only for the abundance of wildlife we have in the beautiful countryside around are area, but to maintain your duty to reduce " carbon footprint. " Wouldn't garden communities be better sited on brown field areas or locations that already have road networks, adequate services and infrastructure in place to be available to facilitate early residents.

To sum up ,the current development strategy would , by accounts, be unrealistic and undeliverable on time undermining the Borough strategic plan and a total disaster for the natural environment and climate change. To reconsider attaching garden communities to existing settlements and brownfield would be a far better solution



Yours faithfully



Mr M. Martin



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From: Preferred Options Consultation [REDACTED]  
Sent: 04 December 2022 15:07  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Peter Martin**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **General Comments**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**



Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Not asked**

Comments: **Not asked**

Policy 10 (West of Stafford): **Not asked**

Comments: **Not asked**

Policy 11 (Stafford Station Gateway): **Not asked**

Comments: **Not asked**

Policy 12 (Other housing and employment land): **Not asked**

Comments: **Not asked**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Not asked**

Comments: **Not asked**

Policy 14 (Penk and Sow): **Not asked**

Comments: **Not asked**

Policy 15 (Stone Countryside): **Not asked**

Comments: **Not asked**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **Not asked**

Comments: Not asked

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and

forestry development, tourism development and canals. Do you agree? **Not asked**

Comments: **Not asked**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **Not asked**

Comments: **Not asked**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Not asked**

Comments: **Not asked**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **Not asked**

Comments: **Not asked**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Environment Policies**

**Q12** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Connections**

**Q13** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **Not asked**

Comments: **Not asked**

**Q15** - Do you think there is any further evidence required? **Not asked**

Comments: **Not asked**

### **General Comments:**

**1. What is the condition of the CURRENT housing stock? To what extent will it need to be replaced over the next 20 years? The Local Plan doesn't seem to address this; it is entirely focused on new/additional stock. 2. The growth target appears to be roughly consistent**

**with the government's target of 300,000 per year (i.e. roughly 1% growth per year). If this top-down target was abandoned - as seems possible - would SBC change its view on the amount of new housing needed?**

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From: Preferred Options Consultation [REDACTED]  
Sent: 11 December 2022 23:20  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Sarah Matthews**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **No reply**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Contribute to Stafford Borough being net zero carbon by ensuring that development mitigates and adapts to climate change and is future proof., To strengthen our town centres through a quality environment and flexible mix of uses. and To increase and enhance green and blue infrastructure in the borough and to enable greater access to it while improving the natural environment and biodiversity.**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **No reply**

Comments: **No reply**

Policy 2 (Settlement Hierarchy): **No**

Comments: **I strongly object to any development at all at either Brocton or Milford for these reasons Cannock Chase is a fragile and irreplaceable area whose ecosystem is already under threat and such development at its fringes will lead to further degradation. Your own video acknowledges its importance to tourism and describes 'our outstanding natural environment'. Why are you not protecting this area with a buffer zone? 'Mitigation measures' won't bring back ancient oaks. The area above is also important for mental health, and people travel to enjoy it from all over the Borough and beyond.**

Policy 3 (Development in open countryside): **No**

Comments: **As I have stated above, open countryside is a resource of irreplaceable value for mental health and also for resilience to climate change. A particularly relevant threat in the Stafford area is flooding, and green sink areas need protecting not building over in the face of this threat.**

Policy 4 (Climate change and development requirements): **No**

Comments: **Although your policies are good in themselves, they fail to consider that any buildings reduce the ability of the land to absorb rainwater and at the same time reflect more heat and raise the ambient temperature.**

Policy 5 (Green Belt): **No**

Comments: **Green belt land should never be considered for housing development, which will inevitably degrade it.**

Policy 6 (Neighbourhood plans): **No reply**

Comments: **No reply**

### **Meecebrook Garden Community**

**Q3 - Do you agree with proposed new garden community: No reply**

Comments: **No reply**

### **Site Allocation Policies**

**Q4 - Do you agree with the proposed allocations?**

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No**

Comments: **I strongly object to any development at either Brocton or Milford because of the destructive effect this will have on Cannock Chase. I would like these areas to remain as buffer zones for Cannock Chase AONB, SSSI and SAC**

### **Site Allocation Policies (continued)**

**Q5 - Do you agree with the proposed allocations?**

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

## **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Environment Policies**

**Q12** - Do you agree with policies? **No**

Comments: **I strongly object to your allowing any housing development at Brocton or Milford because of their proximity to Cannock Chase. There have already been developments on the fringes of the Chase in Hednesford and at Pye Green, and they have led to degradation of the area as a natural wild space. The proposed developments will do the same.**

## **Connections**

**Q13** - Do you agree with policies? **No**

Comments: **I would like to see a huge drive to get people using public transport for journeys they can't make on foot or by bike. I would like to see disincentives to drastically reduce the amount of traffic going into Stafford town centre and incentives to increase the use of public transport. How about a congestion charge? Vouchers to exchange at town centre cafés? Obviously, there would need to be useful services available,**

## **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

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

Comments: **Evidence on light, noise and air pollution.**

## **General Comments:**

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 02 December 2022 21:59  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Horst Mayer**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**



Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **Meecebrook Garden Community is connected via A519, B5026. Either roads lead to an already bottleneck area today, which cannot take any more traffic. There is no clear route to the A34 or M6 J14 / J15. Route to A34 / Stone would go via B5026 joining the A34 at Walton roundabout. Walton roundabout is during school time / rush hour a major bottle neck affecting the A34 and the A520. Route to M6 J14 would be through Eccleshall or via Norton bridge, both not suitable for additional traffic. J14 roundabout queues far back during rush hour. Route to M6 J15 via the A519 is not too much restricted, but traffic on the J15 roundabout leads to long queues during rush hour already today. Even with a new J15a on the M6 from the A51, this would only improve traffic going north. Any traffic going south or east towards Stone would affect the existing network in Stone, with an overloaded one way system in Stone. In the final stages Meecebrook would be as large as Stone.**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Yes**

Comments: **North of Stafford has good roadlinks. May require improvement on J14 junction**

Policy 10 (West of Stafford): **No reply**

Comments: **Would need road improvements to the West of Stafford to avoid traffic going through overloaded Stafford**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## Economy Policies

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No**

Comments: During Covid many people worked from home, but now we see more and more employees going back into the office ==> Relying on employees working from home will not work for the road infrastructure. Meanwhile we can see traffic being as bad as before Covid. Homeworking doesn't reduce the road network usage anymore

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

## Design and Infrastructure Policies

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## Environment Policies

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## Connections

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## Evidence Base

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

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

Comments: **Proper transport studies are required, not assuming home working and train station reducing local traffic as much as the current study says. Train station at Meersbrooke will only reduce traffic towards Crewe or Stafford, but not too Stoke on Trent or Stone and further East**

**General Comments:**

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 10 December 2022 10:32  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Karen mayer**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Site Allocation Policies**

### **Vision and Objectives**

**Q1** - Which 3 are most important to you? **Not asked**

### **Development Strategy and Climate Change**

**Q2** - Do you agree with each of the policies in this chapter?

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **Yes**

Comments: **STAFFMB03 Land at Ashflats I fully support this area for housing development Stafford needs new houses but more importantly for them to be distributed around the borough instead of in large concentrations As such this is an ideal site bringing much needed and welcomed homes to the south of the town Good access to the motorway and town ,next to bus routes and would bring much needed business for the local retailers, pubs etcl Having fixed boundaries stops further expansion and minimal intrusion in the area . This is an area I would move to in the near future**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **Yes**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No**

Comments: **No reply**

**General Comments:**

**No reply**

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From: Jenny McCandless [REDACTED]  
Sent: 07 December 2022 14:11  
To: Strategic Planning  
Subject: Meecebrook - garden settlement objection

To whom it may concern,

I am writing to object to the Meecebrook proposal for a 'garden settlement' which will see six thousand homes built. The proposal will have a huge impact on rural life, and destroy 974 acres of agricultural land, something that is extremely precious and needs to be protected. Wildlife will be irreversibly affected and a huge patch of natural Staffordshire countryside will be lost forever. These houses will also place a massive amount of extra pressure on the already busy roads around Chelsey Parish - we already notice a backlog of traffic when the m6 closes/redirects and the potential for 12,000 extra cars to be joining this doesn't seem viable at all.

I thank you for taking the time to read this email and ask that you log my objection to the proposed development.

Many thanks,

Jennifer McCandless  
[REDACTED]

Sent from my iPhone



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From: [REDACTED]  
Sent: [REDACTED]  
To: Strategic Planning Consultations  
Subject: FW: Local Plan Review Consultation Response -Susan McKeown

From: Susan Mckeown [REDACTED]  
Date: Mon, Dec 12, 2022 at 11:42 AM  
Subject: Local Plan Review Consultation Response -Susan McKeown  
To: [REDACTED]

SUSAN McKEOWN,  
[REDACTED]

PERSONAL RESPONSE TO STAFFORD BOROUGH COUNCIL CONSULTATION  
LOCAL PLAN REVIEW PREFERRED OPTIONS OCTOBER TO DECEMBER 2022

I welcome the opportunity to comment on the latest stages of Stafford Borough Council's Local Plan Review consultation process.

I have considered the proposed Settlement hierarchy and I note that Hixon is defined as a 'larger' settlement and is placed in Tier 4 of the Settlement hierarchy table.

The Local Plan Review Preferred Options proposals seems to be very dependent on the delivery of the Meecebrook Community Garden Village, where, The Local Plan Review proposes, some 3,000 housing units are to be completed before 2040, with a further 3,000 units to follow after 2040.

My worry is that there are no other alternative proposals which deliver house building target numbers in Stafford Borough if the Meecebrook development were to fall short of the projected target numbers.

Is there a Plan B?

And where might any shortfall be randomly allocated and be decided and on what criteria?

Unlike previous Local Plan reviews, there appears to be no significant proposed housing development sites within Hixon village or the immediate surrounding areas.

But, on closer inspection, I have concerns about a slight re-drawing of the Hixon residential boundary which differs from the existing Hixon residential boundary:

- 1) Land at Puddle Hill, Hixon, adjacent to existing domestic property 'Wassand'. The latest proposed Preferred Options insert map for Hixon shows the red line extended to the west beyond the existing residential development boundary into open countryside. This site is the subject of an undetermined planning application (Ref: 21/34598/FUL) which I have called in for Planning Committee decision. The reason for the Call-In is given as "land is

outside Hixon Residential Boundary as defined in Hixon Neighbourhood Plan and the Adopted Plan for Stafford Borough.” It is my view that to include this site in the proposed residential boundary prejudices the outcome of that planning application. **The site should be removed from the proposal in the Local Plan Review 2022.**

2) Land at Egg Lane, Hixon, adjacent to Yew Tree House. The proposed residential development appears to delete a site for eleven houses which was permitted in January 2020 under planning application Ref 18/29383/OUT. The site is currently undeveloped and untidy. **My view is that the site should remain within the residential boundary and be re-instated in the Local Plan Review Preferred Options.**

3) Land adjacent to 19, Swansmoor Drive, Hixon ST18 0FP I object to this finger of land being incorporated into the Preferred Options 2022 proposed residential development boundary as it would create an undesirable precedent for future such unapproved development.

I welcome confirmation in the Preferred Options consultation that the existing Recognised Industrial Estate Boundaries in Hixon are not proposed to be extended.

Comment: many years Hixon has accommodated relatively significant numbers of new house building sites without there being any commensurate improvement in local amenities, facilities or public transport. Any future development proposals in Hixon should address these issues.

On other Local Plan Review consultations I would like to comment as follows:

#### **Policy 4: Climate Change Development Requirements;**

Comment: I welcome proposals that ensure new housing properties are built to the highest insulation standards and moving away from on-site fossil fuel consumption. In addition, to a requirement for all newbuilds to have the highest insulation standards there should be a requirement for newbuilds to be fitted with solar panels as standard where appropriate.

Policy 4 is supported.

#### **Policy 5: Green Belt;**

Comment: I welcome the confirmation that the adjacent North Staffordshire Green Belt and West Midlands Green Belt will not be altered in the Local Plan Review. Furthermore, in order to preserve green belt areas, greater emphasis and pressure should be placed on utilising brown field sites. These are not popular with developers but there are many disused sites and buildings both within the urban town areas and outside which could be utilised for housing.

Policy 5 is supported.

#### **Policy 6: Neighbourhood Plans;**

Comment: I was an active member of the Hixon Neighbourhood Plan submission proposal which was adopted by Stafford Borough Council in 2016. The Plan Inspector signalled out how refreshing and concise the Hixon Neighbourhood Plan is. **I am concerned that, going forward Neighbourhood Plans may not be considered robust. In particular, I would like the existing Hixon Neighbourhood Plan to remain ‘As IS’ to save any confusion in future planning decisions between that being proposed.**

#### **Policy 18: Home working and small scale employment uses;**

Comment: I welcome small scale offices of less than 100m<sup>2</sup>, subject to location within the development boundary and design.

**Policy 19: Town Centres;**

Comment: I am hugely in favour of regenerating town centre high streets, More details need to be forthcoming about how the £14.4m Government grant and matched funding will be utilised. In particular the area between Market Square and Gaol Square in Stafford.

**Policy 20; Agriculture and Forestry;**

Comment: I welcome proposals that encourage local food growing to reduce food miles, subject to appraisal of the implications on local infrastructure.

**Policy 21: Tourism;**

Comment: I welcome more encouragement for people to visit the areas subject to adequate provision of parking facilities and/or improved public transport services.

**Policy 22: Canals;**

Comment: I support the protection of canals and towpaths, surrounding conservation areas and green corridors.

**Policy 23: Affordable Housing;**

Comment: I support the proposals for the percentage of affordable housing as set out. However, a commitment to affordable housing alone needs to be expanded to the type and size of houses. Large luxury homes are popular with developers as they bring in the money. However, the housing shortage is amongst first time buyers and housing developments should contain a much higher proportion of smaller properties that are inevitably much more affordable but would not strictly fall within the tight definition of 'affordable housing'. I would welcome further details on how the proposals impact on S106 developer contribution agreements.

**Policy 41: Historic Environment;**

Comment: I support proposals that preserve and where appropriate enhance the significance of heritage assets.

**Policy 43: Sustainable Drainage;**

Comment: I support proposals to incorporate Sustainable Drainage Systems (SuDS) subject to location and capacity reassurance.

**Policy 45: Cannock Chase Area of Outstanding Natural Beauty (AONB);**

Comment: I support the conserving and enhancing the landscape of the Cannock Chase AONB.

**Policy 49: Trees;**

Comment: I support proposals that encourage the planting of new trees and the protection of existing trees. I would like to see policies that require developers to design 'tree-lined' streets as an integral part of the new housing development applications.

**Policy 52: Transport;**

Comment: I support proposals that minimise the use of private cars by placing developments near existing amenities and facilities and public transport. Alternatively, incorporate new amenities and facilities into the developments and/or extend public transport provision.

**Policy 53: Parking and Electric Vehicle Charging Points Standards.**

Comment: I support Policy 53 proposals.

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From: [REDACTED]  
Sent: 11 December 2022 22:04  
To: SPP Consultations  
Subject: Meecebrook Garden Community

> Dear Sir/Madam

>

> I am writing to express my surprise, frustration and huge disappointment that the Borough Council is proposing to develop land near my home to create Meecebrook Garden Community.

>

> I live in Yarnfield and believe that the Council's proposals are inexplicable, incomprehensible and totally unrealistic. If adopted, the proposals would have a profound and extremely damaging effect on the local area for many reasons (some of which I outline below).

>

> The roads in and surrounding Yarnfield and Cold Meece are already busy and constantly being closed (for reasons which are rarely disclosed or explained to residents). The imminent works for HS2 will cause further disruption, delay and noise pollution for local residents for many years to come. Adding the Meecebrook development to this mix would cause major disruption on the roads, adding many thousands of cars onto minor country roads which were not built to cope with such level of traffic. As a result, this would contribute to further turmoil, pollution and driving hazards, making living in the locality difficult, unpleasant and potentially dangerous.

>

> With so few existing transport links in the area, how can this development ever be sustainable? Surely sustainability is one of the Council's stated environmental objectives?

>

> Indeed, I cannot see how the Council can justify its mystifying proposals from an environmental perspective. The area is presently beautiful countryside which should be cherished and protected rather than lost and destroyed. The effect on wildlife would be devastating.

>

> There are many other areas in the Borough which already have better infrastructure and would be more able to cope with such a huge development thus allowing the retention and protection of this part of the precious green belt.

>

> I hope that the Council will take my views (and no doubt those of many local residents) into account and see these proposals for what they are - ludicrous, baffling and contrary to everything that the Council should be standing for.

>

> Yours faithfully

>

> Susan Mellor

[REDACTED]  
[REDACTED]  
[REDACTED]

---

From: [REDACTED]  
Sent: 12 December 2022 10:56  
To: Strategic Planning Consultations  
Subject: Meecebrook- Proposed New Garden Village.

I agree complete with the 3 Council responses ie Eccleshall, Yarnfield and Chebsey Parish Council's.  
The proposal appears to be a very rushed affair.  
More thought should be given to Brown Field sites around the Borough.  
Stuart Mifflin

[REDACTED]  
[REDACTED]  
[REDACTED]

Sent from my Galaxy

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From: Judi Millward [REDACTED]  
Sent: 11 December 2022 22:42  
To: Strategic Planning  
Subject: Stafford Borough Local Plan 2020-2040 - Ref Housing development opposite Barn Common, Woodseaves

My husband & I spoke to [REDACTED] at The Grosvenor Centre in Gnosall on Monday 14th Nov 22 about our concerns regarding the access area to the proposed development for new houses in Woodseaves. We live on the corner of the junction into Barn Common & would be very concerned if they decide to alter the T junction to a roundabout/traffic lights to allow access to the proposed new estate. We often have to reverse off our driveway onto the main road which can be very busy & having a roundabout/traffic lights to contend with could make it very dangerous to get out. With a large volume of daily traffic through the village, a roundabout or set of traffic lights would make it extremely difficult for us to get out and would likely disrupt the flow of traffic that travels past.

Regards

Judi & Mark Millward

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From: Preferred Options Consultation [REDACTED]  
Sent: 08 December 2022 17:14  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Kay Mitchell**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: **No reply**

Added to database: [REDACTED]

Topics (Contents page): **No reply**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? To provide an attractive place to live and work and support strong communities that promote health and wellbeing. and To increase and enhance green and blue infrastructure in the borough and to enable greater access to it while improving the natural environment and biodiversity.**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **No**

Comments: **No reply**

Policy 2 (Settlement Hierarchy): **No**

Comments: **No reply**

Policy 3 (Development in open countryside): **No**

Comments: **No reply**

Policy 4 (Climate change and development requirements): **Yes**

Comments: **No reply**

Policy 5 (Green Belt): **No reply**



Comments: **No reply**

Policy 6 (Neighbourhood plans): **No reply**

Comments: **No reply**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **Too much green area lost to development. Many houses built in stone over the past 2 decades with no additional health or education provision. Many more being built between Stafford and Stone. The area will soon resemble Birmingham or Manchester. In addition we have vast areas being destroyed for HS2 which will not benefit local people in any way and causing transport difficulties for locals who drive**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No**

Comments: **No reply**

Policy 10 (West of Stafford): **No**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **Yes**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **Plenty of areas with in Stafford need regeneration. The high street is derelict with mostly closed shops. The housing stock in the town centre has large pockets of poor stock and should be regenerated instead of taking the easy and poor environmental options**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## Economy Policies

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **Yes**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

## Design and Infrastructure Policies

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## Environment Policies

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## Connections

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## Evidence Base

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15 - Do you think there is any further evidence required? No reply**

Comments: **No reply**

**General Comments:**

**The questionnaire puts huge onus on residents to read and consider extremely large documents. As representatives of the local community you should be making this questionnaire more user friendly for example do you agree with x houses being built in x area, you appear to be making 'consultation' as onerous as possible to deter residents from responding**

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From: Preferred Options Consultation [REDACTED]  
Sent: 04 December 2022 14:00  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Rupert John Mitchell**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **I strongly disagree with this plan. I believe proceeding further would be a massive error and it should be rejected immediately before any more taxpayers money is wasted. It is in my opinion a total disgrace that both the local council and national government advocate building such a large development in the countryside wiping out precious agricultural land and wildlife environments in the process. The levels of contempt shown to the views of people such as myself over planning proposals like this and the HS2 disaster are beyond belief and things have got to change. It is pure Orwellian double speak to trumpet the merits of a supposedly eco-friendly garden community when all this really means is some pockets of trees and water features being left in amongst swathes of new houses whilst acres and acres of green countryside are ripped up and concreted over. All the disingenuous mentions of being in "Harmony with the Land", "Allowing Nature to Flourish" and creating "Diverse Habitats" really would be laughable if it was not so serious and sad. Surely the Ukraine War has taught us amongst many other necessary hard truths that food self-sufficiency is a vital and obvious national interest. How is destroying prime farm land for housing going to help us achieve this? Clearly it won't and will do the exact opposite which is total madness. The merits of the scheme would be much more justifiable and understandable if it were old brownfield land being used but this is not the case since the MOD site element is no longer part of the plan. It appears to me the consultants behind the plan have just decided to plough on with the project on green fields regardless. Stafford and Stone (& Stoke) have plenty of existing brownfield sites with much more suitable transport infrastructure already in place. If allowed to proceed the construction of this development would in the short to medium term make life for the existing residents of Yarnfield and other nearby settlements a transport nightmare for years. The road network is already under strain and that is before the monstrosity that is HS2 comes into being. There is only one road through Yarnfield and such a large project at the Cold Meece end would make that route very difficult. Meanwhile the other end in the direction of Stone is about to be destroyed by HS2. I have zero faith that the powers that be would be interested or capable enough that these two vile projects did not overlap and maroon Yarnfield residents with poor access both ways simultaneously. No consideration in these plans is being shown for the work, education, health and leisure needs of the people who already live here - our quality of life is seemingly just collateral damage and to be ignored. Longer term effectively this plan together with the HS2 works would create one large conurbation from Stone to Eccleshall with Yarnfield in middle as a rat run bookended by the HS2 depot and Meecebrook. One has to wonder why the council and the government have got it in for the countryside and villages of rural Staffordshire in this manner when they should be protected and cherished not vandalised. So much for talk of protecting the environment and supporting green issues. In conclusion I very much do not agree with the proposed new garden community. Even in the very unlikely event that all it's over heralded promises came to pass they would do so at very great cost (in all respects) to the the people and environment that is currently there today. This is particularly unfair and unnecessary when housing could be built elsewhere in the region much less damagingly.**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

### **General Comments:**

**Listen to your voters!**

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From: Preferred Options Consultation [REDACTED]  
Sent: 02 November 2022 16:30  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Simon Moore**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **General Comments**

### **Vision and Objectives**

**Q1** - Which 3 are most important to you? **Not asked**

### **Development Strategy and Climate Change**

**Q2** - Do you agree with each of the policies in this chapter?

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**



Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Not asked**

Comments: **Not asked**

Policy 10 (West of Stafford): **Not asked**

Comments: **Not asked**

Policy 11 (Stafford Station Gateway): **Not asked**

Comments: **Not asked**

Policy 12 (Other housing and employment land): **Not asked**

Comments: **Not asked**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Not asked**

Comments: **Not asked**

Policy 14 (Penk and Sow): **Not asked**

Comments: **Not asked**

Policy 15 (Stone Countryside): **Not asked**

Comments: **Not asked**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **Not asked**

Comments: Not asked

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and

forestry development, tourism development and canals. Do you agree? **Not asked**

Comments: **Not asked**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **Not asked**

Comments: **Not asked**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Not asked**

Comments: **Not asked**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **Not asked**

Comments: **Not asked**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Environment Policies**

**Q12** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Connections**

**Q13** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **Not asked**

Comments: **Not asked**

**Q15** - Do you think there is any further evidence required? **Not asked**

Comments: **Not asked**

### **General Comments:**

**The Local Plan should recognise that to deliver best value, it should not assume that all residents live and work inside the Borough.**

---

From: Susan Moore [REDACTED]  
Sent: 27 November 2022 17:23  
To: Strategic Planning Consultations  
Subject: Strategic Planning Consultation

Re, Land bounded by Ashflats Lane, A449 and West Coast Rail line Ref:STAFFMB03

This land should not be included for the following reasons:

It has previously been the subject of a large scale planning attempt which failed and subsequent judicial review in 2014

Application: 13/19524/OUT and Appeal: App/Y3425?A/14/2217578 refers

Large scale development of housing not in keeping with rural area

She access unclear

Loss of trees and hedgerows and destruction of natural habitats for wildlife which is already in decline

Land used for grazing of cattle and sheep, growing maize and cutting for silage

Environmental impact. 34 acres of valuable greenfield land currently soaks up carbon emissions from the M6, A449 and west coast rail line also acts as a buffer reducing pollution to the south side of Stafford

Before this land is considered for inclusion thought should be given as to whether or not anyone would want to live so close to three sources of pollution.

Regards

Susan and Kenneth Moore, residents of Ashflats Lane

---

From: Derek Morris [REDACTED]  
Sent: 07 December 2022 12:00  
To: Strategic Planning  
Cc: [REDACTED]  
Subject: Meecebrook - Garden Settlement Proposal

Please note that I wholeheartedly object to this proposal.

My main objections to the Meecebrook plan are as follows:

1. 974 acres of the best and most versatile agricultural land with large pockets of deciduous woodland, planting and habitat will be lost.
2. There is already significant pressure on the roads within the area – The development of six thousand homes will undoubtedly place a huge burden on the traffic flows throughout the whole Parish of Chebsey and surrounding areas.
3. Building such a large development on this land may increase the risk of further extensive and more frequent flooding on already recognised flood risk areas.
4. Meecebrook is inconsistent with the objective of increasing bio-diversity in the area.
5. The impact on our present services such as health, leisure, education etc, which are already overstretched and will be threatened further by this development. The plan does offer new schools and doctor surgeries, but these services will not be available for some considerable time whilst the development progresses.

Yours faithfully

Derek Morris  
[REDACTED]

---

From: [REDACTED]  
Sent: 05 December 2022 15:08  
To: SPP Consultations  
Subject: Feedback on the SBC 2020 40 Plan

Every care is taken to ensure that e-mails are sent free of any viruses through the use of up to date Antivirus Software. If any aspect of this email is considered politically incorrect it is regretted as no offence was intended.

Strategic Planning & Placemaking,  
Stafford Borough Council,  
Civic Centre, Riverside,  
Stafford, ST16 3AQ.

05/12/2022

Dear Sirs

Consideration of the SBC 2020 / 2040 Plan

The following has been sent both by email and 'letter post' simply to cover a/ non delivery by Royal Mail and the possibility of computer mal functions at SBC.

For my simplicity I have extracted your plan 'comments' in black type with relevant page and policy numbers as closely as possible with **my comment / feedback in red type**.

Local to Woodseaves.

Page 8. Although this applies SBC wide, it is relevant to Woodseaves.

*How will the council assess the environmental impacts of the emerging Local Plan? This preferred options draft plan is supported by a Sustainability Appraisal and Habitat Regulations Assessment. These are the principal documents which assess the social, economic, environmental and ecological impacts of the draft plan.*

**The placing of an 88 housing estate in a rural environment, HIG13 site, that has a already badly functioning sewage system as well as an inadequate public transport system will hardly reduce any 'carbon' emissions with potentially another 130 cars plus regularly driving in and out of the village.**

From page 12 onwards –

Vision & objectives - The vision of this local plan is: A prosperous and attractive borough with strong communities. Key issues and challenges. Page 16- *Ensuring the borough can reduce its contribution to and respond to climate change.* The borough council has declared a climate emergency.

**By putting significant new housing estates with inadequate support facilities for public transport, medical support and retail/commercial opportunities, such as Woodseaves village does not achieve this as people will need to drive cars for these facilities.**

E. The development strategy will be reviewed within 5 years of adoption of the plan in accordance with national policy. Table: Broad spatial distribution of housing. Page 21.

Sources of housing supply 2020-2040/ Completions 2020-2022 / Commitments/ New allocations/ supply sources (proportion in brackets)

Larger settlements (4%)	84	144	234
-------------------------	----	-----	-----

Page 32 –Settlement Hierarchy

states Page 33 Policy 2

' A. The settlement hierarchy for the borough is set out in the table within this policy. New development will be of a scale commensurate with the position of the settlement in the hierarchy.' following onto

Page 34

E. Outside of the settlement hierarchy in the *open countryside new development will be restricted* and Policy 3 of this plan will apply.

Table: Settlement hierarchy

Tier 4 larger settlements of Barlaston, Blythe Bridge, Eccleshall, Gnosall, Great Haywood, Haughton, Hixon, Little Haywood and Colwich, Meir Heath/Rough Close, Weston, Woodseaves and Yarnfield.

2.1 – Policy 2 provides the framework for decisions about the appropriate scale and location of new built development within the borough. 2.2 – The settlement hierarchy is informed by the Settlement Assessment and Profiles (2022) which analysed the size and level of facilities of the borough's settlements. 2.3 – By focussing new development on the higher tiers of the settlement hierarchy the development strategy in Policy 1 ensures that it takes place in the most sustainable locations. It also encourages the efficient re-use of brownfield land.

To include Woodseaves in this category is not only disrespectful to the intelligence of the Woodseaves community but negligent. As an example the likes of Eccleshall, Blythe Bridge and Gnosall have access to various food provision stores, doctors, garages, libraries, with more buses services Stafford- Eccleshall, frequent bus services Stafford - Gnosall leading onto Newport and Telford options, and Blythe Bridge a frequent train service into Stoke.

Woodseaves does not.

Woodseaves has an inadequate bus service, one cramped for space shop, one venue for eating out and is devoid of facilities referred to in the other communities in this paragraph.

2.1 – Policy 2 provides the framework for decisions about the appropriate scale and location of new built development within the borough.

2.2 – The settlement hierarchy is informed by the Settlement Assessment and Profiles (2022) which analysed the size and level of facilities of the borough's settlements.

2.3 – By focussing new development on the higher tiers of the settlement hierarchy the development strategy in Policy 1 ensures that it takes place in the most sustainable locations. It also encourages the efficient re-use of brownfield land.

As referred to above in the comment on including Woodseaves in Tier 4 the statement in 2.3 above is NOT being achieved as it is clearly not a suitable location for the scale of development of 88 houses proposed at at HG 13., land to the rear of Woodseaves School, when it is proposed a further 37 houses will also be built in the village.

Even if under Policy 25, B Rural Exception sites, page 79 is considered, 'The scale of the proposed development is appropriate to the settlement at which it is located' is not a criteria met by HIG13 site in Woodseaves.

Page 34 under Policy 2 - Settlement Hierarchy continued

*New dwellings or residential conversions in the countryside outside of settlement boundaries will not be supported unless:* B. The landscape impact of proposals for new dwellings under this policy must be acceptable when assessed against Policy 43. The village does not have a functional 'drainage/sewage system' at the moment and the Severn Trent authority struggle to provide satisfactory service now without a further 30% increase in housing. ( This comment applies on the basis of what as at 25/11/2022 is the present 'settlement boundary' for Woodseaves as opposed to any proposed by SBC in the plan\*.)

Page 35 – Although this applies SBC wide, it is relevant to Woodseaves

Policy Development in Open Countryside:

states

- A. Outside of settlement boundaries, (\* above comment re 2.3 on Page 34 also applies), defined on the policies map, and outside of the Green Belt (within which development will be controlled in accordance with national

policy), in order to protect the countryside from unnecessary and incongruous development only the following categories of development will be supported:

(HIG13) The placing of an 88 housing estate in a rural environment at Woodseaves, HIG13 site, a 30.5% increase on existing housing in Woodseaves, certainly meets the definition of incongruous!

B. Development in the open countryside must where deemed acceptable in principle and in accord with other policies in this plan: including. 'Be complementary to, and not prejudice, viable agricultural operations or other existing viable economic uses.' *It is difficult to believe that the present landowners agricultural activities are not viable.*

Page 38 -

4.8 – Mitigating and adapting to climate change will be achieved through this policy and through climate-change related aspects of other policies of this plan. In particular:

Over to page 39- Adherence to the development strategy and settlement hierarchy which is designed to reduce transport-based emissions by minimising the need to travel.

There is virtually no employment in Woodseaves, limited Eccleshall and the need to travel by the majority of the proposed 88 housing state (HIG 13), lets say at least 80 people working daily, and driving, at a distance as far as Stafford would be an extra 5,236 KG CO2 emisisions, per week!!

sustainable transport – a meaningless statement.

Page 54 – Policy 12 – it refers to 'The following sites, as shown on the policy map' with substantial development, 88 and 25 units.

Although our local Village Plan submitted a few years ago, that was supported by the SBC when submitted, did not proceed, (which was subject to an oversight of a 'potential' undeclared possible conflict of interest by the 'Examiner'), the community clearly stated it did not wish to 'housing developments' of more than 10 in Woodseaves and this must be construed as 'incongruous', which SBC say they do not wish to be!

Page 68 – Policy 20 -Agriculture and Forestry development.

20.1 – The borough council wishes to encourage local food growing and land-based rural business. Local food growing reduces food miles and increases food security. This is of course applicable to all agricultural land and the removal of farming land, that as always been well used in my past 7 years living in Woodseaves, at HG13 would be in contradiction to the SBC wishes.

Page 74 -Policy 23 - Affordable Housing

A. Major development (as defined in the glossary) shall provide the following proportions of all dwellings proposed on site as affordable housing: 1. 40% for greenfield sites within the following areas: which includes the parish of High Offley.

Good polices are adapted re the location and property design for 'Affordable Housing'.

The tenure mix of affordable housing to be provided will consist of: 1. 65% social rented housing; 2.Housing 25% First Homes; and 3, 10% shared ownership.

This will apply to the (HIG13) proposed development between Dickys Lane and the A419.

\*\*\*Page 80 - POLICY 26. New rural dwellings A. New dwellings or residential conversions in the countryside outside of settlement boundaries will not be supported unless: etc etc

\*\*\*As site HIG13 fails to meet any of these criteria I am struggling to understand how it is put forward , as the site is presently outside the Woodseaves Settlement /Village Boundary?

Page 87 – Policy 32 Residential Amenity

A. Development will not be permitted which causes unacceptable effects on the residential amenity of neighbouring occupants:

including

6/ Impact resulting from loss of outlook , and 4/ Overbearing impact / visual dominance;

It is difficult to imagine how this criteria will ever be met for some of the residents on 'Barns Common, Dickys Lane and Woodhaven in the village of Woodseaves if permission is granted for site HIG13.

Page 101 SHELAA ID Code: HIG09 a submission for the whole field by the farmer for land behind Woodseavse School with 173 houses – declined.

Some of the reasons for this being declined were Site Reasoning of:

'Additionally, landscape and water concerns are unlikely to be able to be suitably mitigated for.'

It is difficult to understand why on the same site some of the reasons for decline do not apply to a housing development of HIG13 on page 194?

Page 186. The map on and comment on 194, Land to rear of the school, 193, makes no mention of the  
1/ The historic unmonitored substantial waste fill on this site, which was, it is believed, used with land fill beyond the issued approval. See attached photo graphic, circ later 1980s' early 1990s from the end of Woodhaven.



2/ Some of the long established residents identify this site as being a deep 'peat' based location, unsuitable for development unless 'scooped out' and then refilled, surely not a good environmental practice

Pages 190/194. The potential development of sites at HIG13 and HIG10, in Woodseaves, with the proposed density of housing and subsequent 'traffic' generation are likely to cause significant increase of risk of accident entering /leaving any site onto the A519.

Page 198. This refers to a greenfield site off Dickys Lane, Woodseaves. It was understood that the 'crescent of land' at the front of the Housing know as Willow Croft, facing the B405 was already designated as a 'Green Space'?

SBC wide policies.

Page 8 .How will the council assess the environmental impacts of the emerging Local Plan? This preferred options draft plan is supported by a Sustainability Appraisal and Habitat Regulations Assessment. These are the principal documents which assess the social, economic , environmental and ecological impacts of the draft plan.

The placing of an 88 housing estate in a rural environment , that has a already badly functioning sewage system as well as an inadequate public transport system will hardly reduce any 'carbon' emissions with potentially another 130 cars plus regularly driving in and out of the village.

Page 12. Vision and Objectives

The local plan has the following objectives (note that the order of the objectives doesn't reflect any particular priority):

- 1** Contribute to Stafford Borough being net zero carbon by ensuring that development mitigates and adapts to climate change and is future proof
- 5** To deliver infrastructure led growth supported by accessible services and facilities

None of this is achieved by placing large housing estates in a rural community, with inadequate services to support the community with greater car travel to and from work and shopping.

Page 17 – Key issues and Challenges



- Maximising access to services and reducing the need to travel: Stafford Borough is a diverse area with Stafford, Stone and the villages providing services and facilities to an extensive rural hinterland. Supporting and enhancing access to services and facilities is important to achieving sustainable development in the borough. The availability of public transport and walking and cycling facilities similarly varies across the borough and so the challenge is to locate more significant development in those locations which are or can be made accessible by a range of transport modes.

It is in the light of this statement it is incongruous to allocate a significant development site of 88 houses in Woodseaves increasing housing by some 30.5% where you cannot achieve transport/movement objectives. The town of Stone, draft Neighbourhood Plan of 2016 refers to some 6,500 houses, yet there proposed increase in housing is 880, only an increase of 13% , having a better transport facilities, train and bus services than Woodseaves.

Page 21

1.4 – It is intended that any unmet housing need from other authorities will be delivered at Meecebrook Garden Community. This, in turn, is predicated upon Meecebrook being able to deliver 3,000 homes within the plan period. If further evidence indicates that Meecebrook would deliver fewer than 3,000 homes within the plan period, then the quantum of unmet needs the borough is able to accommodate would likewise need to be reassessed.

On the basis that it is very unlikely that developers will install infrastructure for shopping, schooling and medical facilities before substantial housing is on place the chaos to be caused in surrounding communities of Eccleshall, Yarnfield and Stone will be horrific. Beyond that traffic disruption during construction to these surrounding areas will also cause more chaos, as well as be counter- productive to 'Climate Change' targets with stationery traffic.

Page 31

The Stone Settlement Strategy.

As referred re page 17,

The town of Stone , draft Neighbourhood Plan of 2016 refers to some 6,500 houses, yet there proposed increase in housing is 880, an increase of only 13% , which is surprising noting its good transport facilities and services generally.

Page 54 – Policy 12 – it refers to ' *The following sites, as shown on the policy map, are allocated for housing development.*

██████████ has acknowledged it is an error and are '*allocated*' should read '*are 'proposed*' for housing development'.

Re the basis on papers/documents that you have based the 2020/2040 plan includes –

The Bio Diversity paper –

"To tackle climate change by implementing our Climate Change and Green Recovery objectives."

1.19 Within the next three years to meet this objective this plan states that the council will: • Reduce emissions from the councils own activities; • *Work in partnership* with Government Elected Bodies, *Elected Members*, Public and Voluntary Sector Partners, *Residents* and Businesses across the borough to *take action that contributes to carbon neutrality* and sustainable development within communities across the natural environment; • *Mitigate and adapt to climate change*; and • Implement council green recovery objectives.

There is virtually no employment in Woodseaves, limited Eccleshall and the need to travel by the majority of the proposed 88 housing state (HIG 13), lets say at least 80 people working daily, and driving, at a distance as far as Stafford would be an extra 5,236 KG CO2 emisisions, per week!!

Climate Change Topic Paper

4. Electric vehicles: Backing our world-leading car manufacturing bases including those in the West Midlands, North East and North Wales to accelerate the transition to electric vehicles, and transforming our national infrastructure to better support electric vehicles’;

I do not envisage it is the role of SBC to finance any aspect of this and it takes no account of people to be able to afford these vehicles. According to Volvo their own researches have identified that it will take 70 years before one of their own Volvos manufactured in China, taking into account all of its manufacturing processes, produces less CO2 into the atmosphere than continuing to drive a well maintained petrol 1.6 engine vehicle already produced. The holding company, BMW, producing electric Minis has already elected to have their production in Europe, not the UK.

5. Public transport, cycling and walking: Making cycling and walking more attractive ways to travel and investing in zero-emission public transport for the future. Making cycling and walking more attractive for ‘rural communities’ is a none starter for most people wishing to travel any distance, and public transport is frequently not viable. A large percentage of the rural population are elderly so ‘Making cycling and walking more attractive’ is not appropriate.

Connections Topic Paper

National Bus Strategy for England

1.6 The national bus strategy for England, ‘Bus Back Better’ (<https://www.gov.uk/government/publications/bus-back-better>), was published by the Department for Transport in 2021 and sets out the Government’s vision and objectives for bus services throughout England. *The objectives include making buses more frequent, reliable, cheaper, easier to understand and use, better to ride in and greener.*

Unless you make a commitment to do this it, it is again a pointless statement. Also to do so with all the other ‘targets’ it will probably mean it is not a financially feasible objective as ‘rates’, or whatever system is used to collect revenue, will be too astronomical for people to pay.

The ‘Second Cycling and Walking Investment Strategy’

1.10. It is really unbelievable the amount of all the differing strategies that are considered by people paid in the national public domain, as opposed to providing a first class service to the national community, that local authorities then have to take account of.

Should the public have been notified by letter of the plans?

**Under the SBC statement of Community Involvement it includes-**

Table below extracted off the page referred to by [redacted] at SBC for communication with the public!!

**The Methods used for different types of Planning Policy Documents at various key stages**

8.2 The table below shows what methods will be used for consulting on each of the Planning Policy Documents at different stages, as listed below.

	Development Plan Documents						Supplementary Planning Documents		Neighbourhood Plans				Community Infrastructure Lev			
Methods	Evidence Gathering & Early Engagement – where relevant	Brownfield Land Register – Call for Sites	Development of Policy Options	Publication & Submission	Examination in Public	Adoption	Publication of Draft SPD	Adoption	Develop Neighbourhood Plan	Submission & Publication	Examination	Adoption	Preliminary Draft Changing Schedule	Draft Changing Schedule	Examination in Public	Adoption
Letters & Emails	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

This includes by ‘post’ but it was not undertaken disenfranchising those in the community not on the internet, (or smart phones), by failing to send by Royal Mail detail to each household under the SBC catchment, giving questions about satisfying various aspects of the Equalities Act. Recently Staffordshire County Council were able to post to the community using Royal Mail on an issue of much less importance than the SBC 2020/40 plan.

Finally – High Offley proposed Neighbourhood Plan rejected by the Independent Examiner, in the format presented.

It was unfortunate that an apparent innocent mistake meant that a potential conflict of interest was not disclosed by the 'External Independent Examiner' who undertook The HO PC Neighbourhood Plan a couple of years ago, otherwise we might have had a Neighbourhood Plan in place, as I am sure the HOP Councillors would have chosen an alternative 'External Examiner'.

██████████ of SBC, confirmed my statement to him, in conversation at Public Consultation Meeting that the SBC were happy with the The HOPC Neighbourhood Plan as it was, as I recalled the HOP Councillors had adapted it to meet the recommendations made by SBC. This included the expressed wish of the majority of the local community not to have a housing development of more than 10 houses.

It would be indeed incongruous to now impose a possible development of some 88 houses on the community taking into account all of the above. The one for 25 might be more manageable, but concerns expressed towards that also.

Sincerely

John Morton ,

████████████████████████████████████████████████████████████████████████████████  
████████████████████████████████████████████████████████████████████████████████  
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From: [REDACTED]  
Sent: 06 December 2022 11:21  
To: SPP Consultations  
Subject: the assessment of the SBC 2020/40 Plan

Every care is taken to ensure that e-mails are sent free of any viruses through the use of up to date Antivirus Software. If any aspect of this email is considered politically incorrect it is regretted as no offence was intended.

Strategic Planning & Placemaking,  
Stafford Borough Council,  
Civic Centre, Riverside,  
Stafford, ST16 3AQ.

06/12/2022

Dear Sirs

I trust that SBC will hopefully be taking account of the following in the SBC 2020/40 Plan –

It is understood that the forthcoming 'Levelling Up and Regeneration Bill', will now include, after agreement with the Minister Michael Gove, the following which we trust the SBC will take account of in evaluating the SBC 2020/40 Plan.

- Housing 'Targets' remain, but they will be only "advisory". In the words of our agreement, they become a "starting point, a guide that is not mandatory".
- Targets will now be more influenced by constraints such as density and the existing character of an area. This will help prevent suburbs feeling they are being turned into cities, and rural areas into suburbs. Where councils can show genuine constraints on their capacity to meet the target generated by the centrally determined methodology, they will be able to put a reduced figure in their local plan, and the power of the Planning Inspectorate to block this will be curtailed.
- Inspectors will be required to take a more "reasonable" and "pragmatic" approach to "plans that take account of the concerns of the local community".

John Morton ,  
[REDACTED]  
[REDACTED]

---

From: [REDACTED]  
Sent: 09 December 2022 17:14  
To: SPP Consultations  
Subject: additional comment on the SBC on the 2020/40 Plan

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additional comment on the SBC on the 2020/40 Plan

It is understood that the forthcoming 'Levelling Up and Regeneration Bill', will now include, after agreement with the Minister Michael Gove, the following which we trust the SBC will take account of in evaluating the SBC 2020/40 Plan.

- Housing 'Targets' remain, but **they will be only "advisory"**. In the words of our agreement, they become a "starting point, a guide that is not mandatory".
- **The following applies specifically page 194, HIG13, in Woodseaves and it should be withdrawn, without hesitation.**
- Targets will now be more influenced by constraints **such as density and the existing character of an area. This will help prevent** suburbs feeling they are being turned into cities, **and rural areas into suburbs**. Where councils can show genuine constraints on their capacity to meet the target generated by the centrally determined methodology, they will be able to put a reduced figure in their local plan, and the power of the Planning Inspectorate to block this will be curtailed.

John Morton ,  
[REDACTED]  
[REDACTED]

---

From: [REDACTED]  
Sent: 10 December 2022 12:13  
To: SPP Consultations  
Subject: SBC 2020 40 Plan and the response by the High Offley Parish Council

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SBC 2020 40 Plan and the response by the High Offley Parish Council

I wish to affirm my full support to the comments made by the Clerk of HOPC to yourselves in their letter dated the 9th December about the above topic.

John Morton ,  
[REDACTED]  
[REDACTED]

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From: [REDACTED]  
Sent: 12 December 2022 11:44  
To: SPP Consultations  
Subject: Impact on wild life and carbon emissions on the SBC on the 2020/40 Plan

Every care is taken to ensure that e-mails are sent free of any viruses through the use of up to date Antivirus Software. If any aspect of this email is considered politically incorrect it is regretted as no offence was intended.

[REDACTED]  
Stafford Borough Council | Civic Centre | Riverside | Stafford | ST16 3AQ

Dear Sirs

Impact on wild life and carbon emissions on the SBC on the 2020/40 Plan

Please bear in mind when you consider potential sites for the generation of electricity either by 'Solar panel farms' or 'Wind turbine' that as of the past week there was little generation by either source, irrespective of any requirement to allocate sites. As identified in a newspaper article today, 12/12/2022,

*Britain's [energy](#) crisis deepened today, as [the wholesale cost of electricity hit new record highs](#). A major factor for this price spike has been the weather, as the country has been hit by cold, dry days, with very slow winds that have resulted in wind energy generation plummeting.*

*While wind and solar are very cheap, critics have argued that these energy sources are unreliable as they depend on the weather, meaning that they could fail when the wind doesn't blow or the sun doesn't shine.*

An MP has tweeted: "This morning solar and wind has slumped to just four percent of our electricity with gas, coal and wood at 73 percent. "

*These low wind speeds had a huge impact on wholesale electricity prices, with energy and commodities expert Javier Blas tweeting: "[UK wholesale day-ahead electricity prices surge to a \\*\\*record high\\*\\* as cold, dry and calm weather cripples wind production and sends demand soaring](#).*

Admittedly

'solar power farms' after initial construction do not release carbon through the disturbance of the soil but you are then reducing the potential food production through farming the land, and

'wind farms' again after initial construction are not releasing carbon through the disturbance of the soil but in the allocations shown for potential 'wind farm sites' within the zone of Woodseaves / knightley (page 98 Policy 40 - , should also take account of the page 109 Policy 44 Landscapes), where numerous footpaths cross the sites being considered as well there being a potential issue with the destruction of 'bird life' enroute to Aquamere, by Newport, this being the largest natural lake in the West Midlands. This site is designated under Ramsar as an internationally important wetland reserve for its habitats and overwintering wildfowl populations. Wildlife can be enjoyed by the from the public at close quarters from the observation hide at the eastern end of the 72 hectares Mere.

John Morton ,

[REDACTED]

[REDACTED]



---

From: [REDACTED]  
Sent: 10 December 2022 18:50  
To: Strategic Planning  
Subject: Meecebrook Garden Settlement - Objection

Dear Sir,

I am writing to object to the proposals regarding the development of the Meecebrook Garden Settlement.

It seems to be to be the very embodiment of over development. To build on 974 acres of good quality agricultural land at a time when 'food security' is under discussion, seems ill advised to say the least. The adverse impact on natural habitat and bio-diversity should also not be overlooked.

The quality of the build design is also questionable. To cover land close to Chebsey with identikit little boxes, is a an insult to this delightful village, one of the most charming in the area, full of vernacular architecture.

Inevitably, the infrastructure, already under great demand from recent developments in Stone , will come under further strain. The local roads and lanes will simply fall apart (they are already in a poor state) from pressure of the building work and subsequent house occupancy.

I would urge the Borough to look again at the scale of these plans. As they presently stand they will overwhelm the area and add nothing to the beauty of this part of Staffordshire.

Yours faithfully,

Jane Moth (Mrs).

[REDACTED]

---

From: Preferred Options Consultation [REDACTED]  
Sent: 08 December 2022 17:09  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Frédéric MOUTON**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Development Strategy and Climate Change Response**

### **Vision and Objectives**

**Q1** - Which 3 are most important to you? **Not asked**

### **Development Strategy and Climate Change**

**Q2** - Do you agree with each of the policies in this chapter?

Policy 1 (Development Strategy): **No**

Comments: **No reply**

Policy 2 (Settlement Hierarchy): **No**

Comments: **No reply**

Policy 3 (Development in open countryside): **No**

Comments: **No reply**

Policy 4 (Climate change and development requirements): **Yes**

Comments: **No reply**

Policy 5 (Green Belt): **Yes**

Comments: **No reply**

Policy 6 (Neighbourhood plans): **No**

Comments: **THE NEIGHBOURHOOD PLAN FOR GNOSALL SHOULD STAY AS IT WAS APPROVED !**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Yes**

Comments: **No reply**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No**

Comments: **No reply**

Policy 10 (West of Stafford): **No**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No**

Comments: **No reply**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Yes**

Comments: **No reply**

Policy 14 (Penk and Sow): **Yes**

Comments: **No reply**

Policy 15 (Stone Countryside): **Yes**

Comments: **No reply**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **No**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **Yes**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No**

Comments: **No reply**

### **General Comments:**

**No reply**

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From: [REDACTED]  
Sent: 10 December 2022 18:57  
To: SPP Consultations  
Subject: Local Plan: Meecebrook Preferred Option

Dear Sir,

I am writing to comment on aspects of the Borough Plan as apart of your consultation procedure.

One thing that is immediately striking about the Meecebrook site can be seen from the West Midlands Agricultural Land Classification Map. The land which is to be built upon is largely Grade 2 Best and Most Versatile agricultural land. In other words it is land with only minor limitations that affect crop yield, cultivations or harvesting. It seems misguided to remove so much land of this quality from agricultural production when HM Government policy, as set out in 'A Green Future; Our 25 year plan to improve the environment 2018, sets out the following aims:

- To protect the best agricultural land
- To put a value on soils
- To manage soils sustainably by 2030
- To protect and enhance landscapes, biodiversity, geology and soils
- To consider the economic and other benefits of BMV land and try to use areas of poorer quality land instead of higher quality land

Given that about half of the land that would be lost under new housing is in good and the remainder in good to moderate categories there can be no question that the spirit and intentions of 'Our Green Future' are being disregarded.

Sir Dudley Stamp, a pioneer of the Land Use Survey of Britain, wrote in 1955 'It is nearly a century since the population of Britain passed the point when the country could feed itself.' He acknowledges that 'technological developments have constantly stepped up production' but goes on to say that 'Whatever we may need at the moment, it ought never to be forgotten that once land is covered with bricks and mortar its restoration to food production is virtually ruled out' (Stamp, L.D 'Man and the Land', Collins 1955).

Many would agree that timeless wisdom from the past is always worthy of our attention.

I am aware that at least one other developer is challenging the Meecebrook proposal on economic grounds. They are offering an area on the edge of the urban area of Stafford which they believe will provide development to support Stafford Town Centre, which, just from the viewpoint an observer and user, really looks as though it needs all the investment support it can get. People are generally dismayed about the decline and decay of Greengate Street and environs, so it seems sensible to think that support for the urban area by adjacent semi-urban land being used for housing would not only save 'Our Green Future' but would seem much more likely to improve the quality of areas already classed as urban.

I should be grateful if you would give these comments your consideration.

Yours faithfully,

Frank Mugglestone

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From: Kate Nadin [REDACTED]  
Sent: 12 December 2022 11:46  
To: Strategic Planning  
Subject: PROPOSED MEECEBROOK GARDEN SETTLEMENT

Dear Sir/Madam

I live in a small hamlet of just 5 properties called Scamnel ([REDACTED]) which hasn't been mentioned even though we are the nearest homes that will be impacted by this massive development. We were attracted to purchase our home 18 years ago as it is surrounded by agricultural land and woodland with the various wildlife that inhabits an area of outstanding natural beauty which Chebsey Parish is classed as. Natural habitats that have taken years to establish will be lost forever. I am extremely shocked and disappointed that the Stafford Borough Council is proposing to develop land near my home to create Meecebrook Garden Community.

The inadequate tiny lanes are already busy, drivers do not adhere to the speed limit and frequently wildlife or residents pet animals have been found dead on the roads. We have already endured many years of road closures, HGV's using roads that are not intended for that type of vehicle, excessive queues of traffic when the Norton Bridge railway junction was being renewed and we do not want to experience this type of upheaval again. Verges have been replanted and the hedges are now mature again (after 6 years) and they all contain various species of wildlife. This is a green belt area and should remain so, the infrastructure would not support that many homes and although schools, Doctors' surgery would be built in the future this wouldn't happen immediately and so people move into the new houses (4,000 homes in Chebsey Parish) and would be using the one existing Doctors surgery in the area in Eccleshall which is already full and over subscribed due to the 2 new housing estates in Eccleshall. Children would be taken to schools in Stone, Stafford. There is only one small primary school in Eccleshall, therefore our roads would be over used with transport at peak times of the day when roads in our area are not equipped for this amount of traffic. The imminent work for HS2 will cause disruption, road closures for many years to come. Adding the Meecebrook development to this mix would cause major disruption on the roads, adding many thousands of cars onto minor country roads which were not built to cope with such level of traffic. As a result, this would contribute to further turmoil, pollution and driving hazards, making living in the locality difficult, unpleasant and potentially dangerous.

With so few existing transport links in the area, how can this development ever be sustainable? Surely sustainability is one of the Council's stated environmental objectives?

I cannot see how the Council can justify its' proposals from an environmental perspective. The area is presently beautiful countryside which should be cherished and protected rather than lost and destroyed. The effect on wildlife would be devastating.

There are many other areas in the Borough which already have better infrastructure being nearer dual carriageways/motorways with easy accessibility to the county town of Stafford. The high street of Stafford has been ruined and is lying empty since the Riverside shopping/leisure centre opened, surely these empty buildings could be demolished and houses built there and a small village could grown up near the centre of town. Therefore more residents could walk/cycle to work or reach the main Stafford railway station ensuring more cars are kept off the roads which is better for the environment. This new area of Stafford town would be more able to cope with such a huge development thus allowing the retention and protection of this part of the precious green belt.

I hope that the Council will take my views into account and see that these proposals need to be re-thought and placed nearer to existing conurbations.

Yours faithfully

Kate Nadin

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From: Preferred Options Consultation [REDACTED]  
Sent: 12 December 2022 08:07  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Theresa Nawrot**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **No reply**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? To develop a high value, high skill, innovative and sustainable economy. , To strengthen our town centres through a quality environment and flexible mix of uses. and To provide an attractive place to live and work and support strong communities that promote health and wellbeing.**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **No**

Comments: **Stone area infrastructure is already over burdened with lack of schools , doctors, dentists and road systems not fit for purposes. The additional housing already permitted is going to continue to exacerbate the current situation without permission for more housing.**

Policy 2 (Settlement Hierarchy): **No**

Comments: **Stone as the second settlement is already under resourced in terms of infrastructure, whereas Cold Meece plans allow for expansion / creation of a specific infrastructure to support the growth plans**

Policy 3 (Development in open countryside): **No**

Comments: **No reply**



Policy 4 (Climate change and development requirements): **Yes**

Comments: **No reply**

Policy 5 (Green Belt): **No**

Comments: **No areas should be redefined as 'non green belt'**

Policy 6 (Neighbourhood plans): **Yes**

Comments: **No reply**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Yes**

Comments: **Defined infrastructure will be provided for this option, whereas with other options will rely on current infrastructure that is already over burdened.**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Yes**

Comments: **No reply**

Policy 10 (West of Stafford): **Yes**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **Yes**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No**

Comments: **STO13 and STO16 The infrastructure in this area is not adequate for the current housing. Roads are gridlocked at peak times and level crossing is not sufficient for additional levels of traffic. Schools and nurseries in the area cannot support additional children and doctors and dentists are unable to accommodate the current patients , without additional people to service.**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Yes**

Comments: **No reply**

Policy 14 (Penk and Sow): **Yes**

Comments: **No reply**

Policy 15 (Stone Countryside): **Yes**

Comments: **No reply**

## Economy Policies

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

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **Yes**

Comments: **No reply**

## Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No**

Comments: **I feel in stone and the surrounding areas, there is sufficient housing that can be re-designated as affordable housing I also feel that the mix proposed should be weighted more heavily for supported buying for first time buyers rather than just rented accommodation**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **Yes**

Comments: **No reply**

## Design and Infrastructure Policies

**Q11** - Do you agree with policies? **Yes**

Comments: **No reply**

## Environment Policies

**Q12** - Do you agree with policies? **Yes**

Comments: **No reply**

## Connections

**Q13** - Do you agree with policies? **Yes**

Comments: **No reply**

## Evidence Base

**Q14** - Have we considered all relevant studies and reports? **Yes**

Comments: **No reply**

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

Comments: **Support of existing infrastructure for sites near Aston Lodge in stone. Not enough evidence on how the roads / railway / GP's etc. will be supported if this permission goes ahead.**

## General Comments:

**No reply**

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From: Mike Court [REDACTED]  
Sent: 12 December 2022 10:17  
To: SPP Consultations  
Cc: [REDACTED]  
Subject: Stafford Local Plan: 2020-2040  
Attachments: Stafford Local Plan NRARA response .docx; Station Gateway consultation final response .docx

Good morning,

Please find attached a response to the public consultation from Newport Road Area Residents Association.

regards  
Mike  
Secretary

Strategic Planning and Placemaking,  
Stafford Borough Council,  
Civic Centre,  
Riverside,  
Stafford,  
ST16 3AQ.

Submitted by email to [SPPconsultations@staffordbc.gov.uk](mailto:SPPconsultations@staffordbc.gov.uk) on 12 December 2022

### **Stafford Local Plan: 2020 – 2040: Preferred options**

#### **Comments from Newport Road Area Residents Association to public consultation**

Dear Sir/madam,

Newport Road Area Residents Association (NRARA) are pleased to have the opportunity to voice the opinion of their members and as such wish to make the following observations regarding the publication of the Stafford Local Plan for 2020 to 2040 and the numerous associated documents.

- 1 Whilst it is recognised that Stafford Borough Council (SBC) are required to publish all relevant information regarding this matter, the extent of it was felt to be too onerous for the local community to read, let alone understand. The plan itself is over 240 pages, plus there are 18 background and technical studies documents!

This could have been overcome by better use of summaries and drop-in sessions which focused on specific topics. We attended the drop-in session at Stafford Library and found it to be too high level, with little explanation of the associated policies.

- 2 The members of NRARA continue to be concerned at the current extent of increased house building in the Borough and the knock-on effects to an already stretched transport, education, and health systems. The proposal to build a total of 7% (700) more houses than the Government target of 500 houses per year (10,000 over the period) only increases current concerns and is not acceptable without a joined-up approach to resolve current and future transport, education, and health issues.

It would appear that the additional houses are being included to satisfy the request of 2,000 houses from the Black Country Associations. Given the above concerns it is recommended that SBC do not accept this request and focus on the needs of the community of Stafford Borough.

We recommend that the Government target is met and that 700 fewer houses be included in the current plans for the Stafford Station Gateway development.

- 3 The plan needs to set out how all the developments will meet the promises set out in the Stafford Borough Council Nature Recovery Declaration and the prioritisation of habitats in the Nature Recovery Network Map. It seems at odds that a promise of giving more space to wildlife can align with a choice to build 700 houses more than are required. It needs to be clear how this and all parts of the Local Plan align to the Declaration.
- 4 The Local Development Plan 2022 includes reference to the Community Infrastructure Levy (CIL). It is recommended that the Council choose to impose this levy on new developments to enable key infrastructure programmes to be undertaken, whether they be transport or health.
- 5 The NRARA provided their views on the proposed plans for Stafford Station Gateway as part of that consultation process. These views have not changed and are included as an attachment to this email and should be seen as part of our response to the Stafford Local Plan: 2020- 2040: Preferred Options consultation.
- 6 It is unclear how SBC will ensure that the requirements set out in the 'SBC Potential Site Options Response,' January 2022, by Staffordshire County Council regarding Educational facilities will be met. Particularly if the extent of houses in an 'area' is not deemed sufficient to trigger the needs set out in the document eg 750+ new dwellings in an 'area' equates to a new primary school.
- 7 It is equally unclear, given the absence of any related document, how the health infrastructure needs of the increased population will be assessed, proposed, consulted upon, funded, and delivered across the Borough in a timely manner. This is a big missing and should be addressed as a matter of urgency. The Cabinet of SBC should not endorse the Stafford Local Plan: 2020 – 2040: Preferred Options without knowing how this matter will be resolved.

Yours truly

Mike Court

Secretary

Newport Road Area Residents Association  
[REDACTED]

[REDACTED]

Economic Growth and Strategic  
Projects Manager  
Stafford Borough Council  
Riverside  
Stafford  
ST16 3QA

Newport Road Area  
Residents Association

28<sup>th</sup> September 2022

Sent by email to [REDACTED] and [REDACTED]

Dear [REDACTED]

The Newport Road Area Residents Association (the RA) is keen to see that the development of the Stafford Station Gateway (the Gateway) is appropriately undertaken to respect the local area, its residents, and its wildlife.

We attended the drop-in session on 6<sup>th</sup> September, discussed the proposals with a range of people, and sought answers to a number of questions relating to the Gateway consultation.

The RA would like to submit the following response to the Stafford Station Gateway draft Strategic Regeneration Framework (SRF), although individual members of our committee, other residents and businesses may submit their own responses in addition.

- **Car parking**

There is concern that the draft framework does not show a realistic level of car parking spaces for the proposed number of dwellings and businesses. Low traffic neighbourhoods based on low car ownership, without good public transport systems (for example lack of bus routes), have been shown to be impractical and will be unrealistic. They are more akin to cities and much larger towns. Proximity and accessibility to the railway station is insufficient to mitigate the need for car ownership.

If the high density of development proposed in this SRF only gives space for one car per dwelling, there needs to be a realistic plan for families who have more than one car and this cannot be seen in the SRF. If there are not enough parking spaces then cars will be parked on roads and frontages, which will detract from the quality of the environment.

It is also essential that you consider how the impact of people who live outside of this development but parking within this development to go into town or to use the station

will be managed, as once again this could result in significant levels of on street parking.

- **High Quality Development, Site Density and Trees**

We are concerned that the high density of dwellings shown within the SRF may be attractive to make this affordable for developers but believe that this contradicts the desire for a high-quality development. The SRF should set out how these two aims will be made to work together so that the quality of the development does not become compromised.

Any proposed buildings should not be out of character with the current surroundings, and the graduation of storeys within the development should be a key characteristic, rather than the 'massing at key corners' and as a means of showing the way to the station. Innovative design should not take precedence when adjacent to existing older style properties.

Within the SRF some of the areas with high density of dwellings, as shown in pictorial representations, do not take into account of the trees which are protected by a TPO. It is essential that these trees are protected, and this should be clearly set out as a non-negotiable requirement for the development areas within the SRF. It is of concern that you understand there are no TPOs within the SRF area (as given in response to one of our questions) however, this is not the case (for example the Hollies site has a number of trees protected by TPOs).

We would not want to see retailers using ground floor active frontages along Newport Road, as this would be out of character with the existing buildings.

- **Cycling, Cycleways and Traffic Flows**

The various sites making up the Gateway are poorly connected to the town centre in the framework proposals, despite the proposed new railway station access.

Cycleways, both existing and proposed, are not consistently to standard, with no segregation of pedestrians and cyclists. Shared space between these two user groups has been shown not to work, particularly for those with disabilities.

Traffic management throughout the development should be designed to avoid 'rat-runs' and avoid increasing the amount of traffic on Newport Road, particularly as one of the key rationales for the SWAR was reducing the traffic on Newport Road.

Any access to the existing Royal Mail site should take account of the poor visibility that traffic has as it passes over the railway bridge on Newport Road.

The images shown within the SRF do not appear to display a realistic level of traffic and the development needs to be accurate about the amount of vehicles that will require use of the roads, not just from the residents, but from delivery vehicles, trade and utility vehicles, and other visitors.



- **Wildlife Corridor**

We are very concerned that the existing wildlife corridors linking the lake to habitats beyond the Gateway will be destroyed by the proposals. We would like to see the Gateway partners and their consultants working with the Staffordshire Wildlife Trust, the Green Party, and other agencies, to ensure that wildlife and associated habitats are provided for.

It is important that the old cricket pitch is not developed at the expense of the current wildlife within this important habitat. Also that the mature trees along Martin Drive are not removed. These trees are also essential for our local wildlife, and we were concerned that they were not seen as important by the Borough Council and its team during our discussions at the drop-in session.

The earth bank along Martin Drive also needs to be retained to protect the existing badger sett and other valuable wildlife.

We are concerned that the SEA/SA Screening Statement apparently says that an Environmental Statement is not required. Why would that be the case, particularly as you are saying that this development is going to be sustainable.

Further consideration on ecology / biodiversity should be built into the final SRF and clearly show how the 10% uplift is going to be achieved.

- **Balancing Pond/Lake**

The Gateway proposals will have a significant negative impact on the green spaces and wildlife around the current lake. The scale of the nearby developments, removal of surrounding trees and bushes, and the proximity of the proposed road and buildings will reduce the quality of wildlife habitats around the lake.

We would like to see proposals that protect and enhance the quality of existing wildlife habitats, especially in this area.

- **Open Space and Leisure**

The provision of adequate open space and leisure facilities is key to creating an attractive and sustainable living and working environment. Whilst some of the areas that make up the Gateway (Wicketgate and Marling Terrace) may show adequate open space, all others fall well short. Any unavoidable loss of existing green space should be replaced within the Gateway area, not beyond it, particularly given the general lack of facilities within the Borough, and we cannot see how this is achieved within the SRF.

In addition, there is no indication of formal and informal play space provision. Reliance should not be placed on provision in areas adjacent to the Gateway.

We understand the proposal includes the provision for new 'pocket parks' but this is not clear in the document and should be set out in the SRF.

- **Sustainability**

The draft framework refers to sustainable design and sustainability in numerous places within the SRF text but does not explain what this means or how it will be achieved. The definitions and requirements of these concepts should be clearly set out, so that everyone can understand them.

We would have expected sustainable housing to use heat and power generated from solar panels or heat pumps, and that there are methods to collect rain water but this is not clearly shown as a principle within the SRF. This is contrary to Strategic Objective 4 (... responds to the challenge of the climate emergency).

Lastly, whilst reference is made to “front door moments” within the text, the issue of loneliness within communities is not specifically mentioned. It is important for the SRF to demonstrate, through its design principles, how it will reduce loneliness in individuals within these new community areas.

We thank you in advance for addressing the above points in producing the final framework document. Whilst this response has focussed, of necessity, on our concerns and comments, we wish to congratulate the Borough Council and its partners on seeking to attract funding for investment in the future of the town.

Yours truly,

Sarah Preston

RA Chair

[Redacted signature block]

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From: Preferred Options Consultation [REDACTED]  
Sent: 10 December 2022 17:36  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Isabelle Newton**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: **Prefer not to say / not applicable**

Added to database: [REDACTED]

Topics (Contents page): **No reply**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? No reply**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **No reply**

Comments: **No reply**

Policy 2 (Settlement Hierarchy): **No reply**

Comments: **No reply**

Policy 3 (Development in open countryside): **No reply**

Comments: **No reply**

Policy 4 (Climate change and development requirements): **No reply**

Comments: **No reply**

Policy 5 (Green Belt): **No reply**

Comments: **No reply**

Policy 6 (Neighbourhood plans): **No reply**

Comments: **No reply**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **I am against this plan as it seems designed to take the pressure of other villages and parts of the Borough at the expense of creating a new town in the Eccleshall area. This area is going to experience a lot of disruption anyway from HS2. We do not need all the new houses now Gove has abandoned the duty to cooperate. We should build on brownfield sites instead and not destroy our beautiful countryside to help developers and consultants profits. We should also be protecting our food security.**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and

support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

### **General Comments:**

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 04 December 2022 17:13  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **MICHAEL NEWTON**

Email: [REDACTED]

**Residents and General Public**

Organisation or Company: **No reply**

Age: **Prefer not to say / not applicable**

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

**Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

**Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## Meecebrook Garden Community

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **Firstly, I think we should end the semantics over name and call Meecebrook what it is, which is a new town. I think if SBC accepted that it would give a more honest tone to the whole discussion. I agree with some elements of the plan and accept that 'people have to live somewhere'. I also accept that SBC has a statutory duty to central government on housing provision. I have the following specific objections: 1) The original plan used brownfield land as the centrepiece, using the MoD and other sites. Since this is no longer available, the consultants have reworked what seemed like a sensible original idea into something that has been twisted to fit a set of circumstances that no longer exist. 2) I spoke at length last week to Rt Hon Mark Spencer, Minister for Food, Farming and Fisheries, on food security. This is a very important issue. We should not be using a huge plot of grade 2/3 ag land for housing when brownfield options have not been further explored. 3) The idea that a railway station will be economically viable is a sick joke. Work From Home based models now dominate the future of work, and the passenger rail industry is in structural decline except for the leisure sector. It is dishonest to pretend this is a key reason to locate a new settlement in this particular place. 4) With HS2 now being given final approval after the Autumn Statement, the area will be soon very busy with heavy and other vehicles, and it seems unfair to inflict more construction on the locality. 5) Proximity to local settlements is a concern. Slindon, Yarnfield, Chebsey and Eccleshall will soon be a large single town as this proposal plays out and the gaps between the individual settlements are filled in. This always happens despite short-term reassurances.**

## Site Allocation Policies

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

## Site Allocation Policies (continued)

**Q5** - Do you agree with the proposed allocations?



Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

## **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

### **General Comments:**

**No reply**

---

From: Preferred Options Consultation [REDACTED]  
Sent: 10 December 2022 23:41  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Mrs Kerry Nicholls**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Environment Policies**

### **Vision and Objectives**

**Q1** - Which 3 are most important to you? **Not asked**

### **Development Strategy and Climate Change**

**Q2** - Do you agree with each of the policies in this chapter?

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Not asked**

Comments: **Not asked**

Policy 10 (West of Stafford): **Not asked**

Comments: **Not asked**

Policy 11 (Stafford Station Gateway): **Not asked**

Comments: **Not asked**

Policy 12 (Other housing and employment land): **Not asked**

Comments: **Not asked**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Not asked**

Comments: **Not asked**

Policy 14 (Penk and Sow): **Not asked**

Comments: **Not asked**

Policy 15 (Stone Countryside): **Not asked**

Comments: **Not asked**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **Not asked**

Comments: Not asked

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and

forestry development, tourism development and canals. Do you agree? **Not asked**

Comments: **Not asked**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **Not asked**

Comments: **Not asked**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Not asked**

Comments: **Not asked**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **Not asked**

Comments: **Not asked**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **How can more buildings possibly help the environment? Just stop building on our countryside. You are destroying it, for us and for future generations. Please look at the bigger picture.**

### **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No**

Comments: **You haven't considered anything of value. Including: The people who already live here. The environment The impact on our mental health Our local nature The AONB Anything other than meeting targets and money. PLEASE SAY NO FOR ONCE.**

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

Comments: **The carbon footprint this is going to add onto a dying planet. Do you people live on another planet? This is your children and families future, you can not have considered any of this, else you wouldn't do it. It's not just the Amazon and rainforests, it's our back yard too. Everything counts.**

## **General Comments:**

**Please consider the fact that you are idiotic if you approve this. For all the reasons of this planet dying, global warming and carbon footprints, you need to take responsibility for the damage that this will cause. Leave our AONB alone. You have the power to do the right thing for everyone, this is long term, for our planet. Please listen to our opinions.**

---

From: Matthew Nixon [REDACTED]  
Sent: 11 December 2022 21:01  
To: SPP Consultations  
Subject: Local Plan - Meecebrook 'garden village'

To whom it may concern,

I would like to register my objection regarding the above proposal in the local plan.

I believe it to be unachievable for the reasons stated in the Eccleshall Parish Council's submission.

Further I agree with St Modwen that there are more deliverable and sustainable sites within the urban area of Stafford. These sites have added benefits of supporting the town centre and having already the essential infrastructure in place required for new housing.

Regards,

Mr M Nixon

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---

From: Preferred Options Consultation [REDACTED]  
Sent: 11 December 2022 21:46  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Rozanna Nixon**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**



Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **I would like to register my objection regarding the above proposal in the local plan. I believe it to be unachievable for the reasons stated in the Eccleshall Parish Council's submission. Further I agree with St Modwen that there are more deliverable and sustainable sites within the urban area of Stafford. These sites have added benefits of supporting the town centre and having already the essential infrastructure in place required for new housing.**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and

support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

### **General Comments:**

**No reply**

---

From: Preferred Options Consultation [REDACTED]  
Sent: 12 December 2022 11:56  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Michael Norris**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Housing Policies**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Not asked**

Comments: **Not asked**

Policy 10 (West of Stafford): **Not asked**

Comments: **Not asked**

Policy 11 (Stafford Station Gateway): **Not asked**

Comments: **Not asked**

Policy 12 (Other housing and employment land): **Not asked**

Comments: **Not asked**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Not asked**

Comments: **Not asked**

Policy 14 (Penk and Sow): **Not asked**

Comments: **Not asked**

Policy 15 (Stone Countryside): **Not asked**

Comments: **Not asked**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **Not asked**

Comments: Not asked

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and

forestry development, tourism development and canals. Do you agree? **Not asked**

Comments: **Not asked**

## Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **Yes**

Comments: **I'm concerned that affordable housing is often reduced on appeal by developers to central government. Can the Council make approved plans binding on developers? I am also concerned that the need for affordable housing is used as a spearhead by developers to gain planning permission where it would not otherwise be granted. In particular for smaller developments infilling on greenfield sites.**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Yes**

Comments: **As a long standing part of the country's community mix travellers needs should be addressed - the needs and wishes of our existing local communities must also be considered and any objections they may have be reconciled appropriately. This should take into account the preservation of the key elements of village life both in terms of a the community and the environment (including preservation of: green spaces; adjoining agricultural land; verdant verges; ancient drovers verges; visual aspects accessing the village; pedestrian access; lighting etc).**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

## Design and Infrastructure Policies

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## Environment Policies

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## Connections

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## Evidence Base

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15 - Do you think there is any further evidence required? No reply**

Comments: **No reply**

### **General Comments:**

I am concerned that the plan allows for the development of smaller (tier5?) sites adjacent to green belt, AONB ASSI etc which would erode the nature of the villages of Brocton (inc Brocton A34) and Walton on the Hill in the parish of Berkswich (as well as devaluing the importance and special nature of the protected areas). If we permit the agricultural land, green spaces etc to be developed within the proximity of the protected areas we progressively devalue them. In much the same way as the important buildings in Stafford Town Centre (St Chads, St Mary's, The Ancient High House etc) were progressively compromised by developments immediately adjacent and nearby we risk doing the same to the special natural and green spaces which define our local villages and their adjacent special areas.

---

From: dana oliver [REDACTED]  
Sent: 11 December 2022 13:55  
To: Strategic Planning Consultations  
Subject: Stafford Borough Proposal Plan - letter in response to preferred patient options  
Attachments: Stafford Borough Proposal Plan letter.docx

Dear Stafford Borough Planning,

FAO [REDACTED]

Please see letter attached in response to preferred options of proposed Stafford Borough Plan.

Please can you confirm you have received the attached letter?

Kind regards,  
Mrs Dana Oliver

Sent from my iPhone



[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Dear [REDACTED]

**RE: Stafford Borough Local Plan 2020-2040**

**Site Ref:** GNO04 (WEST) Land East of Stafford Road

GNO02 Bank Top Garage

**Settlement:** Gnosall

**Land use:** Housing

**Potential Yield:** 100 dwellings (GNO04) and 9 dwellings (GNO02)

I write to you in response to the proposed Stafford Borough Plan (2020-2040) with specific concerns regarding the proposals for the development of classified greenfield agricultural land (Grade 4 and 3 land) off the A518 Stafford Road, Gnosall, and change of use of brownfield land at Bank Top Garage to residential dwellings.

For ease, I have detailed my concerns under specific headings and titled each subject matter. It should be noted that the list of concerns raised is in no particular order of relevance.

**Provision of General Practitioner (GP) Service and access to Primary Care Services (PCS)**

I am aware of the current pressures within the National Healthcare Service (NHS) as I am a manager within the NHS and as part of my job my work helps to contribute towards creating and forming local and national healthcare and social policies. Therefore, as I write this response letter, I am aware and appreciate that there are also pressures within Primary Care not only for the village of Gnosall but beyond the realms of Stafford Borough.

In summary, I am local resident who is concerned about the current provision of healthcare services that serve the community of Gnosall and how the development of further housing without the required substantial investment in its healthcare services will negatively impact Gnosall residents. I am also have insight into other nearby towns and their current service provision in comparison to Gnosall and have lived in Stafford Borough for in excess of 30 years. It is noted that since the former Stafford Borough plan was enacted to develop phases of new housing and Gnosall the healthcare infrastructure significantly falls short of the investments required to support and sustain local healthcare services. Gnosall has not seen any investment in the primary healthcare infrastructure in the last 5-7yrs since the expansion and build of previous housing developments which led to a build of circa 250 houses in Gnosall

(Lowfield Lane/ Moors wood – Bellway development, and Tulip/ Daffodil Drive -Linden Homes Estate). The overall investment in core services is poor in comparison with other villages and small towns within the borough. There are several villages and small towns within Stafford Borough that have seen a co-created with residents to enhance access to healthcare services for residents with either having significant investment and/or already had much better provision of existing healthcare services in place.

In summary, my particular concern is in relation to accessing GP services, and how if further houses will be developed the impact on the existing residents of Gnosall and surrounding villages to access GP appointments without the required co-creation of either a second GP practice or expansion of the current service provided at the Gnosall Medical Practice.

Gnosall village has only one medical practice that serves the local community and due to the lack of other Primary Care Providers within the locality its location (being close in proximity and serves several other smaller villages) means the practice it serves a large geographical area, the areas include; the nearby villages of Haughton, Norbury, Moreton and Bromstead, Bradley, Knightley and Woodseaves. The catchment of the core Primary Care Services based at Gnosall Medical Practice covers the community that stretches the whole breadth of an geographical location within a radius at Gnosall at the centre from Newport, Shropshire to the town centre of Stafford as there are currently no other GP surgeries within this catchment area.

Gnosall is one of the United Kingdom's largest villages with very little infrastructure with regards of healthcare providers to support its current residents. The population of Gnosall is in excess of proportionate statistics within the classification of a "*village*" and this continued disproportionate occupancy, if increased, will put more strain and pressure to the existing services at Gnosall Medical Practice. My particular concerns are in the delays in appointments times and accessing a GP. Also, the current provision of other Primary Care Services, such as Community Midwifery Care and Health Visitors that cover Gnosall and surrounding villages. I am aware of the local vacancy gap within the borough of trained healthcare professionals and know this reflects National shortages, however within the proposal there is no acknowledgement to the required need to create expansion of health providers (Gnosall Medical Practice) in line with healthcare legislation and the Care Quality Commission (CQC) standards.

Also, I would like to raise my concern that the demographical statistical age of the population of the village of Gnosall and the number of current residents (circa 5,000 residents) means that current Primary Care (GP and Primary Care Providers) surpasses what is required for current numbers of existing residents. This this means that accessing services at Gnosall Medical Centre is difficult as the number of residents exceeds what is required. To summarise this point, the number of residents that access one single medical practice in ratio to the number of registered GP's at Gnosall Practice would need significant growth in GP trainees and investment from the Deanery to provide and sustain adequately trained medical and nursing safe levels of care if the number of residents were to increase. Gnosall Medical Practice currently cannot provide sufficient services to the needs of the current residents, this is due to the disproportionate size of to the size of the village and healthcare demographics (ageing population and increase in birth rates) current demand for the population/residents versus the current workforce in post.

I would conclude this point by adding that I have concerns with the existing service as a provider and before the launch of the proposal of development new homes in Gnosall. I am concerned how new housing developments will impact on the care provided for current residents of whom are increasingly experiencing issues with limited access to a GP

appointment, delays in accessing treatment plans and access to the wider Allied Healthcare Professional (AHP) multidisciplinary team, lack of substantive staff that are experienced and lack of registered General Practitioners (many at Gnosall are trainees/GPs in training).

### **Locality of Hospitals providing Urgent and Critical Care and Ambulance response times.**

Further to the closure and relocation of services from Stafford Hospital to the Royal Stoke Hospital this has significantly impacted several services, including Maternity services (Inpatient, antenatal and postnatal care), Paediatric Care- with no inpatient beds other than assessment/short stay at Stafford County Hospital, and lack of Urgent and Critical Care Services (limited access to Emergency Department service out-of-hours at Stafford County Hospital with current review of Urgent Care Services provided at Telford Hospital). We as residents have also seen a notable increase response times from West Midlands Ambulance Service (WMAS) to the local area (Gnosall and villages) and I feel that further expansion of the number residents will not help; more lives will be at risk of mortality and higher morbidity rates will be anticipated. Gnosall heavily relies on our Community First Responders, staffed with volunteers to help; this service is run on charitable aid and good will by Gnosall Volunteers and recruitment and service cover is proving increasingly difficult.

***I am concerned of the point above raised and may be able to obtain more substantial evidence to support the above points raised via a Freedom of Information (FOI) requests to WMAS, Stafford County Hospital and Shrewsbury and Telford NHS Trust.***

### **Pharmacy service**

One final point to raise regarding healthcare is that the pharmacy provision sited in Gnosall is under pressure with no availability to open out of hours (beyond 6pm or weekends) this significantly impacts the availability of service users to starting treatment plans. I myself have experienced significant delays in the dispensing of medication and accessing repeat prescriptions for my son which can take in excess of several days. The nearest recommended pharmacy for the provision of supplying medications (out-of-hours) as at Holmcroft, Stafford which is inaccessible via public transport from Gnosall for those that don't drive or to ill to access it.

### **Lack of places at St Lawrence School Primary School- Lowfield Lane, Gnosall.**

Gnosall has one primary school in the village that was rebuilt when my son was in Year 1 (approximately 9 years ago- he is now 15 years old). The school was built as a "legacy" type build to enable an extension(s) of the core building to accommodate any changes to the school- to cope with any rise in the population of Gnosall. The new build was much smaller than the old school which had been previously a former middle school. To date, there has been no changes to the original build; the classrooms are quite big, however the corridors are narrow and canteen/hall of particular concern which has been raised by parents.

The canteen/main hall space which doubles up as a multipurpose room has limited space for the circa 300 children that attend St Lawrence. Children are significantly impacted on their recreation time and my concern is in particular is that each class/child has allocated 10-minute time slots to sit and eat their food. This is not sufficient time for a child with feeding difficulties

or developmental needs that attend a main stream school and for any healthy child to digest their meal. This has been raised with the Headmistress by parents and is an ongoing issue. I as previous parent who attending parent activities at the school was unable to attend whole school activities (involving all children) other than sports day due to the size of the public spaces within the school building.

The school is oversubscribed in some year groups. As a resident living directly in the locality of the school I am aware of children that moved to the new Estates (Bellway- Lowfield Lane) that have lived in our Street that can't get a space in the school due to the school being full. One child waited 5 years and has never had a place; he has now started High School. I am unclear how with the current school would be able to offer additional places with no changes to its infrastructure by means of an extension and expansion of its current teaching workforce.

In summary to this point, if an increase in admissions happens at St Lawrence primary school, then this will significantly impede the current parent and pupil experience at the school.

### **Lack of local amenities in Gnosall for residents**

Gnosall has by far, fewer shops and amenities than other villages and small towns in the Borough of Stafford. There is no supermarket, bank, carpark, hotel/accommodation establishments, sport and recreation facilities (gym and indoor exercise facilities) to support its current residents. I am concerned that with the lack of current amenities as described, this will impact in particular the elderly and immobile/disabled residents who travel less via public transport to access the nearest supermarkets in Stafford and Newport. This would impede their ability to excess goods and supplies of essentials food and provisions without a larger shop. This will be significantly impacted supplies for these Gnosall residents that rely on the few local small food shops, these provisions would be reduced if the number of residents increases without the right investment.

### **Lack of Police Services to Gnosall and surrounding villages**

Gnosall also lacks the provision of services for young adults with limited support to the youth and young people and lack of recreational services or clubs; this is already attributing into reported concerns and policing issues with increased incidents of anti-social behaviour in Gnosall. I am concerned that this would rise in line with the number of residents, the lack of police response when reporting anti-social crimes reported will impact our village. With no manned Police Station anymore in the village and with no police presence via the Police Support and Community Officers (PSCO's) this will be significantly cause concern for my family and amongst Gnosall residents.

### **Lack of Bus routes and provision of other transport services**

The bus service to Stafford and Newport provided by Arriva are inadequate. Buses frequently don't stop to pick up children at peak commuting times and or fail to turn up on time or arrive at all to take children to High Schools in both Stafford and Newport. My Son attends Blessed William Howard Catholic High School in Stafford and has first-hand experienced of this on numerous occasions. My friends in the village have children at both King Edwards in Stafford Burton Borough School in Newport and have also had buses not turning up in time,

cancelled/changes to bus routes. There needs to be significant investment in bus services to sustain any population growth in Gnosall.

### **Access off the A518 to proposed both housing development sites for GNO02 and GNO04**

I am concerned about the amount of additional traffic using the A518 with particular relevance to the entrance sites to both. As a parish member I am concerned that in particular entrance proposed for site GNO04 is situated on a busy "A" road which has seen significant road traffic incidents, including fatalities and over the past few years. I am concerned that with the added traffic and need to incorporate a for a further bus stop on a busy fast stretch of this road (which would be required for residents on a new housing estate at GNO04) will increase the number of incidents along what is already a busy, well-known road of concern.

### **Potential sites – Change of use of Agriculture land (GNO4)/ Ecological impact on wildlife and nearby cemetery**

I note that the proposed land subject to planning GNO04 is Grade 4 and 3 agricultural land that was previously used for pasture and arable farming. The land is adjacent to my house and has been used by the current farming tenants for pasture and arable farming. The change in use of this land will impact significantly on the wildlife that inhabit the land and hedgerows. I am concerned on the registered wildlife that are noted to live within a small radius around this land- in particular;

- Birds of prey- notable Small Owls, Hawks including Sparrow Hawks, Southern Hawks, Grey Herons, Little owls, Buzzards, Woodpeckers and Kestrels.
- Bats- that inhabit the land/trees around the perimeter and proposed site boundary- we may be able to provide evidence of bat roosting if/when required.

*The above information was taken from the "National Biodiversity Trust database" [www.records.nbnatlas.org](http://www.records.nbnatlas.org) reference to data collected at "2 Lowfield Lane, Gnosall" – (information accessed via database on 1<sup>st</sup> December 2022)*

The land surrounds an historic cemetery site has a small further piece of land earmarked for the extension of the cemetery. The proposed development of houses at the GNO04 site will impose on all sides of the cemetery. This cemetery serves the historic 16<sup>th</sup> Century Church which is positioned in close proximity (within the conservation area) to the proposed development. There is a small allocated piece of land allocated to the cemetery extension, but there will not be the availability of land to provide any further extension in years to come if the proposed housing development goes ahead.

### **Concern regarding proposed site of GNO04**

My final concerns are written as a reflection of the impact on my personal privacy in my garden, the protection of wildlife that inhabit my land and garden hedgerows as GNO04 borders the perimeters on part of my garden.

Privacy areas of my garden being overlooked; noise disturbance following the building works will be significant and impact to wildlife will disturb occupying bats that roost in trees on my land.

**Concern that the Proposed Stafford Borough Plans have overridden the Gnosall Neighbourhood plan**

The Gnosall Neighbourhood Plan (2011-2031) which was reviewed by Mr McGurk of whom concluded that this met all objectives as there had been "*robust public consultation*" and involved the agreement to take a fifth of the required dwellings for Key Service Villages (KSV) which helped other KSV having less developments. I am unable to ascertain that with this in mind, how that we as the residents of Gnosall that have helped the Borough to meet and exceed the previous housing requirements in the past 10 years have now been considered as part of the proposed plan for such large numbers of dwellings.

I am concerned that despite vacant brownfield land within the borough, Stafford Borough Council are considering building a greenfield good quality farming land and have disregarding other potential sites.

I am concerned that there has been disregard to the current Gnosall Neighbourhood Plan (2011-2031) that included the agreed settlement boundary. This disregard of this plan which was governed by previous legislation which evolved from the Localism Act (2011) is not a passage of forming positive endorsement in respect of the local community you serve.

Yours sincerely,

Mrs Dana Oliver

---

From: [REDACTED]  
Sent: 07 December 2022 09:57  
To: Strategic Planning  
Cc: [REDACTED]  
Subject: Meecebrook Proposal

To whom etc.

This email is to register my disgust, disbelief and rejection of the ill conceived proposal to impose and construct a so-called "Garden Settlement" called Meecebrook which would intrude into Chebsey Parish Council area. The concept is so totally flawed, it is difficult to know who, what, why and when it was conceived as a good idea. There will not be a single resident within a 10 mile radius of the proposed site, who would support the proposal. It would decimate the entire area, the hamlets, walks, landscapes, lanes, and agricultural way of life which I and all the residents, and agricultural employees of the area have enjoyed since the end of the 2nd world war. At 77, I can remember the ROF in full swing and every development in the area concerned since the '50's. The use of good greenbelt farming land to build on is ridiculous. The location is ridiculous. Wolverhampton is in need of regeneration and has brownfield sites enough for 6000 houses , not Swynnerton, Eccleshall, and Chebsey. [REDACTED]

[REDACTED] The plan itself is stupid. It is as stupid as HS2. It is as stupid as Brexit and exit from the single market. It is as stupid as our asylum handling. When Brownfield sites in and around Stoke on Trent and Wolverhampton are crying out to be utilised for regeneration, the idea of destroying 1000 acres of prime greenbelt agricultural land and landscapes and wildlife, ancient hedgerows etc.in the countryside, and bringing in even more traffic and congestion and need for public transport on unsuitable roads to reach local towns, by a new alien transient population with no ties to this special area, is off the scale madness. I suggest you read and digest the summary of "Smart Growth UK" of Feb 2020 and abandon this Meecebrook concept forthwith or attempt to justify the plan to me by return email. Richard Oliver. [REDACTED]

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From: Graeme Orr [REDACTED]  
Sent: 12 December 2022 11:33  
To: SPP Consultations; Strategic Planning Consultations  
Subject: Objection to changes to local plan (Preferred Options 2020-2040)

I wish to strongly object to the proposed changes to the local plan, in particular to those relating to Gnosall.

Reasons:

The Neighbourhood plan was agreed by democratic vote. The plan included a settlement boundary. This is paramount and cannot be overridden at the whim of the planning dept.

The additional land proposed for development in the village is outside the settlement boundary and was previously rejected as a suitable site for development as recently as March 2014. The reasons for the previous rejection are not only still valid but are actually reinforced by events since:

- The reduction in school capacity in the village, the new school has a smaller headcount.
- The further increase in road traffic, especially commuting, as local employment opportunities are very limited. The A518 already has a poor safety record.
- The pressure on the local health centre is already substantial and cannot support further population increases.

In addition, the scale of the development is grossly out of keeping with the rural nature of the village.

This is prime agricultural land and given the need to accelerate the green agenda should not be given over to housing. The UK needs to improve self sufficiency in food production and loss of agricultural land must be resisted.

There are a great many more suitable brownfield sites in and around Stafford town, where supporting infrastructure already exists.

Gnosall has already suffered extensive recent housing development on agricultural land, with ZERO additional infrastructure to support this increased population, NO MORE!

Best Regards

Graeme Orr



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From: Patrick Park [REDACTED]  
Sent: 07 December 2022 12:45  
To: Strategic Planning  
Subject: Meecebrook - Garden Settlement

Dear Sir/Madam,

I wish to object to the building of Meecebrook - Garden Settlement.

1) The 974 acres of prime agricultural land to be used for the Settlement will be lost should this proposal go ahead.

2) Living in a village (Seighford) which already suffers greatly from motorists cutting through the village at speed, this proposed new settlement will increase this problem.

3) In winter we suffer from flooding down the country lanes and this proposed village may significantly increase the frequency of this flooding 4) The increasing creation of opportunities to enable large numbers of vehicles seems counter intuitive to the proposals Nationally for reducing carbon emissions. Also I can't see Bus Companies willing to establish new bus routes to encourage people to leave their cars at home - the cost of this would be prohibitive for transport providers and users.

6) Finally the idea that this settlement will encourage schools, doctors surgerys etc. is wishful thinking in the climate of reducing Publi Services.

Yours etc.

Patrick Park, resident of Seighford Village.

Sent from my iPad

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From: [REDACTED]  
Sent: 08 December 2022 14:44  
To: Strategic Planning Consultations  
Subject: FW: Preferred Options response

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From: Emma Parlato [REDACTED]  
Sent: 08 December 2022 14:26  
To: [REDACTED]  
Subject: Preferred Options response

FAO [REDACTED]

Ref : Proposal to build 100 Houses off the A518

Reasons why I am opposed to this option

- 1) The site is good agricultural greenfield which is currently OUT of our Neighbourhood Plan boundary
- 2) Our NP was a lot of work from members of our village and was meant to be in place until 2031....
- 3) Gnosall took a large 'hit' a few years ago, we were promised at the time, that the two large new estates would improve the life in our village, injecting some cash in to our services.  
The very opposite has happened with a number of businesses closing , including our village supermarket and Grocers.

4) Our school is tiny.  
Children are currently being taxed to other schools locally as there isn't space for them to join their siblings at St Lawrence.

Our children are being forced to eat their lunches in 10 mins as the hall isn't big enough to comfortably seat all of the children.

There is not enough space for children to keep their belongings, P.E kits etc in school.

5) Our GP health Centre and Dentist's are at capacity.  
To get a GP phone call, takes 40 mins of queuing on the phone... nevermind an actual face to face appointment.

6) We don't have the infrastructure to support anymore families in Gnosall,  
You are ruining our village and making life very difficult for us.

Our services are stretched to the limit.

7) SBV should be trying to regenerate Brownfield options, before using more precious Greenfield.

8) We don't want our cemetery to be land locked. The cemetery previously was surrounded by fields.  
Where will villagers be buried in the future when all the space in our cemetery is full?

Please can I have receipt of email delivery

Your Sincerely

Emma Parlato

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[Sent from Yahoo Mail on Android](#)

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From: [REDACTED]  
Sent: 06 December 2022 09:34  
To: Strategic Planning  
Cc: [REDACTED]  
Subject: Meecebrook-Garden Settlement

I am writing today in the strongest possible terms to object to the proposed, "Meecebrook – Garden Settlement" development. It would lead to the loss of almost a thousand acres of agricultural land in a Greenbelt area. As Farmers we are being encouraged to produce more food whilst helping to maintain the natural environment, and this plan goes against everything we are being encouraged to do. The proposed development lies between Stone and Eccleshall, two urban areas that have expanded rapidly and are already struggling to provide services without adding several thousand extra dwellings. This is a rural area and does not have the infrastructure to allow such a development. I object to this and will do all in my power to fight the plan.

Yours  
W D Parrott

[REDACTED]  
[REDACTED]  
[REDACTED]

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From: Keith Parry [REDACTED]  
Sent: 10 December 2022 14:31  
To: Strategic Planning  
Subject: Local Plan (preferred Options 2020-2040)  
Attachments: Planning Letter Dec 2022.docx

FOR THE ATTENTION OF [REDACTED]

Please find enclosed my letter of objection with regard to the above plan, with specific emphasis on the village of Gnosall.

Please acknowledge receipt of this letter.

Regards  
Keith Parry (Mr.)  
[REDACTED]

Sent from [Mail](#) for Windows



10<sup>th</sup> December 2022

Strategic Planning and Placemaking  
Stafford Borough Council  
Civic Centre  
Riverside  
Staffordshire  
ST16 3AQ

**FOR THE ATTENTION OF [REDACTED]**  
**NEW LOCAL PLAN FOR STAFFORD BOROUGH COUNCIL-PREFERED OPTIONS 2020-2040**

Dear Sir,

I write in connection with the above local planning (preferred options 2020-2040) to place on record serious concerns and objections to the scheme, with regards to the proposals concerning the village of Gnosall.

Within the preferred scheme, Stafford Borough Council has designated Gnosall a Tier 4 larger settlement, which under the new planning arrangement would see a further 109 new houses being built in the village. Having had sight of the outline plans it becomes clear that 100 of these new houses are to be built outside of the existing settlement boundary, contained within the Neighbourhood Plan adopted by Gnosall. I turn therefore to this plan.

Gnosall's Neighbourhood Plan was "made" on 24<sup>th</sup> November 2015 following a referendum held within the village on 22<sup>nd</sup> October 2015. 967 residents voted in favour of the plan with 69 votes against. A very substantial majority for the plan, as I'm sure you would agree. So why have a Neighbourhood Plan?

***The Localism Act 2011*** introduced new powers for local communities to come together and shape the future of their local areas. This act was designed as a counterweight to the national planning framework, which was criticised for giving too much power to developers.

This plan was "made" after considerable consultation and inspection, not to mention the time and effort put into compiling the plan and became part of the local plan, carrying the same weight. The inspector, Mr. McGurk commented:

***"the Neighbourhood Plan was supported by robust public consultation. It is clear that the views of the wider community were actively sought and taken into account ....in line with the requirements of legislation***

***There is evidence to demonstrate that the Neighbourhood Plan reflects the views of local people. I am satisfied that the consultation process was significant and robust***

***I find that, by providing for one-fifth of the 1,200 dwellings for the twelve KSVs, the Neighbourhood Plan can be considered, to some significant degree, to be compensating for less development in other Key Service Villages (KSVs)***

***This is a positive Policy that establishes a defined settlement boundary within which development will be supported. It has regard to national policy, which supports sustainable growth"***

Clearly then this plan is both practical and agreeable to the local Populus with regard to development within the village of Gnosall. An excellent example of democracy in action.

Why therefore does Stafford Borough Council see fit to drive a coach and horses through this extensive and democratically agreed neighbourhood plan to build further houses outside of the agreed settlement boundary? If this is allowed to happen it makes a mockery of local consultation, along with the expense of preparing the plan.

Furthermore, if this proposal goes through it effectively tears up the neighbourhood plan for Gnosall and leaves the resident of the village without a voice with which to raise and record their objections for future development. Once again handing back significant power to any developer who wishes to pursue their own financial gain without any meaningful consultation to the locals who are most adversely affected. I find this approach by Stafford Borough Council to be completely unacceptable and quite frankly high handed and autocratic. It is in my opinion also unconstitutional. It is unacceptable! I object most strongly therefore to this planning proposal.

On the BBC television programme (***Country File January 8<sup>th</sup> 2012***), the then Prime Minister David Cameron commented on the Localism Act:

***"Our reforms will make it easier for communities to say we are not going to have a big plonking housing estate landing next to the village, but we would like 10,20,30 extra houses and we would like them built in this way, to be built for local people"***

If this was the intent of the former Prime Minister, when bringing in these reforms then these reforms should be honoured and upheld in line with the legislation in place.

Therefore, to summarise the existing neighbourhood plan:

- Supposed to cover the whole of the parish until 2031
- A new settlement boundary to encourage sustainable development within the defined boundary and limit development in the rural area outside it
- A local green space plan identifying areas of valuable local green space for special protection

I turn now to the proposed site of the 100 houses outside of the existing settlement boundary, the land south of Stafford Road.

On the 5<sup>th</sup> March 2014 a refusal of permission for development was issued for a plan to build 150 dwellings on the site. This refusal was issued by Stafford Borough Council (Application No. 13/19587/OUT). The reasons given were as follows:

- ***The development of a substantial residential development of a greenfield site outside of the residential boundary of Gnosall. Therefore the proposal is contrary to Saved Policy HOU3 of the adopted SBC local plan 2001. The proposal is also inappropriate due to the scale of the proposal in relation to the existing village of Gnosall and is contrary to Spatial Principle 7(b) in the emerging plan for SBC.***

- ***The proposal would necessitate the loss of good quality agricultural land and the proposed development would constitute a significant intrusion into the open countryside detracting from the intrinsic character and appearance of the surrounding rural area, contrary to paragraphs 17 and 112 of the National Planning Policy Framework and to saved policies E&D7 (iv) and E&D8 of the Stafford Borough Local Plan 2001 as well as special principle 7(f) and Policy E2 (xi) of the emerging plan for SBC.***
- ***The Local Planning Authority worked in a positive and proactive manner. However, it was considered the applicant is unable to overcome the principle concerns in respect of the proposal necessitating the loss of good quality agricultural land, being inappropriate to scale and a significant intrusion into open countryside detracting from the intrinsic character and appearance of the surrounding rural area,***

So, a simple question raises its head. If Stafford Borough Council saw fit to refuse that planning application, then why are they now trying to build houses where, they themselves stated for the above reasons that a development would be unacceptable? Answers to this question and many more don't appear to be forthcoming from SBC.

The impact of the proposed changes to the local plan are significant when taken in tandem with the existing infrastructure of Gnosall. The health framework that should be provided to residents of the village are under severe strain. In particular when looking at the current situation.

- Existing health services are in short supply
- The GP surgery is unable to cope with the number of residents requiring appointments, leading to longer delays in being seen
- The pharmacy is overrun, leading to prescriptions taking in excess of a week to obtain
- Gnosall has no local full-service hospital (Stafford hospital closes at 10.00pm every evening) which means resident have to travel to Telford, Stoke or Shrewsbury
- West Midland Ambulance service is under huge strain with long waiting and handover times
- There is no provision for elderly care and home support, due to a lack of district nurses
- Residents are in an extremely vulnerable position for health care provision

The proposed development would also have a significant impact on the education needs of the children of the village. The old primary school was demolished to make way for a new school. However, the new school was smaller than the one it replaced. The result of this decision is that the current primary school is at capacity, with no more admissions being possible. Children are having to travel to other locations to obtain their education. This in turn also leads to additional car use and increased fuel costs for parents.

In conclusion therefore, I reiterate my objections to this revised planning proposal for the following reasons:

- The neighbourhood plan is being changed to accommodate new housing outside of the settlement boundary. Without any recourse to the village residents. A plan that was prepared and voted for in a democratic referendum. This leaves Gnosall with no voice for future development and effectively hands power back into the hands of the developers, who will ride roughshod over the wishes of the residents of Gnosall.



- Permitting this housing development to take place will significantly reduce the green space of the village.
- The previous proposal for 150 dwellings on the land south of Stafford, the land now being proposed for this new development of 100 houses, was turned down in March 2014 for the reasons stated above. Why therefore if it was rejected then, should it be acceptable now?
- The impact on the village will be considerable. Health care provision, services including GP, pharmacy and dentistry are at breaking point now, an influx of new people will only serve to make these services unsustainable
- The current school is full to capacity, with some local children already having to travel to outlying villages, incurring extra car use and additional fuel costs.
- Gnosall has already under current planning proposals had an allocation of 20% of the 1,200 houses (240 new homes) required under that planning strategy. It is unfair in the extreme therefore to simply change the legislation and impose more dwellings on Gnosall, when services and facilities are already under considerable strain.

It is therefore, for the reasons stated above that I as a resident of Gnosall, who voted for the 2015 Neighbourhood Plan, which covered sustainable development within the agreed settlement boundary, object very strongly to this proposed change to the planning framework and the impact on the village.

I hope that these comments, which I feel are reasonable and honest will have a significant bearing when these proposals are put before the relevant committees. It is unacceptable in this day and age that a local council can simply tear up a Neighbourhood Plan that reflects the wishes of the residents, voted for by the residents and in the interests of the residents and the village.

I await with interest the outcome of the decisions to be taken.

Yours Faithfully

Keith Parry MBA.

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From: Preferred Options Consultation [REDACTED]  
Sent: 11 December 2022 14:55  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **John Paul**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Site Allocation Policies**

### **Vision and Objectives**

**Q1** - Which 3 are most important to you? **Not asked**

### **Development Strategy and Climate Change**

**Q2** - Do you agree with each of the policies in this chapter?

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Yes**

Comments: **No reply**

Policy 10 (West of Stafford): **Yes**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **Yes**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No**

Comments: **No reply**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Yes**

Comments: **No reply**

Policy 14 (Penk and Sow): **Yes**

Comments: **No reply**

Policy 15 (Stone Countryside): **Yes**

Comments: **No reply**

### **Economy Policies**

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

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and

forestry development, tourism development and canals. Do you agree? **Yes**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **Yes**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Yes**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **Yes**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **Yes**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

### **General Comments:**

**No reply**



As a resident in the vicinity of the proposed development area, for the new garden community/town of Meecebrook, this is a representation voicing my concerns.

I have reservations about the development including the use of nearly a 1000 acres of the best and most versatile agricultural land. With large pockets of woodland, planting and habitat that will be lost. it's inclusion comes with no evidence of a new Issues and Options review after the M O D pulled their land.

At this point I have seen no evidence of the viability of building primary and secondary schools, social areas, commercial premises and community centres to accommodate the many occupants of new housing. All local doctors are stretched to their limits, hospitals are full and ambulance waiting times are at an all time high. Feasibility studies provide compelling proof that building rate assumption is unrealistic and would not be delivered on time.

Considering that Meecebrook has NO strategic road network expensive and massive infrastructure would need to be delivered before any dwellings are built. There is already significant pressure on surrounding villages and the town of Eccleshall The development of 6000 houses would undoubtedly cause major disruption due to traffic congestion, sewage and rainwater drain off. The rivers Sow and Meece have already flooded on numerous occasions threatening property and main shops, especially in Eccleshall. A police station would be advisable , as considering the lack of amenities for younger people, this could lead to more crime and anti social behaviour.

Sustainability of food production is very much under threat . This area grows substantial amounts of vegetables for the local shops and



population, grain and maize for local farmers and animal feed companies. Where is the production land coming from ? As stated in your Local Plan the Borough Council aims "to sustain the attractive and distinctive quality of the natural environment ". How can this be maintained with the destruction of agricultural land and your " priorities of environmental enhancement ".

Destroying the natural environment of mature trees ,hedgerows and arable land ,not only for the abundance of wildlife we have in the beautiful countryside around are area, but to maintain your duty to reduce " carbon footprint. " Wouldn't garden communities be better sited on brown field areas or locations that already have road networks, adequate services and infrastructure in place to be available to facilitate early residents.

To sum up ,the current development strategy would , by accounts, be unrealistic and undeliverable on time undermining the Borough strategic plan and a total disaster for the natural environment and climate change. To reconsider attaching garden communities to existing settlements and brownfield would be a far better solution



Yours faithfully



D Peake



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From: Preferred Options Consultation [REDACTED]  
Sent: 28 November 2022 12:32  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Rodney Pearce**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Site Allocation Policies**

### **Vision and Objectives**

**Q1** - Which 3 are most important to you? **Not asked**

### **Development Strategy and Climate Change**

**Q2** - Do you agree with each of the policies in this chapter?

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Yes**

Comments: **No reply**

Policy 10 (West of Stafford): **No**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **Yes**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No**

Comments: **Dear Sirs, I wish to object to the new proposed local plan for Woodseaves. The proposed further development of land for 125 new houses is disproportionate to the existing dwellings of 600, an increase of over 20%. I understand that because we have one shop that makes us a key service village but as the list shows we are the smallest and therefore any proposed development should be proportional. I am at a loss to know who at the Borough Council, who passed our proposed neighbourhood plan, have you now chosen to ignore its findings, in a survey of the residents of Woodseaves they clearly indicated they would prefer several small developments of no more than 10 houses. The village has never undergone any improvements to the main services and only last year experienced flooding in many houses because of inadequate drainage system. The infrastructure is just not up to supporting this number of new houses. The roads surrounding the proposed developments are inadequate. The drainage system can't cope. There is limited bus service available. The local school is near to capacity. The sewage plant is always out of action. There is little or no mobile phone signal. Virtually all the land marked for development is outside the settlement boundary. The larger sites marked for development are all in peat-based fields. Yours Sincerely,**

**Rod Pearce.** [REDACTED]

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No**

Comments: **Why has the Green in the middle of Willowcroft Woodseaves been omitted from the plan as a protected Green Space.**



Policy 14 (Penk and Sow): **Yes**

Comments: **No reply**

Policy 15 (Stone Countryside): **Yes**

Comments: **No reply**

## **Economy Policies**

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

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **Yes**

Comments: **No reply**

## **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No**

Comments: **The plan should include more provision for single people who would be able to look after themselves if they could live in a bungalow.**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No**

Comments: **No reply**

## **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No**

Comments: **No reply**

## **Environment Policies**

**Q12** - Do you agree with policies? **No**

Comments: **No reply**

## **Connections**

**Q13** - Do you agree with policies? **No**

Comments: **No reply**

## **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **Yes**

Comments: **No reply**

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

Comments: **No reply**

## **General Comments:**

Dear Sirs, I wish to object to the new proposed local plan for Woodseaves. The proposed further development of land for 125 new houses is disproportionate to the existing dwellings of 600, an increase of over 20%. I understand that because we have one shop that makes us a key service village but as the list shows we are the smallest and therefore any proposed development should be proportional. I am at a loss to know who at the Borough Council, who passed our proposed neighbourhood plan, have you now chosen to ignore its findings, in a survey of the residents of Woodseaves they clearly indicated they would prefer several small developments of no more than 10 houses. The village has never undergone any improvements to the main services and only last year experienced flooding in many houses because of inadequate drainage system. The infrastructure is just not up to supporting this number of new houses. The roads surrounding the proposed developments are inadequate. The drainage system can't cope. There is limited bus service available. The local school is near to capacity. The sewage plant is always out of action. There is little or no mobile phone signal. Virtually all the land marked for development is outside the settlement boundary. The larger sites marked for development are all in peat-based fields. Yours Sincerely,  
Rod Pearce. [REDACTED]

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From: Rod Pearce [REDACTED]  
Sent: 07 December 2022 09:46  
To: SPP Consultations  
Subject: Proposed Local Plan for Woodseaves.

Dear Sirs,

Please consider the following statement below when deciding the future development of land in Woodseaves, the proposed plans show an increase of 20% in a village at the bottom of the key service villages.

It is understood that the forthcoming 'Levelling Up and Regeneration Bill', will now include, after agreement with the Minister Michael Gove, the following which we trust the SBC will take account of in evaluating the SBC 2020/40 Plan.

- Housing 'Targets' remain, but they will be only "advisory". In the words of our agreement, they become a "starting point, a guide that is not mandatory".
- Targets will now be more influenced by constraints such as density and the existing character of an area. This will help prevent suburbs feeling they are being turned into cities, and rural areas into suburbs. Where councils can show genuine constraints on their capacity to meet the target generated by the centrally determined methodology, they will be able to put a reduced figure in their local plan, and the power of the Planning Inspectorate to block this will be curtailed.
- Inspectors will be required to take a more "reasonable" and "pragmatic" approach to "plans that take account of the concerns of the local community".

Regards Rod Pearce.

---

From: Preferred Options Consultation [REDACTED]  
Sent: 03 December 2022 21:46  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Hilary Pemberton**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **No reply**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? To strengthen our town centres through a quality environment and flexible mix of uses. , To deliver infrastructure led growth supported by accessible services and facilities. and To increase and enhance green and blue infrastructure in the borough and to enable greater access to it while improving the natural environment and biodiversity.**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **No reply**

Comments: **No reply**

Policy 2 (Settlement Hierarchy): **No reply**

Comments: **No reply**

Policy 3 (Development in open countryside): **No reply**

Comments: **No reply**

Policy 4 (Climate change and development requirements): **No reply**

Comments: **No reply**

Policy 5 (Green Belt): **No reply**

Comments: **No reply**

Policy 6 (Neighbourhood plans): **No reply**

Comments: **No reply**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **Until HS2 (including Stone Railhead) is either completed or cancelled, we can't see how this huge project will affect or even obliterate any plans for major nearby developments. Unless HS2 and Staffs County Council work together with Stafford Borough Council, I can't see how a new railway station could be built without being integrated into the whole rail network.**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## Economy Policies

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

## Design and Infrastructure Policies

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## Environment Policies

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## Connections

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## Evidence Base

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

**General Comments:**

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 11 December 2022 21:59  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Melissa Penn**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **No reply**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? To strengthen our town centres through a quality environment and flexible mix of uses. , To deliver infrastructure led growth supported by accessible services and facilities. and To provide an attractive place to live and work and support strong communities that promote health and wellbeing.**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **No**

Comments: **Stone does not have the necessary infrastructure in place to support current needs. The increase in housing will only further impact this - currently the roads cannot cope with the current level of traffic at peak times - it is near on impossible to get children to school on time and then finish the commute. Bus services run late because of the traffic impacting schools. There is not enough provision of services - schools, doctors, dentists etc. previous developments have been built first with the promise of new infrastructure which has not been delivered.**

Policy 2 (Settlement Hierarchy): **No**

Comments: **No reply**

Policy 3 (Development in open countryside): **No**

Comments: **There should be a focus on using disused brownfield sites as opposed to using**



**greenfield sites and prime agricultural land such is the case with the development East of Oakleigh Court and at Meecebrook.**

Policy 4 (Climate change and development requirements): **No reply**

Comments: **No reply**

Policy 5 (Green Belt): **No**

Comments: **No reply**

Policy 6 (Neighbourhood plans): **No**

Comments: **No reply**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **No reply**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## Economy Policies

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

## Design and Infrastructure Policies

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## Environment Policies

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## Connections

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## Evidence Base

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

**General Comments:**

**No reply**

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From: Neil Phillips [REDACTED]  
Sent: 09 December 2022 16:34  
To: Strategic Planning; SPP Consultations  
Subject: Response in respect to Preferred Options Consultation

Dear Sir/Madam,

Re: Preferred Options Consultation

We wish to object to the Preferred Options on the grounds of the excessive and unjustified allocation of Greenfield sites for development, which significantly exceed the Borough's needs.

We particularly object to the allocation of two small Greenfield sites (STO08 and STO10) within Stone, which form an important green space in the network of open areas within the valley through Stone.

We would be most grateful if you could please kindly acknowledge safe receipt of this email.

Thank you.

Yours faithfully,

Caroline and Neil Phillips

[REDACTED]  
[REDACTED]  
[REDACTED]

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From: James Phillips [REDACTED]  
Sent: 08 December 2022 20:05  
To: Strategic Planning  
Subject: Meecebrook

I am a resident of Chebsey and wish to express my objection to the proposed Meecebrook development.

My main objections are that the development will cause misery to the people who live in the area as the roads are already at full capacity. The development will cause the destruction of versatile agricultural land. The motivation of those behind the scheme is greed and there is no evidence that there is the ability to deliver on the plan. No doubt houses will be built, but the infrastructure is likely to be downgraded.

It seems perverse that we have to object to a plan that has no positive attributes. It should be obvious to all that this is a bad idea.

I urge the council to reject the proposed plan.

James Phillips

[REDACTED]

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From: Preferred Options Consultation [REDACTED]  
Sent: 11 December 2022 19:04  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Andrew James Plant**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: **Prefer not to say / not applicable**

Added to database: [REDACTED]

Topics (Contents page): **No reply**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? To deliver infrastructure led growth supported by accessible services and facilities., To provide an attractive place to live and work and support strong communities that promote health and wellbeing. and To increase and enhance green and blue infrastructure in the borough and to enable greater access to it while improving the natural environment and biodiversity.**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Yes**

Comments: **No reply**

Policy 2 (Settlement Hierarchy): **No**

Comments: **Stone and in particular there of Walton has already seen extraordinary growth in housing over recent years far beyond the resources that are available. There is a lack of infrastructure and amenities. For example There are insufficient doctors so that now a private practice is opening in Stone town that has to be paid for rather than free to all NHS. this evidences the lack of infrastructure**

Policy 3 (Development in open countryside): **No**

Comments: **This proposal is in the open countryside adjacent to the existing Stone Town**

**settlement boundary. This creep and grow policy is not acceptable and morally unsound.**

Policy 4 (Climate change and development requirements): **Yes**

Comments: **No reply**

Policy 5 (Green Belt): **No**

Comments: **The proposed site is in effect "Green Belt". It is open arable land that is invaluable in ours and the global combat against climate change**

Policy 6 (Neighbourhood plans): **No**

Comments: **The existing neighbourhood plan is not being followed by the proposals as the proposed development is outside of the boundaries that have been established by the residents of Stone by referendum.**

## **Meecebrook Garden Community**

**Q3 - Do you agree with proposed new garden community: Yes**

Comments: **This proposed garden community is positopnec on largely brownfield land and will therefore add to our tools to combat climate change**

## **Site Allocation Policies**

**Q4 - Do you agree with the proposed allocations?**

Policy 9 (North of Stafford): **No**

Comments: **This planning proposal for Walton, Stone does not fit with "Existing hedgerows and tree lines to be retained and enhanced to support the provision of a network of green infrastructure including wetlands and water corridors, play areas, green corridors allowing wildlife movement and access to open space;"**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No**

Comments: **This planning proposal for Walton, Stone does not fit with "Existing hedgerows and tree lines to be retained and enhanced to support the provision of a network of green infrastructure including wetlands and water corridors, play areas, green corridors allowing wildlife movement and access to open space;" The land is good arable land that in the words of your policy "must be retained", how can this therefore be included in any proposal for housing development? The world ,which if you have forgotten includes Stone, has a climate crisis. This proposal railroads through what is being set out in a wider scope. The proposed site is outside of the Neighbourhood Plan settlement boundary which is legally binding plan agreed by referendum of the Stone residents The site has a high water**

table with underground streams and lakes and is subject to overground flooding to neighbouring properties. The sewerage system is already inadequate for the current housing stock with frequent back flows spilling into existing houses. The proposed access route through Marlborough Road is unacceptable. The access route is narrow and cannot possibly cope with access by emergency vehicles. The parking of cars in the street restricts passage to cars let alone commercial and emergency vehicles.. The increase in traffic flow is immediately past two schools and will add to an already dangerous environment for our school children. The increased noise from the traffic flow is unacceptable to surrounding existing residents in what is a quiet cul-de-sac of bungalows. With the proposal of 100 houses that will mean a minimum of an additional 200 vehicles per day passing through the access route at least twice prepay. The surrounding road network is incapable of handling this increase. The surrounding road system is already gridlocked at peak times

### Site Allocation Policies (continued)

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Yes**

Comments: **No reply**

Policy 14 (Penk and Sow): **Yes**

Comments: **No reply**

Policy 15 (Stone Countryside): **No**

Comments: **This proposal goes against the policy to preserve the countryside and therefore cannot fit**

### Economy Policies

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

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **Yes**

Comments: **No reply**

### Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No**

Comments: **Greenfield sites adjacent to existing town boundaries which in effect this land is should not be included in any development plans**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Yes**

Comments: **No reply**



**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **Yes**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No**

Comments: **It is your job to ensure that this is done and it is inappropriate and unfair to include this as part of this document**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

### **General Comments:**

**This creep and grow policy is unacceptable. The continuing harassment by commercial builders looking to make a fast buck at the expense of local residents is beyond the pale**

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From: Preferred Options Consultation [REDACTED]  
Sent: 11 December 2022 18:01  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Susan Plant**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: **Prefer not to say / not applicable**

Added to database: [REDACTED]

Topics (Contents page): **No reply**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Contribute to Stafford Borough being net zero carbon by ensuring that development mitigates and adapts to climate change and is future proof., To develop a high value, high skill, innovative and sustainable economy. and To provide an attractive place to live and work and support strong communities that promote health and wellbeing.**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **No**

Comments: **No reply**

Policy 2 (Settlement Hierarchy): **No**

Comments: **No reply**

Policy 3 (Development in open countryside): **No**

Comments: **No reply**

Policy 4 (Climate change and development requirements): **No reply**

Comments: **No reply**

Policy 5 (Green Belt): **No reply**

Comments: **No reply**

Policy 6 (Neighbourhood plans): **No**

Comments: **local plans should be drawn up and agreed by local residents.**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Yes**

Comments: **No reply**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No**

Comments: **Land at Marlborough Rd Stone is completely inappropriate for housing. This arable land has a high water table with underground streams and is prone to flooding adjoining properties. The drainage system in the Walton area is unable to cope with the current high number of houses. The proposed access through Marlborough Rd is disputed and is located at the end of quiet residential cut de sac. Access through a small residential estate would cause untold chaos. A minimum of an extra 200 cars would cause a danger to the 2 schools situated directly on any route from this proposed development and cause even more traffic to be at a standstill on surrounding roads leading to Walton roundabout. This would have an environmental impact not only on the atmosphere but the clean air we want our children to breathe. Any emergency vehicles would also struggle to access this site. Walton has seen an enormous number of newly built accommodation over the last 3 years and this has a major impact on the quality of life in this area. The infrastructure is not able to cope with schools and doctors full to bursting. Furthermore, this proposed site is outside the settlement boundary of Stone Town, which was passed by a referendum of local residents. Does our legally voted plan not count?**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

## **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

## **General Comments:**

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 12 December 2022 11:24  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Mark Presswood**

Email: [REDACTED]

**Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

**Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

**Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

**Comments: This is a very poorly thought-out proposal which relies entirely on loss of greenfield and mainly agricultural land. Not to mention the fact that it sits alongside a busy 4-track railway that operates 24/7/365. Oh, and an active MoD training range that uses explosives and is very busy at the weekends. At a time when both energy security and food security should be our highest priorities, destroying land that should be used for food production, or could be diverted to combined food & energy production is extremely shortsighted. The promoters of this so-called garden community are trying to pull the wool over people's eyes by referring to it as such. It is a high-density housing development that is bigger than the existing town of Stone in terms of location, basic GCSE-level geography says that communities should be located where there are appropriate transport links and this does neither. The development is separated from all the main sources of employment (Stoke-on-Trent, Stone and Stafford by 2 major train lines (WCML & HS2) and a major road link (M6), with no suitable junction nearby for trips generated by the development to join the M6. By your own admission around 50% of the trips from the proposed community will be to employment opportunities in Stoke or Stafford, presumably with others significantly further afield, such as the West Midlands conurbation. Any yet there is no commitment to fully funded public transport links from the outset and instead a vague undertaking to consider a new station on the WCML after half the community has been built - meaning years of significant additional car traffic on the roads before then. From my own personal experience of nearly 30 years working in infrastructure development I can pretty much guarantee that when the time comes to build said station, either the money won't be there or the train paths on the WCML will not be available, or Network Rail will refuse to countenance the delay to existing services that an additional stop will bring. Years of wrangling will follow and the community might be lucky if it manages to get a station by 2040, if ever. Consequently the overwhelming majority of trips will be by car, and the local road network will not cope. Eccleshall is already extremely busy, with queues building at the two roundabouts, and the streets are too narrow to be safely upgraded. There are insufficient road crossings over the WCML local to the proposed new community, and traffic will be forced onto the A519, A5013 and B5026, none of which is adequate to cater for the additional demand. Especially the A5013 to M6 Jcn14. It is already a hazardous road. I would also add a further point around 'fairness'. This part of Staffordshire is already bearing the brunt of the impact of HS2, for no discernable local benefits. This includes loss of land, loss of livelihoods, destruction of the environment. It is fundamentally unfair for the Borough to impose yet another massive development on the area. If housing on this scale is needed, the priority has to be brownfield redevelopment, of which there are huge swathes available in Stoke-on-Trent, or developments attached to existing centres such as Stafford, where public transport links already exist. And for which there are willing promoters, such as St Mowden. And please don't repeat the excuse given at the local consultation which was that 'Stoke is a different planning authority'. For developments on this scale that simply doesn't wash - put the developments where they are most appropriate, regardless of local government fiefdoms**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**



**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

### **General Comments:**

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 12 December 2022 09:37  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Sarah Presswood**

Email: [REDACTED]

**Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

**Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

**Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **My main objection is that this would be using a greenfield site when there are brown field sites that should be used first and would provide better infrastructure for the proposed homes. The infrastructure around this area cannot possibly support thousands of additional homes. The roads are rural roads and cannot support a huge increase in traffic. Whilst there is mention in the proposal of new schools and doctor's surgeries this is only in a later phase of the development and at the online consultation event it was mentioned that these may never come to fruition if the developer doesn't deem it viable. There are insufficient things like doctor's surgeries and so whilst we wait for the new ones to be built (if they do ever materialise) it is inevitable that new residents will need to use the existing facilities -we already have to wait 3 weeks for a doctor's appointment. The disruption to this area from the HS2 construction will be challenging enough for local residents without this on top or following soon after. The quality of life for the existing residents must be considered alongside the needs of people who are desperate for housing.**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Yes**

Comments: **No reply**

Policy 10 (West of Stafford): **Yes**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **Yes**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No**

Comments: **I believe there are better alternatives to digging up a greenfield site and believe the ST Modwen plan as supported by Yarnfield Parish Council is a much better proposal. It feels as though this is a done deal and this consultation is just going through the motions but all local residents believe this will have a negative impact on their quality of life and this must be considered alongside the needs of those who are in need of housing.**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Yes**

Comments: **No reply**

Policy 14 (Penk and Sow): **Yes**

Comments: **No reply**

Policy 15 (Stone Countryside): **Yes**

Comments: **No reply**

## **Economy Policies**

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

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **Yes**

Comments: **No reply**

## **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No**

Comments: **Not the new Garden Town, I have seen no evidence that there is a demand for housing in this area -indeed many houses have been on the market for many months suggesting a complete lack of demand**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Yes**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **Yes**

Comments: **No reply**

## **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No**

Comments: **I don't believe you have considered all alternative options to Meecebrook as shown by the St Modwen proposal**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

## **General Comments:**

**No reply**

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From: Philip Price [REDACTED]  
Sent: [REDACTED]  
To: Strategic Planning Consultations  
Subject: Re: Stafford Borough Local Plan 2020-2040  
Attachments: Local Plan response copy.pdf

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From: Philip Price [REDACTED]  
Sent: 11 December 2022 14:20  
To: Strategic Planning Consultations <[Strategicplanningconsultations@staffordbc.gov.uk](mailto:Strategicplanningconsultations@staffordbc.gov.uk)>  
Cc: [REDACTED]  
Subject: Stafford Borough Local Plan 2020-2040

For the attention of [REDACTED]

Dear [REDACTED],

Please find attached comments on the draft Stafford Borough Local Plan. I should be obliged if you would kindly acknowledge safe receipt at your earliest convenience.

Yours faithfully,  
Philip C. Price.

[REDACTED]  
[REDACTED]  
[REDACTED]

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## **Comments on Policy 12 Sites GNO4 (West) and general comments on sites at Woodseaves Sites 07, HIG07, HIG10, 11 and 13 and the interrelationship of the sites.**

References herein are to Policies, Pages or Paragraphs of the **Stafford Borough Local Plan 2020-2040 (the Plan) prepared by Stafford Borough Council (SBC)** or otherwise as stated.

The 2 policies of the draft Local Plan of particular relevance to site allocations GNO4 (West) and GNO2 Bank to garage Gnosall are as follows:

**POLICY 6** with deals with Neighbourhood Plans provides;

*"A. Except for those policies listed in Appendix 5 (Superseded policies), policies of made neighbourhood plans remain in effect and will be given appropriate weight in accordance with national policy.*

*B. Neighbourhood plans must be in broad accordance with the strategic policies of this Local Plan. The strategic policies are policies 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 16, 19, 23, 24, 30, 48."*

Footnotes to Policy 6 state that the policy gives clarity over the status of *made neighbourhood plans*

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

*"C. Development requirements that the development of the sites allocated in this policy need to meet are listed in Appendix 2.*

*D. The development of all sites will need to accord with other policies in this Local Plan, with the infrastructure needs of each site to be secured through legal agreements where appropriate".*

**Site GN04** has previously been the subject of a formal planning application in 2014 that application was refused ( Decision 13/19587/OUT dated 05/03/14) by SBC on grounds that

*"1. The proposal comprised a substantial residential development of a greenfield site outside the Residential Development Boundary of Gnosall and;*  
*2. The proposal would necessitate the loss of good quality agricultural land and the proposed development would constitute a significant intrusion into open countryside detracting from the intrinsic character and appearance of the surrounding rural area,"*

The decision was subsequently the subject of a planning appeal which was formally withdrawn.

**The Gnosall Neighbourhood Plan was made / adopted in 2015 (GNP)**  
*following what the plan inspector described as a*

*" significant and robust " consultation process (Page 11 Inspectors Report).*

The inspector found that the GNP inter alia

*"provides for its share of housing growth and contributes to the achievement of sustainable development." (Page 17 Inspectors Report)*

There do not appear to have been any material objections to the GNP from SBC.

The GNP included revisions to the previous residential Development Boundary contained in the **SBC Local Plan 2001** to reflect housing and development policies set out in the Neighbourhood plan

In the draft plan SBC now propose to allocate site GNO4 (currently outside the Settlement Boundary) for residential development of up to 100 dwellings.

None of the previous objections to development have changed in the interim period indeed if anything they have probably been strengthened with the completion of other large scale developments in the village. Account should be taken of the cumulative effect of individual housing developments on the character of the village and the supporting infrastructure required.

The proposal to now include GNO4 in Policy 12 allocations in the Plan effectively re-draws the settlement boundary supporting development which otherwise does not appear to accord with Policies 2, 3 and 6, was previously opposed by SBC and for which on the evidence of the consultation process and referendum in connection with the adoption of the Neighbourhood Plan there is little local appetite.

The adoption of the proposed Policy 12 allocation would appear to mean that significant parts of the GNP would become "Superseded Neighbourhood Plan Policies" under Policy 6 above.

There appears to be some uncertainty as to how many dwellings GNO4 will support, the original planning application was for up to 150, representations submitted to the Neighbourhood Plan Examiner suggested up to 75 (PGNP 55) whilst the current proposed allocation is for a potential yield of 100 all would appear to represent *substantial residential development*.



In response to the Site Selection Assessment (SSA) & Essential Site-Specific requirements (ESR) for GNO4;

**Education: The Council's Revised Settlement Assessment and Profiles Topic Paper (Preferred Options Stage) suggests**

*"4.20 The presence of a school in a settlement, particularly a primary school (or first school), is considered a 'key facility' as it provides an opportunity to reduce the need to travel by car.*

*4.21 One key sustainability issue, which affects all settlements in the borough to some extent, is the reliance on the car either for employment or other services and facilities. This is due to the rural nature of the borough and limited public transport opportunities.*

*4.22 This issue is greater in the smaller settlements which generally have lower provision of employment, and little or no services or facilities."*

The SSA suggests that so far as Primary education is concerned any needs created by the proposed development can be accommodated within existing capacity at St Lawrence Primary Academy, and the Essential Site Specific Requirements only refer to contributions towards home to school transport presumably Secondary provision at King Edward VI High School.

Anecdotal local evidence suggests that St Lawrence is already operating at capacity and unless expansion is possible there are unlikely to be places available to accommodate the addition of 109 further dwellings in Gnosall.

The current draft plan provides for an allocation of 125 dwellings at Woodseaves which is located approximately 3 miles away. If both current allocations are carried forward and either St Lawrence or Woodseaves CE Primary prove incapable of expansion not only is there likely to be an increase in the travel outside village boundaries but also a significant "knock on" effect on the availability of places at the other school.

So far as Secondary Education is concerned whilst the SSA indicates that King Edward VI High School can accommodate the proposed development, that would of course necessitate the use of travel by road a factor which appears to be recognised in the ESR. The requirement for such road travel does not appear consistent with Policy 52 of the plan or with paras, 4.20-4.22 above particularly since home to school transport is an area of potentially high carbon emissions (**See Stafford Newsletter article Nov 23 2022 "Council has achieved a 43% cut in emissions"**)

**Water** :The SSA suggests Low impact on sewerage infrastructure. Although there do not appear to be any current problems in the **Summary of Representations** during consultations in respect of the Neighbourhood Plan the Environment Agency (PGNP 30)

*"recommend that reference is made within the Neighbourhood Plan to foul drainage provision given that there is a known history of problems at Gnosall Sewage Treatment works"*

In the **Consultations section of the Planning Officers Report (20/12/13 Pgs 11/12)** on the previous planning application in respect of GNO4 Severn Trent Water indicated that although it had no objection to the proposal it was

*'currently investigating the performance of the public sewerage system'*

The SSA indicates a low potential impact on sewerage infrastructure without indicating the outcome of the above or what any impact might be.

**Electricity** : Western Power Distribution, have apparently identified that the proposed allocations at Gnosall *are unlikely to be able to be accommodated before 2030 (Infrastructure Delivery Plan (Preferred Options Stage Seen 7.2 P 23)* a factor recognised in the SSA. According to the **Housing Trajectory table of the Local Plan (Appendix 6)** the majority of other site allocations under Policy 12 would have been completed by 2030/31. Furthermore the requirement in Policy 4 for all new developments to have no on-site fossil fuel combustion from 2025 is likely to impact on electrical power consumption and may impact upon the date on which any issue can be resolved.

**Health** : The existence of Health facilities is quite properly regarded as an important factor in assessing the sustainability of communities. Some villages may be relatively sustainable because of the proximity of access to community facilities elsewhere.

In the case of Health Facilities although these exist in Gnosall they already serve a number of other villages in Tiers 4 & 5 of the Settlement Hierarchy, the addition of a further 109 dwellings in Gnosall is likely to put these facilities under considerable strain and if the proposed Woodseaves sites remain in the plan that is likely to exacerbate the situation further Given probable constraints on public spending in the foreseeable future there can be no likelihood of any mediation of the problem.

**Transport:** Gnosall has some facilities and employment opportunities but both are very limited and the residents of further significant new residential developments would be likely to drive to access jobs and services potentially outside the borough and other centres outlined in Policy 19.

The A518 from Stafford to Newport particularly the section from Gnosall to Newport is not of high quality and in need of improvement. Transport links North and South of the village which apart from Stafford are principal directions of travel for the purposes outlined above and health are poor and principally through a network of unclassified roads many of indifferent quality.

The site selection Assessment refers to new bus stops along the A518 however the principal service does not currently pass the proposed single access point to the site, and for it to do so would involve diversion from other areas of the village. Buses are frequently cited as THE solution to public transport needs but particularly in rural areas issues with routes, timetables and capacity can constrain their effectiveness. Their provision may also involve local authorities in the issue of subsidy.

**Summary** In the light of the above it is suggested that the proposal to include GNO4 in Policy 12 allocations of the draft SBC would not only result in substantial development outside the existing Settlement Boundary which has only been established relatively recently following an extensive local consultation process and referendum but would also represent a significant intrusion into open countryside to the detriment of the surrounding area as well as a loss of good quality agricultural land without contributing significantly to the goals of sustainable and environmentally sensitive development. It would in effect result in the Gnosall Neighbourhood Plan or at least significant parts becoming superseded policies under Policy 6 of the Plan. In addition the present allocations would have significant impacts on local Education and Health facilities, other infrastructure and Transport.

Paragraphs 1.10, 1.11 & 1.13 of the footnotes to Policy 1 of the plan indicate Stafford and Stone are the main centres for employment and facilities and enjoy the most extensive public transport facilities meaning that residents will be likely to travel less and have access to a greater range of facilities. Those paragraphs also suggest that settlement in the rural communities is allocated to larger settlements which have more services and facilities. However Policy 12 only appears to allocate substantial development to 2 settlements in Tiers 4 & 5 of the settlement hierarchy Gnosall and Woodseaves, and for the reasons outlined above it is suggested that distribution is not sustainable.

Furthermore, 2 sites HPO3 & HPO8 have not been counted in the housing trajectory due to education capacity constraints (Paragraph 12.1 footnotes to Policy 12). Both sites are said to be brownfield sites within the settlement boundary of Stafford, and would have a potential yield of 494 properties considerably in excess of the combined total for Gnosall and Woodseaves. HPO8 additionally has active support from Homes England.

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From: David Pugh [REDACTED]  
Sent: 12 December 2022 09:48  
To: Strategic Planning  
Subject: Meecebrook Garden settlement objection letter

Dear Strategic planning department.

I'm writing to strongly object to the proposed 6000 home garden settlement on the following grounds.

1. Areas such as Stafford and Stone have already been significantly expanded. I struggle to understand 1) the demand for further housing in general or 2) why existing towns are not extended further if demand exists.
2. The impacted area is almost exclusively a green area used for farming with areas of woodland. This will be destroyed if these plans go ahead.
3. Further to point 2, with the impact of Global warming now clearly visible the removal of green space would seem to increase the probability of flooding in the area going forward.
4. The impact on existing public services such as health, education and transport are at breaking point already. To add thousands of new houses will create further pressure and impact on the quality of life for people who live in the area at present.

Regards

David Pugh  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**David Pugh** CHIEF FINANCIAL OFFICER  
[REDACTED]  
[REDACTED]



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From: Louisa Pugh [REDACTED]  
Sent: 12 December 2022 10:12  
To: Strategic Planning  
Subject: Meecebrook-garden settlement resident objection

Dear Strategic planning department.

I am a current resident of Chebsey and I believe the area and the local residents will be adversely affected by the Meecebrook development. I'm writing to strongly object to the proposed garden settlement on the following grounds.

1. Areas such as Stafford, Stone and Eccleshall have already been significantly expanded. I struggle to understand 1) the demand for further housing in general or 2) why existing towns are not extended further if demand exists.
2. The impacted area is almost exclusively a green area used for farming with areas of woodland. 974 acres of agricultural land will be destroyed if these plans go ahead. This will have an affect also on wildlife as habitats will be destroyed needlessly. In this respect the Meecebrook development would be in direct contradiction with the objective of increasing biodiversity in the area.
3. Further to point 2, with the impact of Global warming now clearly visible the removal of green space would seem to increase the probability of flooding in the area going forward.
4. The impact on existing public services such as health, education and transport are at breaking point already. To add thousands of new houses will create further pressure and impact on the quality of life for people who live in the area at present. The development does have plans for doctors and schools but they will not be in place for sometime and this will cause massive problems for already overstretched services.
5. Local country roads are already busy, this new development will place a huge burden on them with 6000 new homes being built, most houses can be assumed to have 2 cars, so a possible 12,000 new cars using the roads.

Therefore I strongly object to the development, and ask that the council do not press forward with this.

Regards

Louisa Pugh  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Sent from my iPhone

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From: [REDACTED]  
Sent: 04 December 2022 12:40  
To: SPP Consultations  
Subject: consultation on Stafford Borough Local Plan 2020-2040  
Attachments: response to Stafford Local Plan 4Dec22.docx

Dear sir

I attach a response to the preferred options document.

Please can you acknowledge receipt of this response.

I would welcome being informed of progress with the Local Plan, specifically in response to the issues I have raised in my response.

Yours

Dr Richard Rafe  
Yarnfield resident

**Response to Stafford Borough Local Plan 2020-2040**

Dr Richard Rafe, [REDACTED]

I am a resident of Yarnfield village west of Stone, and the following comments relate to aspects of the Local Plan consultation which affect Yarnfield.

**1. The current definition of the Yarnfield settlement boundary and the surrounding Green Belt is completely wrong.**

The current settlement boundary excludes a substantial portion of the existing village, including the training college, BT site and several hundred houses around Brookvale Park. The settlement boundary should be redrawn to include these areas.

This area of the village is still designated as Green Belt despite it being completely occupied by infrastructure and housing. The Green Belt designation should be removed in line with redrawing the settlement boundary.

The current settlement boundary and designation as Green Belt could prejudice sensible planning issues within this part of the village. There are opportunities here for brownfield development, change of use, and potentially housing development.

**2. The proposed Local Green Space as defined should be expanded.**

The current proposed Local Green Space omits part of the village green to the north of Yarnfield Lane; this is contiguous with the village green to the south and "recognised" as part of the village green (ie Local Green Space).

Given the redrawn settlement boundary (above) there are further areas within this northern part of the village which could be included as Local Green Space. Indeed, there is an effective green (and blue) corridor running south-north through the village encompassing the village green and areas alongside Yarnfield Parkway (both inside and adjacent to a newly defined village settlement boundary as required, above).

**3. Meecebrook Garden Community – effects on Yarnfield**

The proposed Meecebrook Garden Community is very close to Yarnfield. I am concerned by the short and long-term, direct and indirect effects on Yarnfield village community.

Yarnfield village is cut through by Yarnfield Lane, the only vehicular access and egress from the village. Yarnfield Lane could easily become a "rat run" from the proposed Meecebrook community to the A34 and Stone. Equally it is likely to be used during construction works of Meecebrook community. Yarnfield Lane, and hence Yarnfield, will be seriously affected by the construction of HS2. There could be serious disruption and inconvenience to the residents of Yarnfield with HS2 to the east, and Meecebrook to the west.

I am unsure how the building of Meecebrook community would affect the infrastructure and services of Yarnfield (and other adjacent villages). As houses are built prior to the delivery of internal Meecebrook services then this could overload facilities within Yarnfield (eg school). Later if internal services become well established within Meecebrook then this could detract from the Yarnfield village services (eg shop).

With Meecebrook being promoted as a cornerstone of the Local Plan, I am fearful that it will in future absorb Borough Council financial resources to the exclusion of other nearby communities.

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From: Preferred Options Consultation [REDACTED]  
Sent: 02 December 2022 17:47  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Joanne Redding**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**



Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **This is a huge development on a greenfield site in a wholly unsuitable area of Staffordshire. The potential of 6000 additional houses is not insubstantial and all in one confined rural location is not appropriate. The roads around the proposed site do not cope with the volume of traffic currently - if all these houses have 1.5 cars (a conservative estimate) that is an additional 9000 cars on the roads - why can these new homes not be spread out throughout the county to ensure that the local infrastructures can continue to cope. There is mention of a new station on the West Coast Mainline to support the people living in this development - how is this even going to be feasible during a cost of living crisis with all infrastructure rail development being ploughed into HS2. When I attended the consultation meeting in Eccleshall I was told that the garden village is preferred as the feedback from residents is that all new homes are always added to Stafford and not the local area. We have had 2 major housing developments in Eccleshall in the past 7-8 years, so it appears that sites are not always in Stafford. Please consider an alternative to this "village" which is not the correct development in the correct place**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## Economy Policies

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

## Design and Infrastructure Policies

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## Environment Policies

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## Connections

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## Evidence Base

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

**General Comments:**

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 09 December 2022 16:58  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Cllr Antony Reid**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Vision and Objectives**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Contribute to Stafford Borough being net zero carbon by ensuring that development mitigates and adapts to climate change and is future proof., To develop a high value, high skill, innovative and sustainable economy. and To increase and enhance green and blue infrastructure in the borough and to enable greater access to it while improving the natural environment and biodiversity.**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **No**

**Comments: Too many homes. You appear to be including homes on behalf of other authorities, but in research I cannot find any other authorities that are including Stafford borough in their current plans (two years ago there was a suggestion of this from the Black Country, but that is no longer the case). You should reduce this total by 2,000 OR find someone else who can reduce their own provision by the same amount and lists Stafford as their solution. Policy 1.B.3 seems to be especially risky Policy 1.B.6 should be larger, and the policy should make it clear that small-scale development within existing very small settlements can be supported, eg through the use of Policy 6 Neighbourhood settlement boundaries for hamlets and small villages to help them maintain their character (and allow locals to stay near families). Policy 1.E therefore should have adjusted umbers, increasing the smaller/rural numbers, and eliminating Meecebrook as entirely too risky**

Policy 2 (Settlement Hierarchy): **No**

Comments: **Meecebrook (6,000) would have more dwellings than Stone (approx 5,700) when completed (2050). It would only be Tier 3 for a very small amount of time.**

Policy 3 (Development in open countryside): **Yes**

Comments: **Policy 3.10 should be split to differentiate between powered and unpowered infrastructure. Green-and-blue, walking, cycle, and recreation (3.5) should all be recognised as essential capital investments specifically separate from 3.10, which should focus on road, rail, broadband, and the others listed. Flood risk and surface water management should also have it's own clause, as it is related to climate change adaptation, a need for a flexible risk-based plan, and has implications for down-river settlements beyond a development's boundary.**

Policy 4 (Climate change and development requirements): **Yes**

Comments: **Enhance this policy by referencing the Policy 51.C.2 (EV charging capability)**

Policy 5 (Green Belt): **Yes**

Comments: **yes but - extend the green belt to ensure the rural character or the western part of the borough are protected from encroachment and coalescence.**

Policy 6 (Neighbourhood plans): **No**

Comments: **This plan is breaching existing neighbourhood plans, eg Policies 7 and 8 disregard the settlement boundary for Eccleshall Parish. You have not listed this and other such proposals to override community referenda in Appendix 5. This Policy 6 can't get my support until you have presented the full information about which neighbourhood plans you have decided to override. Please redo and come back for a proper consultation without hiding the implications of a 'yes' here!**

## **Meecebrook Garden Community**

**Q3 - Do you agree with proposed new garden community: No**

Comments: **I have seen and been convinced by the evidence relating to the railway station being completely unviable and fully support the submissions by the three local parish councils Eccleshall, Chebsey, and Yarnfield 7 Cold Meece. Meecebrook is too big for the location, builds too much on green and productive fields, has completely inadequate transport and employment studies, and should have been dumped as soon as the ROF Swynnerton site proved to be impossible to include. In addition I support the input from the Flood Action Group regarding the impact of building so much on this site. It's potty to continue, the site apparently has radon on it, and you need to go back to the other options and pick somewhere else. You should also look again at your committed total numbers of houses, as I think you are aiming too high.**

## **Site Allocation Policies**

**Q4 - Do you agree with the proposed allocations?**

Policy 9 (North of Stafford): **No**

Comments: **North of Stafford can take more housing and should be a great spot to further develop local infrastructure - community coherence infrastructure especially, which has**

been lacking from Marston Grange to date. It does need better connections with Stafford - improved access to the Isobel trail would greatly enhance this, such as re-thinking the access to and through the common. There is land suitable for employment development along towards Peton Drive.

Policy 10 (West of Stafford): **No**

Comments: **I am concerned that traffic bottlenecks will become unsustainable with this area developed. Access to the two M6 junctions will be difficult unless clever and strategic planning takes place, or public transport options are greatly enhanced.**

Policy 11 (Stafford Station Gateway): **Yes**

Comments: **This is excellent!**

Policy 12 (Other housing and employment land): **No**

Comments: **Woodseaves seems too much. Have you properly consulted locals? That should have happened prior to inclusion in the options document, as the viability impacts the plan (over 100 houses here)**

## Site Allocation Policies (continued)

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No**

Comments: **You have failed to list protected green spaces that are in Neighbourhood Plans and some that are listed on the community assets register. Please include these on your list, as without Appendix 5's list of NP exclusions we cannot see what you intend to build on vs protect, and thus I cannot support a blind assumption. For example Croxton, Eccleshall, and more.**

Policy 14 (Penk and Sow): **Yes**

Comments: **No reply**

Policy 15 (Stone Countryside): **Yes**

Comments: **No reply**

## Economy Policies

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

Comments: **Policy 17 - some land such as Raleigh Hall is current underutilised. What happens if this continue to be under-utilised but cannot be used for a different purpose? Does it attract investment to make it more suitable (eg road improvements, a County policy) or can it be re-designated for other uses?**

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **Yes**

Comments: I have talked to the Canal Trust, who are interested in upgrading their towpaths to be suitable for cycling between settlements. I suggest you include that in Policy 22 so that developers and local communities can then leverage that policy to support their needs (eg linking a new development to the towpath, which then connects cyclists to Stafford, Gnosall, or Stone). Policy 20 would suggest that Policies 7 and 8 (Meecebrook) and completely unachievable. Paving over 11,000 hectares of agricultural land (and reserving just a few copses as urban parks) seems completely incompatible with Policy 20. Policy 20 seems to indicate that Policies 7 and 8 should instead be focused on locations that have a substantial brownfield components, and thus substantially less negative impact on Policy 20's achievability.

## Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No**

Comments: **How can an isolated greenfield site such as Meecebrook or any other greenfield and rural location carry 40% affordable housing? Greenfield sites lack the connectivity to local services and employment to make this target achievable. This target allocation should be re-thought with regards to Policy 52 (transport) to ensure greenfield developments are required to have transport infrastructure in place and thus make their affordable housing proportions achievable.**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Yes**

Comments: **Every community needs provision such as this and in suitable locations. We need to celebrate the diversity of our nation, and at the same time be aware of the friction that can be caused by unsuitable sites. These two sites seem suitable, so well done.**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No**

Comments: **Allow more freedom to improve rural homes. For example after n years (perhaps ten), why not allow a car garage to be built? Allow greater flexibility so that ancient policy rules don't restrict our flexibility in what is likely to be a dynamic few decades to come.**

## Design and Infrastructure Policies

**Q11** - Do you agree with policies? **No reply**

Comments: **I think you mean 35, not 25? Policy 38: Telecommunications infrastructure must be specifically treated as a prerequisite for new development sites alongside other utilities such as electricity, water, and drainage. Policy 38 should be adjusted to make this explicit with regards to full fibre broadband.**

## Environment Policies

**Q12** - Do you agree with policies? **Yes**

Comments: **Some improvements: Policy 46: New cycling routes and similar should appear in Policy 46 and the Policies Map but is not included. While this is a County responsibility, the local Plan should include preferred options for routes such as along the canals, some from Stafford Gateway to Meecebrook, from Meecebrook to Stone, and from any other**

large development (eg Redhills) across the common 46.C does not include sustainable transport and this seems to be a missed opportunity. Parking: Policy 50.C.2 and Policy 53 set objectives for parking and EV provision but there are no details on criteria for best locations, distance to public EV or parking for town centres and residents, nor anything the Parish Council can use to determine a town car park location. This policy should be adjusted to include EV charging provision for new housing or employment developments where some residents do not have a driveway and will require publicly-provided overnight charging capability within a reasonable distance to their street. This policy should set out the criteria that would meet the policy's objective, eg nearby parking lot with power/EV provision in place.

## Connections

**Q13** - Do you agree with policies? **Yes**

Comments: **Policy 52-A needs to reflect that connections are specifically to designated town centres and community infrastructure. Do this in the same way as green space is allocated by size of development - eg a large site would need a good cycleway to Stafford/Stone/Eccleshall, whereas a small development might just need a pavement or footpath to the local shop or pub or bus stop.**

## Evidence Base

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

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

Comments: **The railway station seems completely unfeasible given the evidence. The flood analysis is 7 years out of date - get a new one from the county fast! The mention of an M6 14a junction is out of date - get an up to date appraisal of that**

## General Comments:

**I fully back the submissions by Eccleshall PC, Chebsey PC, Yarnfield PC. Please take all their points on board.**



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From: Phil Rich [REDACTED]  
Sent: 11 December 2022 19:37  
To: Strategic Planning  
Cc: [REDACTED]  
Subject: MEECEBROOK - GARDEN SETTLEMENT - OBJECTION

Please add the below named members of my family to those objectors to the above proposed development. Our interest is justified by property ownership at Hilcote, Eccleshall.

As you will no doubt not be able to read all the finer details contained in the many objector's letters, for simplicities sake, please consider our major observations as those of the 5 major areas of objection as proposed by Chebsey Parish Council.

Living in an agricultural area, when are we going to stop destroying our food producing heritage, you can't grow produce on tarmac or concrete.

Also, why do the powers that be think;

'this is a nice area, let's build houses on it, when it is a nice area BECAUSE THERE ARE NO HOUSES ON IT !

How many of the proposed 6k families have any Staffordshire, or even English connections ?

Yours sincerely

Mr. Phil Rich

pp, Mrs. Julie Rich, Mr. Luke Rich

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From: Preferred Options Consultation [REDACTED]  
Sent: 09 December 2022 15:20  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Jane and Albert Rickett**

Email: [REDACTED]

**Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Site Allocation Policies**

**Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

**Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No**

Comments: **STO13 and STO16 - If planning applications are approved it would clearly cause big issues associated with the increase traffic and build up and congestion at the railway crossing and traffic lights which currently creates very long delays at a number of times during the day but enormous pressure at peak times . At peak times it is very difficult to exit from Aston Lodge and Oakleigh Court with traffic queues backing up from the crossing as far back as the stables and beyond. Lack of improved support and infrastructure including improved public transport (one and half mile walk to nearest bus stop) is essential. There are currently insufficient schools and doctors to cope with the residents of Stone with the Doctors at breaking point and surgeries unable to cope with current patient lists. Further consideration must be given to the possible risk of flooding in the surrounding area from the two streams west of STO13 and the need for improved sewers and drains.**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## Economy Policies

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

## Design and Infrastructure Policies

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## Environment Policies

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## Connections

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## Evidence Base

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

**General Comments:**

**No reply**

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From: Fiona Riley [REDACTED]  
Sent: 08 December 2022 13:55  
To: Strategic Planning  
Cc: [REDACTED]  
Subject: Meecebrook - Garden Settlement

To whom it may concern,

I would like to make my opinions known to SBC strategic planning committee of my objection to the proposed development of the Garden Settlement at Meecebrook.

There are a number of reasons why this development must not go ahead and therefore I strongly urge SBC to overturn this application of development.

1. There is 974 acres of agricultural land, without this land our farming community will be severely disrupted, reduced and local produce growth will be non-existent, as well as wildlife habitats disrupted and some most likely killed in the process.
2. The roads that surround our parish are those of narrow lanes and rural A roads, most of which are already in a state of disrepair that are continuously reported but not repaired in a timely manner. More traffic will cause more disruption to the already poorly maintained local highways.
3. My daughter and I are avid horse-riding enthusiasts and currently ride along the roads within and surrounding areas of chebsy. It is already very difficult at times with the amount of traffic and the verbal abuse that we encounter on the already busy roads. We are now having to invest in body cameras as a result of the hostility of some road users and so an increase of six thousand homes in such close proximity to our chebsy parish will only make matters worse. Both myself and my daughter will no longer be able to enjoy our local countryside should such developments be allowed as the dangers will outweigh the current risk.
4. At the present time, due to more recent developments being passed on agricultural land also within close proximity of our parish, we have noted the increase in flooding to our roads during adverse weather periods. It is with this in mind that I ask "How will the developers guarantee that an increase in flooding will not occur as a result of building on already recognised flood risk areas"?
5. Please also pose the question to the potential developers "How will this development increase bio-diversity in this area". To me this is impossible.
6. Please also identify just how the already stretched services are going to cope during the development of such a ludicrous development. I am aware that the proposed plan includes a new school and GP practice, but whilst the development is being implemented, people that move to the area need to have access to services whilst the new ones are being built. I am a registered professional in my own right and work for the NHS. Please ask the developers just how they propose to man and staff such services even if they were implemented to the already struggling NHS and education system. We currently have several thousand job vacancies ranging from GP's, Nurses, therapists and community healthcare support workers, just how do the developers consider that these positions will be filled to keep up with demand when we are unable to provide enough staff to manage current services already in place!

7. Overall, I feel that this proposal would be a very bad move indeed. The already passed developments that have gone ahead in the surrounding areas that were not wanted, have appeared to have caused more problems than enough. The parish of chebsy and surrounding areas I feel have had their share of new developments and the countryside as it stands now should remain untouched. There will not be any more land made and the more developments that are passed for financial gain is a disaster waiting to happen for our future generations.

I do hope that SBC will take my concerns into consideration and those of others who also share the same concerns moving forwards.

Kind regards,

Fiona Riley

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From: debbie roberts [REDACTED]  
Sent: 09 December 2022 08:32  
To: Strategic Planning  
Subject: Meecebrook\_Oct 22 Objection

This has been in the planning since 2017 and kept under wraps until very recently, yet our community has just seven weeks to raise objections, this is not respectful or inclusive of local people.

The only way people can object is online or by email and all the information about Meecebrook is stored online, this prevents full public participation of both the older generation and those with little access to technology in the community .

I have spoken to many people since the drop in exhibition, who not have a clue about this proposed development. I do not believe SBC have given sufficient notice or information to the public nor have they facilitated sufficient avenues for the public to ask questions and raise concerns.

I was told at the drop in that if we did not go ahead with the plan SBC has made, the government would go ahead and build anyway without consultation. This smacks of coercion 'if you object you could get worse' it also raises doubts around the rationale for deregulating planning laws, empowering corporate construction and disempowering residents. Local people feel that this consultation pays lip service and lacks transparency, this erodes trust in our representatives in our council.

At a time when the UK is being encouraged to be self-sufficient and 'grow our own' a thousand acres of agricultural land would be lost. This is a rural area with agriculture as the predominant industry, it would change our landscape and our heritage. Deciduous woodland and habitat would be decimated. It seems from the plan that railway lines would cut through wildlife corridors. Surely if the environmental impact is important there would be a walking route and cycle path between Meecebrook and Eccleshall.

There is no definitive commitment in the plan to make this an ecologically sound settlement, all the terminology is vague suggesting "maximising" "where possible" "supporting" green initiatives, Solar and Wind will be "supported as long as..." Where are the assurances that this will meet explicit high environmental standards.

The ambiguous wording allows leverage to wriggle out 'commitments'. This plan makes no use of hydro power considering it has water running right through the middle.

The proposed railway station is claimed as a resolution to an increase in road traffic as the population of Meecebrook would travel to work by train. The fact that only an optimistic estimated 10% would travel by train would still mean between 5400 to 10800 cars on these narrow roads in and around Eccleshall Stone Yarnfield Norton Bridge and Swynnerton.

There is no guarantee the railway station would ever be built therefore some 6000 to 12000 cars would overwhelm the infrastructure of roads around Eccleshall. Surely if there were scope for a new railway station in the county it would make sense to build it on the railway that goes to residents work destinations. How many residents of Meecebrook are likely to work in Crewe? I've lived here for sixty one years I don't know a local person who works in Crewe..... Stoke, Manchester Birmingham yes but not Crewe. Do the people who made this plan live in this area?

Eccleshall has experienced flooding which has had to be paid for from residents taxes, despite the fact that large construction companies have made a mint out of building properties without any contribution to upgrading the water/sewage infrastructure. Are proposed developers of Meecebrook similarly to be given carte blanche to walk away leaving us to pick up the tab?



I object to the Meecebrook development.

Yours faithfully  
Debbie Roberts

[Redacted signature block]

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From: Preferred Options Consultation [REDACTED]  
Sent: 06 December 2022 20:16  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **David John Roberts**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **No reply**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? To strengthen our town centres through a quality environment and flexible mix of uses. , To provide an attractive place to live and work and support strong communities that promote health and wellbeing. and To secure high-quality design.**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Yes**

Comments: **No reply**

Policy 2 (Settlement Hierarchy): **Yes**

Comments: **No reply**

Policy 3 (Development in open countryside): **Yes**

Comments: **No reply**

Policy 4 (Climate change and development requirements): **Yes**

Comments: **No reply**

Policy 5 (Green Belt): **No reply**

Comments: **No reply**

Policy 6 (Neighbourhood plans): **Yes**

Comments: **No reply**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Yes**

Comments: **Aston lodge park lacks school and local shop**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Yes**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Yes**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **Yes**

Comments: **No reply**

### **Economy Policies**

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

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **Yes**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No**

Comments: **What is the definition of affordable housing.**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **Yes**

Comments: **Encourage free parking for local towns or two hours free to generate higher footfall**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No**

Comments: **Community safety and local regeneration to include resident empowerment**

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

Comments: **No reply**

### **General Comments:**

**No reply**

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From: [REDACTED]  
Sent: 11 December 2022 22:06  
To: SPP Consultations  
Subject: Meecebrook Garden Settlement

To whom it may concern,

I would like to register my objection to the Meecebrook plan due to the following points;

1. 974 acres of agricultural land, deciduous woodland & planting habitat will be lost
2. There is already significant pressure on roads within the area. Further development of six thousand homes will place further burden on traffic flows.
3. Building such a large development on this land will increase the risk of extensive & more frequent flooding in an already recognised flood risk area.
4. Meecebrook is inconsistent with the objective of increasing bio-diversity in the area.
5. The impact on our present services such as health & education which are already overstretched will be overwhelmed by this development. Plans for any new doctor surgeries & schools will take considerable time to implement.

Kind regards  
S Roberts  
Sent from my iPhone

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From: Preferred Options Consultation [REDACTED]  
Sent: 11 December 2022 23:07  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Stephen Roberts**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Site Allocation Policies**

### **Vision and Objectives**

**Q1** - Which 3 are most important to you? **Not asked**

### **Development Strategy and Climate Change**

**Q2** - Do you agree with each of the policies in this chapter?

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No**

Comments: **Re: Proposed Developments on Land above Oakleigh Court (STO13) and below Little Stoke Cricket Ground (STO13)** Uttoxeter road is a small narrow country lane B road and already struggles to cope with the traffic from the existing Aston Lodge estate which has been expanded over the years. It will be impossible to imagine this road coping with a further traffic from approximate extra 150 homes. Currently, during rush hours the traffic queue from the railway crossing extends far up Uttoxeter road making it very difficult and dangerous pulling out of the Aston estate in the morning. If traffic was to extend further as would be expected from this proposal, then this could result in a serious accident hot spot where cars travelling at 60mph around blind narrow part of the road would be confronted with stationary traffic!! There is also a complete lack of exiting infrastructure to support an additional estate along with lack of schools, GP surgeries and dental practices etc along with no public transport. These are issues that already affect residents of Aston Lodge and will only make this dire situation worse should a further estate be built. Further concerns are in relation to a known flood plain in this location which could increase the flood risk where two streams converge on the grassy patch to west of STO13 - this is a historical flooding issue. In summary, an additional estate in the order of 150 houses would have a huge detrimental effect on the road safety on Uttoxeter road which is already overloaded at rush hours. Add to this the risk of flooding and total inadequate infrastructure in the area to support such a development in our view this should result in the planning for a such a development be turned down and focused in an area which can support it far more appropriately.

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?



Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

## **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

### **General Comments:**

**No reply**

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From: Keith Robins [REDACTED]  
Sent: 08 December 2022 21:43  
To: Strategic Planning  
Subject: Response to Preferred Option

Sir

Why is Stafford Borough Council recommending changes to the Gnosall Settlement Boundary? If I am correct, this was established in conjunction with the adoption of Gnosall's Neighbourhood Plan, which itself subsequently became part of the borough's Local Plan. The Neighbourhood Plan was ratified and adopted only after thorough scrutiny which confirmed it had been developed with village-wide consultation and approval, ie it went through a very thorough democratic process.

Since the adoption of Gnosall's Neighbourhood Plan there has been no increase in local public services, despite two sizeable residential developments having added to the local population. Some of the properties now being considered to be put forward have previously been strenuously objected to by the borough's own planners and at considerable cost to the public purse. Why the apparent change?

But it is the suggestion that Gnosall's Neighbourhood Plan and its Settlement Boundary can be 'waved aside' without any exercise of the local democracy that gave rise to their creation in the first place. As one of Stafford Borough's 'Key Service Villages', Gnosall has met and exceeded its target housing supply. There are other locations in the borough better able to meet the supply demands, whether from an infrastructure or services perspective.

In conclusion Sir, the current Settlement Boundary for Gnosall should be retained intact and without variation.

Sincerely

Keith Robins

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From: Preferred Options Consultation [REDACTED]  
Sent: 04 December 2022 19:42  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Jill and Steve Rodgers**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No reply**

Comments: **No reply**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and

forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

### **General Comments:**

**We would like to see improvements in the traffic and parking facilities in Eccleshall and also more green public space which we are definitely lacking compared to other towns of a**

**similar size. We understand both of these issues are classed as “aspirations” in the local plan. How wonderful it would be to see these accomplished .**

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From: [REDACTED]  
Sent: 11 December 2022 21:14  
To: SPP Consultations; Strategic Planning  
Subject: Re: Stafford Borough Planning Applications 2020-2040 - Policy 12 Trent Road, Stone

Dear Sir or Madam,

I just wanted to lodge my objections to the proposed planning application and policy as above for the proposed development of 20 houses to the left of Trent Road in Stone, Staffordshire (page 55, policy 12).

My reasons for this are as follows:

1. The current infrastructure in Stone cannot simply cope with any more residential developments. We have a limited number of schools, dentists, GP practices that are already at maximum capacity and current development including Udall Grange is putting an increased strain on these resources.
2. The proposed land currently floods on a regular basis causing floods into Trent road and surrounding residential garden areas.
3. Many of the trees in this planned development site have Tree Protection or Preservation orders currently in situ, plus is home to a considerable amount of wildlife. Removal of these trees is not only wrong but would also increase the flooding and damage the habitat of wildlife.
4. It is yet another section of greenfield space which is under threat from development in Stone.
5. There is currently a large amount of residential building currently being developed already in Stone so why do we do we need more at the threat of this greenspace removal?
6. Trent Road is a very narrow cut through road with traffic calming measure already in place. The development of current and new estates to the right of this (Hartley Drive and Meadowside) have put pressure on the road and have dramatically increased the volume of traffic already. At times the road feels highly unsafe to walk down it let alone children walking to and from school. Likewise, there is considerable daily congestion already along Trent Road.
7. Already a planning application and appeal was rejected a number of years ago and a block was put on this for 10 years. The reasons for why this was rejected are still exactly the same, however these have intensified in more recent years with the reasons stated above.
8. The land was also deemed inappropriate to build on, therefore, I am unsure why this would have changed?

Thank you for taking my points into consideration as a local resident in the local neighbourhood and in Stone.

Yours sincerely,

Sophie and Chris Roser  
[REDACTED]  
[REDACTED]  
[REDACTED]



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From: Preferred Options Consultation [REDACTED]  
Sent: 03 November 2022 18:57  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Faye Rowe**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: **Prefer not to say / not applicable**

Added to database: [REDACTED]

Topics (Contents page): **No reply**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? To deliver infrastructure led growth supported by accessible services and facilities., To provide an attractive place to live and work and support strong communities that promote health and wellbeing. and To increase and enhance green and blue infrastructure in the borough and to enable greater access to it while improving the natural environment and biodiversity.**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **No reply**

Comments: **No reply**

Policy 2 (Settlement Hierarchy): **No reply**

Comments: **No reply**

Policy 3 (Development in open countryside): **No reply**

Comments: **No reply**

Policy 4 (Climate change and development requirements): **No reply**

Comments: **No reply**

Policy 5 (Green Belt): **No reply**

Comments: **No reply**

Policy 6 (Neighbourhood plans): **No reply**

Comments: **No reply**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **The community and surrounding areas is going to have enough upheaval from HS2 without ruining and destroying even more farmland and natural landscape. The roads are already dangerous and overrun more so if a problem on the motorway. The location is right outside an existing small town, it will completely destroy the community feel**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

**General Comments:**

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 04 November 2022 09:42  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Philip Ruscoe**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Site Allocation Policies**

### **Vision and Objectives**

**Q1** - Which 3 are most important to you? **Not asked**

### **Development Strategy and Climate Change**

**Q2** - Do you agree with each of the policies in this chapter?

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Yes**

Comments: **No reply**

Policy 10 (West of Stafford): **Yes**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **Yes**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No**

Comments: **Marlborough Road, Stone site. I object to this development and the expansion of the permitted build area. Five years ago this land was to be developed but the local residents came together in a united effort to block it. The main reason for it's refusal was that it was outside the permitted development area and it would eat up yet more greenbelt space. There have been significant developments in the Walton Area since then with over 500 homes being built on the Eccleshall Road. The traffic situation at the bottom of Pirehill Lane and onto the A34 roundabout is already dire with queues that can stretch up the Eccleshall Road to the latest developments and beyond. This proposed development is to add 100+ homes at the top of a quiet cul-de-sac which will seriously affect the residents of Marlborough Road in terms of quantities of residential traffic not to mention the construction traffic during the build. I strongly object to the expansion of housing in the Walton area as I feel we are already beyond capacity for the infrastructure to cope.**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Yes**

Comments: **No reply**

Policy 14 (Penk and Sow): **Yes**

Comments: **No reply**

Policy 15 (Stone Countryside): **Yes**

Comments: **No reply**

## Economy Policies

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

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **Yes**

Comments: **No reply**

## Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **Yes**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Yes**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **Yes**

Comments: **No reply**

## Design and Infrastructure Policies

**Q11** - Do you agree with policies? **Yes**

Comments: **No reply**

## Environment Policies

**Q12** - Do you agree with policies? **Yes**

Comments: **No reply**

## Connections

**Q13** - Do you agree with policies? **Yes**

Comments: **No reply**

## Evidence Base

**Q14** - Have we considered all relevant studies and reports? **No**

Comments: **I don't believe sufficient notice has been taken of previous findings in relation**

to the Marlborough Road development i.e. the decision of the public inquiry to refuse the previous development.

**Q15** - Do you think there is any further evidence required? **No**

Comments: **No reply**

**General Comments:**

**No reply**



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From: Preferred Options Consultation [REDACTED]  
Sent: 12 December 2022 11:42  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Sandra Hazel Sammons**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **No reply**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? To develop a high value, high skill, innovative and sustainable economy. , To strengthen our town centres through a quality environment and flexible mix of uses. and To provide an attractive place to live and work and support strong communities that promote health and wellbeing.**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **No**

Comments: **Stafford is being overdeveloped for housing and is rumoured to be becoming a commuter route for many southerners so the houses are not bought by locals! We do not want to be "just" a housing town. For goodness sake we are the county town but we are losing our identity. There's must not be anymore green belt land for housing we must use brown belt land if businesses no longer see it as feasible.**

Policy 2 (Settlement Hierarchy): **Yes**

Comments: **Smaller pockets of available space should be permitted but only where suitable**

Policy 3 (Development in open countryside): **No**

Comments: **No more green belt sell offs/development**

Policy 4 (Climate change and development requirements): **Yes**

Comments: **Rather see a field of solar panels rather than houses**

Policy 5 (Green Belt): **No**

Comments: **Leave green belt alone and prevent neighbouring councils from developing green belt areas that are next to our boundaries such as South Staffs developing the Stafford side of Acton Trussell. If we keep building on fields there will be a direct effect on climate change!**

Policy 6 (Neighbourhood plans): **Yes**

Comments: **Yes as long as not overdeveloping**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **Why does a new “village need creating? Are the local residents asking for it or is it just another attempt to make money off the monster that is HS2?**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Yes**

Comments: **As the land has already been developed it is too late to stop further overdevelopment but are the council ensuring these homes are being sold to local people or long distance rail commuters! I object to any further housing/industrial development on green belt land.**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No**

Comments: **The more development on the edge of the town, the more the town centre is dying. I do not visit the town centre anymore as there is almost nothing to encourage me such as shops yet it used to be thriving. It needs affordable rents/rates to encourage entrepreneurship to return to the town!**

Policy 12 (Other housing and employment land): **No**

Comments: **I am particularly against the proposals for Milford and Brocton! I am the third generation to use the AONB that is Cannock Chase and the open fields around these villages for exercise and mental health and wellbeing purposes. It will change the area beyond recognition if these boundaries are changed and the area overdeveloped.**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Yes**

Comments: **No reply**

Policy 14 (Penk and Sow): **Yes**

Comments: **No reply**

Policy 15 (Stone Countryside): **Yes**

Comments: **No reply**

## **Economy Policies**

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

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **Yes**

Comments: **So many of the new sites are building huge houses but we need more affordable housing for our younger people to afford. Both of my children have moved out of area to afford a house and both drive into Stafford to work.**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Yes**

Comments: **There is already an established site at hopton so this would just be a natural extension to accommodate growing demand and would hopefully prevent illegal takeovers of private land**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

## **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

## **General Comments:**

**Please STOP allowing development of any more green belt land**

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From: Preferred Options Consultation [REDACTED]  
Sent: 10 December 2022 07:46  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Kate Sanders-Peppitt**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **The roads are not capable of taking any more traffic. The likely hood of all these supposed benefits is slim to none. The new developments in Eccleshall have not brought one additional infrastructure benefit and have only caused increased congestion and even less parking this development is nit going to be any different. We already have drainage and flooding issues across this whole area, yiu have been provided with evidence of this from many other groups. Please listen to the local community who know the area.**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and

support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No**

Comments: **The Millmece development has not been thoroughly considered and the benefits read as clever words written by planners with no evidence within the document of delivery. From past experience they'll not be delivered and there are no KPIs for outcomes and measurable benefits.**

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

Comments: **What specific benefits Exactly what jobs What schools What community spaces**

**General Comments:**

**No reply**



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From: adriansemple [REDACTED]  
Sent: 05 December 2022 17:28  
To: SPP Consultations  
Subject: Stafford Borough Local Plan

Dear Sirs,

I am writing to voice my concerns regarding the proposal for a garden community at Cold Meece.

The scale of the proposed plans appear totally unrealistic, given the target of a total of 6000 homes in this particular area.

There is absolutely no way that a community of that size could be added to the already overstretched services provided to the existing community.

Yours Faithfully,

Adrian Semple.

(Yarnfield resident.)

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From: Preferred Options Consultation [REDACTED]  
Sent: 07 December 2022 11:08  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Bryan Seville**

Email: [REDACTED]

**Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Site Allocation Policies**

**Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

**Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Yes**

Comments: **No reply**

Policy 10 (West of Stafford): **Yes**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No**

Comments: **STAFMB03-Land at Ash Flats We have been starved of new houses in the South of Stafford with only a couple of small sites in the last 20 yrs so this is a much-needed development. Located with easy access to the Motorway and major routes to the West Midlands for commuters, on a good bus route and with many amenities close by (shops, schools, doctors and hospitality venues) who would welcome the increase in business. This location is bordered by rail, road and motorway so is confined development without the concern of spreading like that in the North of Stafford. Positioned down and of the A449 it would have minimal impact both visually or on existing housing estates in the area. Living nearby we have looked for a new property but did not wish to move to the expanding conglomeration in the north or west so this will be great opportunity for a new house in an area ,that we and others would like to live in.**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Yes**

Comments: **No reply**

Policy 14 (Penk and Sow): **Yes**

Comments: **No reply**

Policy 15 (Stone Countryside): **Yes**

Comments: **No reply**

## **Economy Policies**

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

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **Yes**

Comments: **No reply**

## **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **Yes**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Yes**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **Yes**

Comments: **No reply**

## **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15 - Do you think there is any further evidence required? No reply**

Comments: **No reply**

**General Comments:**

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 12 December 2022 08:50  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Darren Edward Shenton**

Email: [REDACTED]

**Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

**Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

**Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3 - Do you agree with proposed new garden community: No**

Comments: I am a resident of Cold Meece, and my property would join the boundary of the new Garden village plan. There are several reasons for my objection some of which are personal, others are practical. For personal reasons if the said project was to go ahead this would mean that the impact of our current living would drastically change. The light pollution from the housing development would remove the ability to see the stars, the air quality would reduce due to additional traffic and housing which would have a detrimental effect on my children's health. The amount of additional traffic generated would also impose additional noise. Additionally, as this is a long-term development plan the amount of construction traffic, noise, and also dust in the air would most likely have an impact on our ability to relax in our garden, open windows, and even hang laundry on the washing line. From a practical point of view access to the site is not practical for additional traffic or residents. The main access roads are Eccleshill, Mill Meece, Yarnfield, Swynnerton, Stone, or Norton Bridge. With the exception of the Stone road all of the other routes are small twisting roads that pass-through village greens, twisting corners and the nature of the villages does not allow ability for road widening to cater for the additional traffic. Given that people are leaving home much later in life, and for a moment let's assume the average house size would be 4 bedrooms, we need to consider that each home will have a minimum of 3 cars which @ 6000 homes equates to on average 18,000 vehicles, not including support vehicles such as refuse, deliveries etc. Eccleshill already has a bottle neck of traffic during rush hour so additional traffic would only cause more issues. The stone road although a full-sized road also has issues when arriving at the A34 roundabout particularly when the M6 traffic has been diverted which is sadly more common than anyone would prefer. I believe there was also suggestion of an additional junction from the M6 on the Yarnfield road as part of HS2, but again due to the nature of this road and how it twists through Yarnfield village green I believe would increase the risk of pedestrian accidents in the village. The proposed train station @ Cold Meece I believe is also not viable. The reason being is that it is highly unlikely funding would be raised for the number of planned residents, when I would imagine only a small few would benefit from the train. I believe the original plan was for the train line to pass through the army base to connect to the main line, but I don't believe the army camp is part of the planning area anymore in which case it would be an end of line station that would either go to Stafford, or Stone. If the line did go through the army camp, then the stations would be Stafford or Crewe in which case why not just build the houses at Crewe or Stafford? HS2 stations are also Crewe and Stafford which adds to even less reason for a remote housing location. To create the station the track would have to be completely re-laid, bridges rebuilt, and additional bridges required to pass over HS2 in which case for such few commuters a bill of most likely 10's if not 100's of millions for a new track is less than likely particularly given the current state of government finances. An additional consideration separate to transport is water. The amount of green belt land used for food production that would become concrete would significantly increase the risk of flash flooding in the surrounding area of which Eccleshill is particularly affected by. The Sewage system in the area would also have to have significant investment before any additional construction commenced. The brook in Mill Meece has a continuous stench of either grey or raw sewage, and any additional strain would risk causing an environment disaster. The proposal of linking additional schools and Gp surgeries to the development is also comical as those facilities are needed now. Gp waiting lists in the local area are already 2 weeks +,

and our children's headmistress has informed us that she has been told that class sizes of up to 45 should be provisioned for. This money should be invested now and should not be associated with developments so that today's residents are not penalised for the lack of current investment I believe that ST Modwen have an alternative site that is much closer to Stafford town and would like to believe that this site would be much better for site access, and also allow residents to much easier access to amenities and entertainment that can be found withing Stafford town centre compared to the Cold Meece rural location. My above comments are mostly subjective, but I hope that my concerns are actively investigated and taking seriously. Yours Sincerely Darren Shenton

## Site Allocation Policies

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

## Site Allocation Policies (continued)

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Yes**

Comments: **No reply**

Policy 14 (Penk and Sow): **Yes**

Comments: **No reply**

Policy 15 (Stone Countryside): **Yes**

Comments: **No reply**

## Economy Policies

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and



forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

### **General Comments:**

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 12 December 2022 11:29  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Peter Shortt**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Vision and Objectives**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? To provide an attractive place to live and work and support strong communities that promote health and wellbeing., To increase and enhance green and blue infrastructure in the borough and to enable greater access to it while improving the natural environment and biodiversity. and To secure high-quality design.**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **No**

**Comments: The number of houses is quite a cleary not in the local interest. Also double counting. First, the plan says we build 391, increased to 435 then 535 with another 10% on top. This is claimed to meet government strategy, rather than what is good for the area. How will this reflect that change in government strategy? Will the build of houses be reduced if no longer required under the strategy.**

Policy 2 (Settlement Hierarchy): **No**

**Comments: Meecebrook has a 6,000 capacity for new builds. Why is it not Tier 2 and used as the first place for new housing? It is 5 minutes from Stone and would prevent infill. Why only plan for 3,000 houses rather than the 6000 that could easily be build within the 20 years. Also are the local Stone amenities going to be increased for the, where larger population where as it is planned for Meebrook?**

Policy 3 (Development in open countryside): **Yes**

Comments: **No reply**

Policy 4 (Climate change and development requirements): **Yes**

Comments: **No reply**

Policy 5 (Green Belt): **Yes**

Comments: **No reply**

Policy 6 (Neighbourhood plans): **No**

Comments: **The existing neighbour hood plans are being ignored even though they have only just been agreed.**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Yes**

Comments: **No reply**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No**

Comments: **I have a specific objection to the change to the settlement boundary relating to ST08 and ST10. This area is outside the local plan and has had planning applications denied twice. I cannot see why it is now being included other than supporting a local developer. Reasons for this being an inappropriate development are numerous as it contradicts the stated council policy 1. The site does not meet the counties policy 49 - Trees 2.Policy 1.35. This is a private green space that for 20 years has been seen as the start of the green space of central Stone 3.Policy 4 - to many issues where this development breaks the policy guidelines due to trees, slope into a pond and access from trent road 4. Policy 23 and is there space taking into the pond and trees to meet the major development classification given to the site. 5. Policy 36 - problematic (see below) 6. Policy 37 - This will have access to a site across a busy rat run on Trent road to a nature reserve. Trent road does not have pavement so access to the nature reserve will need to be improved on Trent Road. There is already a risk with people walking dogs at the bottom of Trent road.**

## Site Allocation Policies (continued)

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No**

Comments: **Not complete. It is based on development first rather than local population demands**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **Yes**

Comments: **No reply**

## Economy Policies

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

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **Yes**

Comments: **No reply**

## Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No**

Comments: **IT makes no sense that you have a different policy between greenfield and brownfield. Brownfield sites are often close to amenities which should make getting to work easier if you don't have a car. This is profit-driven as it costs more to develop brownfield sites so this is a sop to developers**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No**

Comments: **30 C has been used as a back door in other areas to overrule the agreed local decisions.**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **Yes**

Comments: **No reply**

## Design and Infrastructure Policies

**Q11** - Do you agree with policies? **Yes**

Comments: **No reply**

## **Environment Policies**

**Q12** - Do you agree with policies? **Yes**

Comments: **No reply**

## **Connections**

**Q13** - Do you agree with policies? **Yes**

Comments: **No reply**

## **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No**

Comments: **Seems to be led by what developers want to build to maximise profits rather than the local communities.**

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

Comments: **Wildlife protection does not seem to be a priority. Stone has a number of trees that support the ecology of the area that are not protected.**

## **General Comments:**

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 22 November 2022 12:12  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Richard K Sidley**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Vision and Objectives**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Contribute to Stafford Borough being net zero carbon by ensuring that development mitigates and adapts to climate change and is future proof., To develop a high value, high skill, innovative and sustainable economy. and To deliver infrastructure led growth supported by accessible services and facilities.**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **No reply**

Comments: **No reply**

Policy 2 (Settlement Hierarchy): **No reply**

Comments: **No reply**

Policy 3 (Development in open countryside): **No reply**

Comments: **No reply**

Policy 4 (Climate change and development requirements): **No reply**

Comments: **No reply**

Policy 5 (Green Belt): **No reply**

Comments: **No reply**

Policy 6 (Neighbourhood plans): **No reply**

Comments: **No reply**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Yes**

Comments: **This proposal alleviates pressure on other proposals e.g. STO13 by offering a housing development which comes with comprehensive infrastructure that will meet the needs of a new community.**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No**

Comments: **My comments refer to the STO13 (Oakleigh Court). First I would support the response from the Aston Lodge Residents Association. My particular concern is the pressure a new housing development would put on the B5027 and the railway level crossing. Existing traffic flow means lengthy delays at certain times of the day. Further development will only add to this pressure, for road users and make use by pedestrians, even more hazardous than it is at the moment. Pressure on schools, doctors and dentists will be detrimental to community needs.**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## Economy Policies

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **Yes**

Comments: **The Meecebrook Garden Village is an excellent proposal, not least because it is a comprehensive solution to a strategic aim.**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Yes**

Comments: **The plan must aim to meet all groups within the community.**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **Yes**

Comments: **A balanced community that develops new proposals while preserving and enhancing the old environment in a regulated controlled way is entirely the right policy for the 21st century.**

## Design and Infrastructure Policies

**Q11** - Do you agree with policies? **Yes**

Comments: **No reply**

## Environment Policies

**Q12** - Do you agree with policies? **Yes**

Comments: **No reply**

## Connections

**Q13** - Do you agree with policies? **Yes**

Comments: **No reply**

## Evidence Base



**Q14** - Have we considered all relevant studies and reports? **Yes**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No**

Comments: **No reply**

**General Comments:**

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 22 November 2022 13:18  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **George Sigley**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **General Comments**

### **Vision and Objectives**

**Q1** - Which 3 are most important to you? **Not asked**

### **Development Strategy and Climate Change**

**Q2** - Do you agree with each of the policies in this chapter?

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Not asked**

Comments: **Not asked**

Policy 10 (West of Stafford): **Not asked**

Comments: **Not asked**

Policy 11 (Stafford Station Gateway): **Not asked**

Comments: **Not asked**

Policy 12 (Other housing and employment land): **Not asked**

Comments: **Not asked**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Not asked**

Comments: **Not asked**

Policy 14 (Penk and Sow): **Not asked**

Comments: **Not asked**

Policy 15 (Stone Countryside): **Not asked**

Comments: **Not asked**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **Not asked**

Comments: Not asked

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and

forestry development, tourism development and canals. Do you agree? **Not asked**

Comments: **Not asked**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **Not asked**

Comments: **Not asked**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Not asked**

Comments: **Not asked**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **Not asked**

Comments: **Not asked**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Environment Policies**

**Q12** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Connections**

**Q13** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **Not asked**

Comments: **Not asked**

**Q15** - Do you think there is any further evidence required? **Not asked**

Comments: **Not asked**

### **General Comments:**

**I would support the development of land at ST013 as it would enhance what is already a desirable area to live. I would suggest that the houses should be classed as 'executive' properties and not 2/3 bed. The demand in stone is from families and middle class society -**

**houses such as the 4-5 bed sold on Udall grange off eccleshall road are best selling and sought after.**

---

From: Mike Skerratt [REDACTED]  
Sent: 11 December 2022 13:32  
To: Strategic Planning

MeeceBrook Garden Settlement

Dear Sir's. With regards to the objections stated by the Chebsey Parish Council, I agree with their views. A number of years ago a plan to build a ring road around Eccleshall was muted. If that subject was again discussed I am sure that a resolution could be found with out using prime agricultural land.

Yours faithfully  
Michael Skerratt

---

From: Preferred Options Consultation [REDACTED]  
Sent: 12 December 2022 00:02  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Jeremy Slann**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Vision and Objectives**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? To develop a high value, high skill, innovative and sustainable economy. , To provide an attractive place to live and work and support strong communities that promote health and wellbeing. and To increase and enhance green and blue infrastructure in the borough and to enable greater access to it while improving the natural environment and biodiversity.**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **No**

Comments: **what happens to policy if Meecebrook 3000 homes doesn't happen Stafford town centre is wrecked and following Stoke - not a real visitor attraction. going to Stafford now isn't an attractive experience - not even a police station in the town centre anymore. HS2 isn't coming to Stafford. now here is an interesting point - currently you can catch a train to London at Stafford Station - when HS2 is available you can drive to Crewe and catch an HS2 train to London, lets hope they don't stop the Stafford to London service or the council will need a new Plan of how to stop Stafford town centre disappearing. Look at stoke on Trent city centre - is it Hanley, no its Trentham gardens. Stafford needs some serious interesting shops, things to do without people being hassled trying to park. if you want a prosperous town centre make shopping easy, clean exiting. Take a trip to an out of town and have a look at what they do for some ideas. Make it feel safe and welcoming for shoppers in town centres - currently its not a welcoming and safe feeling**

Policy 2 (Settlement Hierarchy): **No**

Comments: **Again I wonder what the alternative will be if Tier 3 doesn't happen. there are currently no guarantees Tier 3 will take place. Its a good idea if it can take place MOD selling Site decontamination - will be a significant issue to developers. What is in the plan for a contingency?**

Policy 3 (Development in open countryside): **No**

Comments: **Rural exception sites and entry level exception sites in accordance with Policy 25; many affordable homes built on rural exception sites don't have the local amenities that some of the residents of affordable housing may require or need for example public transport. 10. Essential infrastructure for transport, telecommunications, power supply, security, waste management, water supply, wastewater, flood risk, and the extraction of minerals; Flood risk - SBC isn't interested in residents and properties getting flooded. Fact! - currently planners ask the EA to provide their input on flooding and its no great surprise that currently the EA can only comment on the area within the site boundary of an application, hence water flowing from higher ground through a development to high risk properties isn't taken into consideration and the Council have executed their responsibility. However the high risk properties are not helped these include private dwellings and primary schools which from experience have been flooded - in the case of a primary school at great expense to the local council tax payers having to put right avoidable flooding. The use of old brownfield sites for redevelopment is a good way forward and the council are to be commended for this**

Policy 4 (Climate change and development requirements): **No**

Comments: **No mention of hydrogen only Promoting sustainable transport and the transition to electric vehicles through policies 52 and 53. other solutions to electric are coming onstream for public transport and commercial goods vehicles Minimising the vulnerability of new development to flooding and delivering sustainable urban drainage in accordance with Policies 42 and 43. again its about the new developments and likely to ignore flow through the development from upstream affected areas in times of high rainfall events**

Policy 5 (Green Belt): **No**

Comments: **protection of the greenbelt - we see the Redhill housing development moving towards stone on one side of the A34 and industrial sheds moving towards stone business park on the other side of the A34 What long term reassurances are there in the plan for limiting the extent of these developments and keeping greenbelt between the Stafford north and Stone communities ?**

Policy 6 (Neighbourhood plans): **No reply**

Comments: **No reply**

## **Meecebrook Garden Community**

**Q3 - Do you agree with proposed new garden community: Yes**

Comments: **Hope the planners can pull it off the site is contaminated and will benefit from decontamination and redevelopment where are the army going to train our solders in the future to protect us? Probably not a council problem**



## Site Allocation Policies

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No**

Comments: **STO13 and STO16 there will be increased traffic on the Uttoxeter Road B5027, especially during busy periods, causing additional congestion at the level crossing and traffic lights. the road at the junction is currently unfit and severely potholed. As described elsewhere in these comments increased flood risk, due to a build-up of runoff water at the bottom of Saddler Avenue - there have been historical flooding issues, where two streams converge to the west of STO13. the water flow from upstream of STO13 will run through the proposed development and under the railway flooding Litchfield road and housing on its way to the canal. of real concern is the risk to St Michaels school last flooded in 2004. At significant cost to the taxpayer. the Consultees the EA can only comment on the development within the development boundary and not the risk to properties downstream. The area of Aston Lodge sits in a valley on a hillside effectively acting as a funnel to catch and deliver water towards Sadler avenue and beyond. There is currently a lack of supporting infrastructure (e.g., sewers and drains). There is likely to be insufficient school places. there is already a major problem with insufficient GP surgeries and dental practices. lack of doctors in the Stone area is a major talking point. the council are not responsible for providing doctors, but they are responsible for making the situation worse not better. Glib responses about its someone else's responsibility is hardly planning walking up from Litchfield road and safely passing on a narrow pavement by vehicles some of which have large wing mirrors overhanging the pavement is of a particular concern. those with mobility issues and using wheeled chairs /scooter are even more at risk from increased vehicle movement. the public transport which is a significant part of this plan is seriously lacking making accessibility an issue for many.**

## Site Allocation Policies (continued)

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No**

Comments: **protection of the greenbelt - we see the Redhill housing development moving towards stone on one side of the A34 and industrial sheds moving towards stone business park on the other side of the A34 What long term reassurances are there in the plan for limiting the extent of these developments and keeping greenbelt between the Stafford north and Stone communities ?**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

## **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **Policy 42 does talk about flood risk - but keeps referring to the development. yes sequential and exception test for comparing to other available sites and choosing the lowest risk site - for the site. however we keep missing the risk from upstream running through a development site and causing damage downstream in many cases these sites take away the potential flood alleviation schemes which are required to protect properties including houses and schools. Deferring to the EA for comment who are hamstrung by guidance that only allows them to comment on the development site. those organisations who should be protecting the public are not allowed to do so**

## Connections

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## Evidence Base

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

## General Comments:

**There appear to be a lot of buzz words and that makes it sound good. However turning Buzz words into reality is far more difficult. The plan delivers a Stafford town centre Buzzing with lots of people shopping and entertaining millions of visitors pipe dream or reality. I referred to Trentham gardens lots of nice shops , attractions, massive free carpark. now that's reality. Take a step back and look at what you have and what people want. Ask yourself why is Stafford like it is now and what part have you played in its demise. Then provide a plan to turn it around. Its not all about hospitality, Hight quality, interesting , enjoyable experience. and finally thanks for the opportunity to comment**

---

From: Sue Bramall [REDACTED]  
 Sent: 08 December 2022 21:12  
 To: SPP Consultations  
 Cc: [REDACTED]  
 Subject: SAMMGROUP - Comments on Stafford BC Draft plan and Meecebrook - FINAL  
 Attachments: SAMMGROUP - Comments on Stafford BC Draft plan and Meecebrook - FINAL.pdf

Hello

Please find attached a consultation response from the Slindon, Ankerton and Mill Meece Residents Group

I would be grateful if you would confirm receipt, please.

*Sue*

Sue Bramall

On behalf of

SLINDON	Residents
ANKERTON	Group
MILL MEECE	T: [REDACTED]

<b>SLINDON</b>	<b>Residents</b>
<b>ANKERTON</b>	<b>Group</b>
<b>MILL MEECE</b>	T: [REDACTED]

## COMMENTS ON THE DRAFT LOCAL PLAN FOR STAFFORD 2020-2040

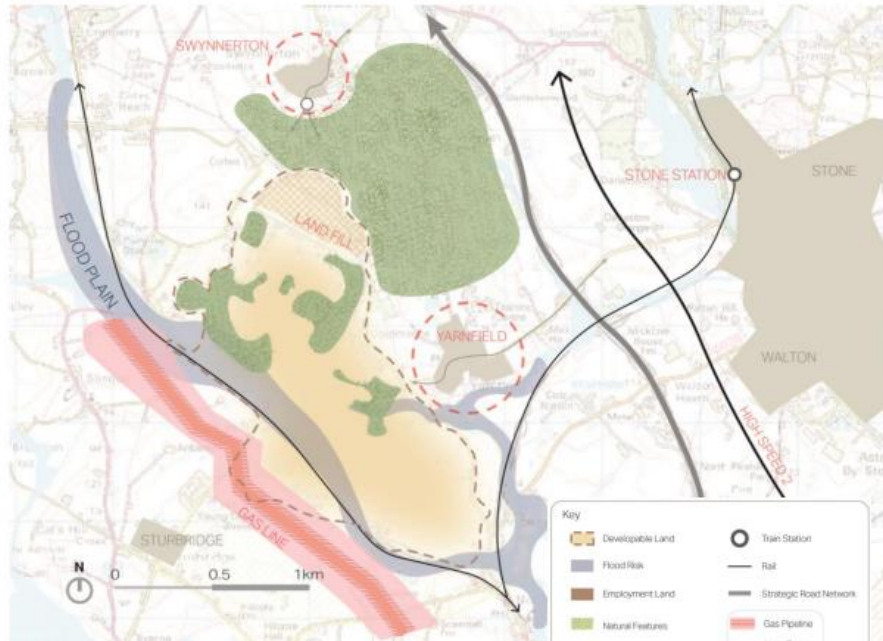
### 1 DEMOCRATIC TRANSPARENCY

- 2 Our local politicians are elected to represent the views of constituents and to help solve our local problems. This involves listening to the concerns of constituents and taking their views into account and advocating for their interests. Similarly, employees of Stafford Borough Council are employed to provide services and solutions to the residents who pay council taxes which pay their salaries. Paragraph 15 of the National Planning Policy Framework states that plans are meant to be “a platform for local people to shape their surroundings.”
- 3 These facts appear to have been entirely forgotten, in the excitement of bidding for huge chunks of government funding for a proposed garden village – which so far has achieved nothing more than generating reams of inconclusive paperwork (at great expense to the taxpayer).
- 4 Meanwhile, the genuine wishes, concerns and needs of residents of Slindon, Ankerton and Mill Meece have been ignored and remain unaddressed. And the white elephant of an unexpected housing project threatens our area with additional flooding.
- 5 An initial public consultation took place in 2020 where the council was supposedly seeking public opinion on different models of housing allocation, and on seven proposed strategic development sites. It is not at all clear how or on what basis the council has decided to select a ‘big bang’ option, instead of spreading development around the borough fairly – including in rural areas.
- 6 Nor is it clear what the basis was of consigning all parts of Stafford BC with fewer than 50 dwellings to a category called “Rest of Borough” to be ignored. Slindon, Ankerton and Mill Meece is a very cohesive community. We have a church at one end of the village and a fishery/public meeting/voting venue at the other. The walking circuit of the village around the A519, Sytch Lane and Meadow Lane was a vital part of villagers’ exercise regimes during Covid. Our community has a trust fund which provides educational grants, a campaign group and regularly hosts social events. What is the evidence that this is not a sustainable community?
- 7 Similarly, the analysis of the seven strategic sites (leading to the preference of MeeceBrook) project is fundamentally flawed, as the current site (presented in this draft plan) bears little resemblance to the site put forward in 2020 – most notably in its proximity and impact to Slindon, Ankerton, and Mill Meece – and also to Eccleshall.
- 8 In the 2020 consultation events, the plot of land which was put forward under the name of “Meecebrook” was evidently centred around the MOD site at Swynnerton. The community of Slindon, Ankerton and Mill Meece was effectively protected by the railway line and the flood plan. – see MAP 1.

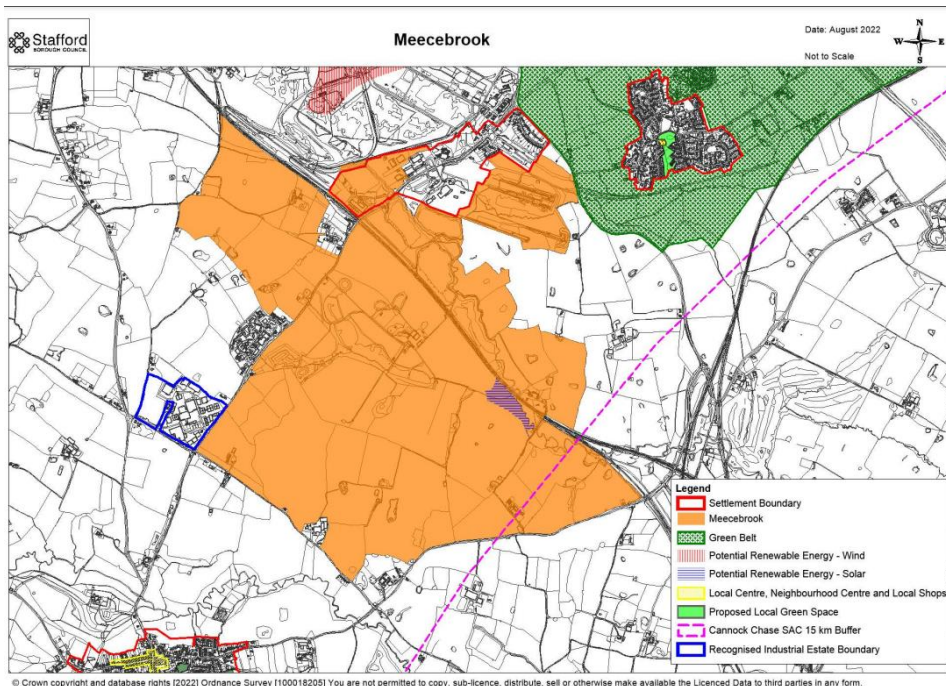
<b>SLINDON</b>	<b>Residents</b>
<b>ANKERTON</b>	<b>Group</b>
<b>MILL MEECE</b>	T: [REDACTED]

**D Meecebrook**

Gross Site	Net Developable Area (Hectares)	Estimated Homes	Estimated Jobs	Typology
~1125	~650	9,000 - 11,500	8,000 - >15,000	Autonomous



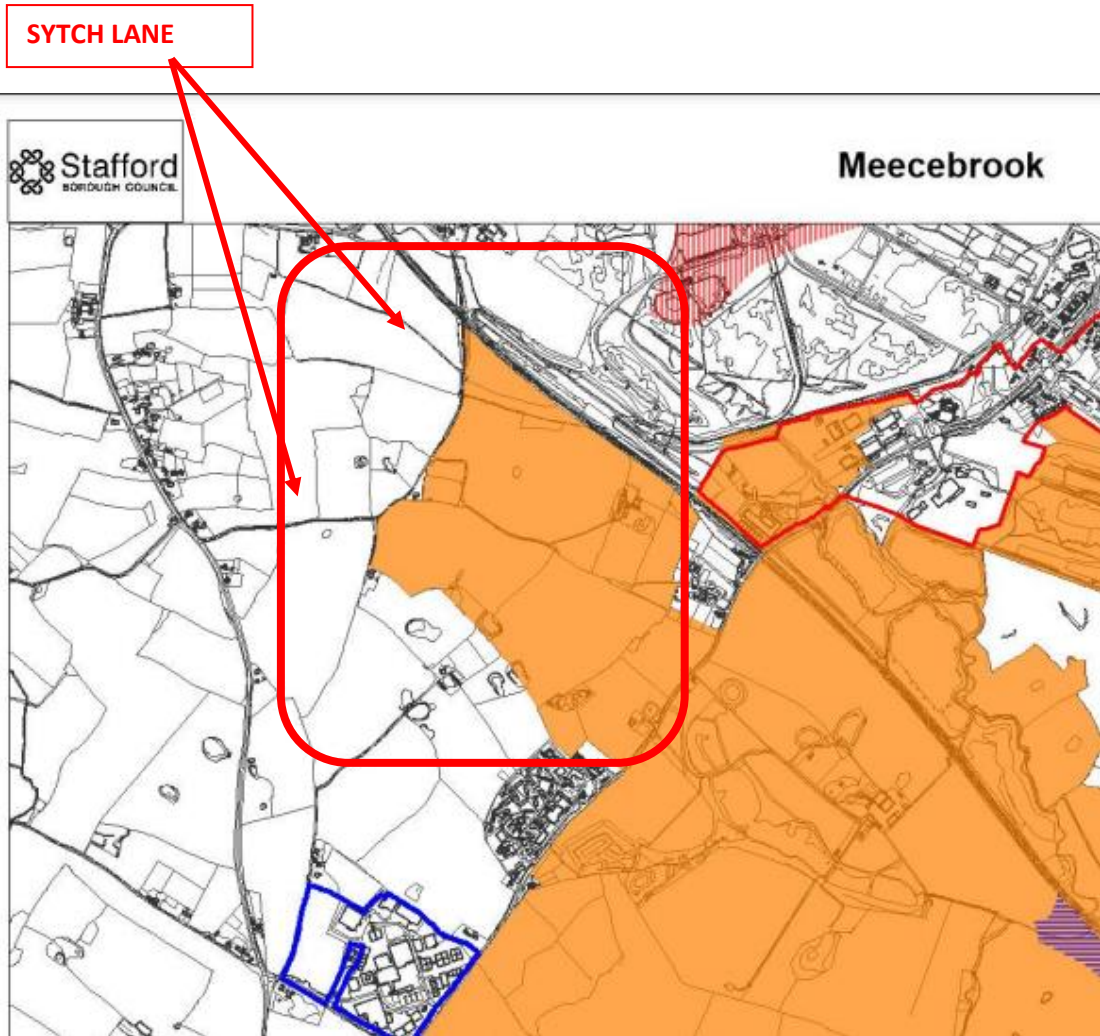
- 9 A 10,000-home project based around Swynnerton MOD camp, seemed like a good use of the land and it was understandable that central government funding would be required to deal with the ordnance on a tricky site in public ownership.
- 10 In 2022 – a significantly different site was put forward within the draft plan – see MAP 2. This was a HUGE surprise to everyone in Slindon, Ankerton and Mill Meece:





<b>SLINDON</b>	<b>Residents</b>
<b>ANKERTON</b>	<b>Group</b>
<b>MILL MEECE</b>	T: [REDACTED]

- 11 How can it be democratically honest and transparent to present another site with the same name two years later, which is different in a great many respects? The planning officers seem to be under the impression that such differences are merely academic.
- 12 Significantly, a huge area of land has now been included on the other side of the railway line right up to Sytch Lane. This land (in the red outline below) was not part of the original proposal for Meecebrook (on Map1) – and has major implications for this community.



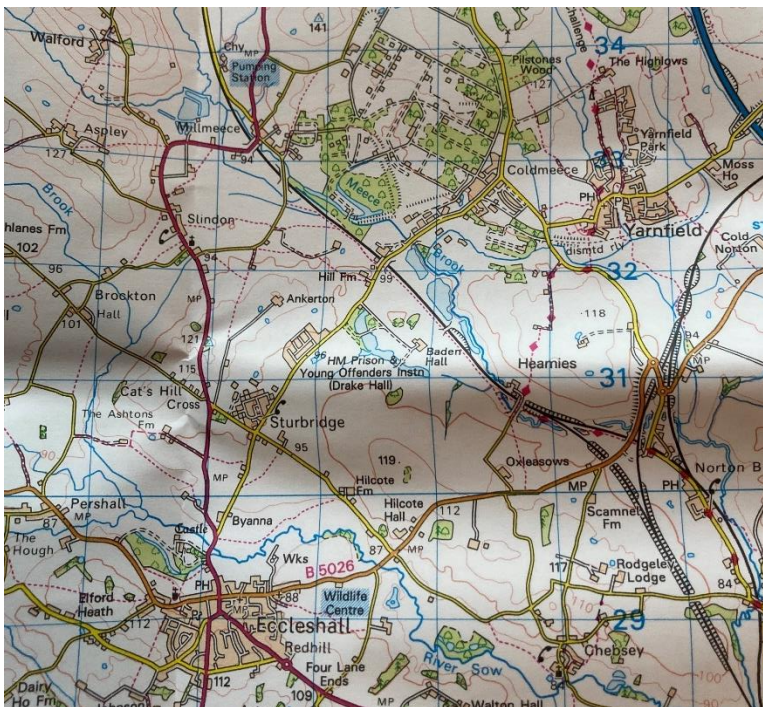
- 13 At some point between 2020 and September 2022, the MOD withdrew their land from the project– yet there appears to have been no revaluation of the original seven sites. See below.
- 14 The council has a duty to consult and involve communities and stakeholders – so why has this only been made public at this late stage – when clearly discussions have been taking place over a long period within the Council at all levels without consultation.

<b>SLINDON</b>	<b>Residents</b>
<b>ANKERTON</b>	<b>Group</b>
<b>MILL MEECE</b>	T: [REDACTED]

- 15 Presumably, the central government funding was tied to MeeceBrook rather than the wider borough, as we understand the planning officers have been approaching local landowners asking them to get involved to try and generate a scheme that meets the funding criteria. Is this lawful? See Appendix for a copy of the letter – which comes rather late in the consultation period.
- 16 The planning team behind the MeeceBrook project act as if this is a “done deal” and a fait accompli. While public events are being held, which are being called “consultations” they are in fact one-way presentations by the council employees. The team show no interest in listening to residents and are unwilling to consider any alternative to the MeeceBrook project. This can be seen on the zoom [recording online here](#).

## UNDERSTANDING THE GEOGRAPHY AND FLOOD RISK

- 17 The area of to the East of Sytch Lane is a hill – as can be seen on the OS Map - with Ankerton at the top of the hill and the land descending towards Sytch Lane and Meadow Lane in Mill Meece.



- 18 Highway flooding in Sytch Lane is a persistent problem and in winter the lane is often impassable to pedestrians. It is clear that the impact of surface water flooding from a large housing development on the incline has not been considered. It will drain into this tiny rural lane – and we note no budget for improvement of this road and drainage. SUDS cannot be relied upon.



<b>SLINDON</b>	<b>Residents</b>
<b>ANKERTON</b>	<b>Group</b>
<b>MILL MEECE</b>	T: [REDACTED]



19 Highway flooding in Mill Meece - The River Meece often bursts its banks and mainly floods across fields to the A519 at Yew Tree Farm Mill Meece (Brumby Family), Land at Mill Meece both sides of the Sytch Lane will flood and hold water relying on the Meece Drain to help take it away.

20 Sytch lane is very prone to flooding and the Meece Drain struggles to drain it away.

This is Ankerton Hill – which would be covered in houses – and hard landscaping – to drain downhill into this small lane.

#### VIDEO EVIDENCE

Mill Meece Floods 26.10.2019

[https://drive.google.com/file/d/1LsDCwl86iiKGgIFcV59kYQ-eYT-v6F5t/view?usp=share\\_link](https://drive.google.com/file/d/1LsDCwl86iiKGgIFcV59kYQ-eYT-v6F5t/view?usp=share_link)

Mill Meece Floods 26.10.2019 Drone Edited Short

[https://drive.google.com/file/d/1eztENGeXt\\_8lK1zLtwvGx71em9Lw\\_Byk/view?usp=share\\_link](https://drive.google.com/file/d/1eztENGeXt_8lK1zLtwvGx71em9Lw_Byk/view?usp=share_link)

Mill Meece Floods 26.10.2019 Drone Full Record

[https://drive.google.com/file/d/1FDCTZkncR-fTdh0idvUT2\\_gkrU3C115v/view?usp=share\\_link](https://drive.google.com/file/d/1FDCTZkncR-fTdh0idvUT2_gkrU3C115v/view?usp=share_link)



<b>SLINDON</b>	<b>Residents</b>
<b>ANKERTON</b>	<b>Group</b>
<b>MILL MEECE</b>	T: [REDACTED]



- 21 Highway flooding on the A519 has also been a persistent problem in and around Slindon. The problem on the A519 has been only partially solved for two properties on the East of the A519, (but remains to be tested) while the council has done nothing to address the problems further North and on the West of the A519.
- 22 We are disappointed to see that the flood risk has not been addressed and are concerned that the scale of impermeable development proposed could have a further flood impact to the A519. When Sytch lane floods the drains across the fields back up – especially if they have not been properly cleaned and ditches not cleared.





<b>SLINDON</b>	<b>Residents</b>
<b>ANKERTON</b>	<b>Group</b>
<b>MILL MEECE</b>	T: [REDACTED]

- 23 The A519 is completely pot-holed from full capacity traffic Telford to Stoke on Trent. It only gets half repaired between Mill Meece and Cotes Heath.
- 24 Septic tanks - The homes in this area all operate with septic tanks. Has any consideration been given to the impact of flooding on these?

## LOCAL NEEDS

- 25 Dangerous/speeding traffic on A519 – In 2015, the council was provided with the results of a survey of local residents which highlighted the problems of speeding on the A519 and other concerns based on a local survey.
- 26 Safe crossing and school bus stop - While the council has reduced the speed limit to 40mph, this is effectively ignored, as the straight stretch through Slindon is the preferred spot for people to ‘put their foot down’ or overtake another vehicle. It has become clear to the residents that only the death of a human being will get the council to take this seriously – despite the death of several animals, and an accident where a schoolgirl was hit by a car in January 2022 <https://www.stokesentinel.co.uk/news/stoke-on-trent-news/girl-17-taken-royal-stoke-6505405>
- 27 The number of HGVs using the road is also a recognised problem in Slindon and also into Eccleshall, where the HGVs have a detrimental impact in the busy historic town centre. However, the council has consistently ignored these concerns, preferring to:
- Approve the licence for more cold storage HGVs to access Raleigh Hall Business Park
  - Approving an extension to the land at Raleigh Hall Business Park (which remains undeveloped);
  - Threatening a further unnecessary extension of the business park via the proposed MeeceBrook project.
- 28 The village would benefit from an improvement to local footpaths – including a safe path/pavement to walk into Eccleshall. Where is the consideration of this health need?
- 29 Safe parking at St Chads is a particular concern for residents and churchgoers, as the church is situated on a T junction, and the lack of suitable parking means that churchgoers park on the pavement – effectively blocking access for pedestrians. A proposal was put forward with the neighbouring homeowner who wished to build a retirement property, and despite having 100% support from the local community, a recognised Highways safety benefit, and a s106 agreement (drawn up after consulting the planning team) it was refused as being ‘contrary to policy’. However, we note that the council is happy to rewrite its policies to build thousands of homes in this area.

<b>SLINDON</b>	<b>Residents</b>
<b>ANKERTON</b>	<b>Group</b>
<b>MILL MEECE</b>	T: [REDACTED]

Here are the results of a survey of residents of Slindon in 2015 indicating our concerns:  
(Number of individual responses)

How do the traffic issues below affect YOUR quality of life?		Significant negative impact	Negative impact	Negligible impact	Positive impact	N/A	% SIG NEG or NEG impact
1	Noise level inside your property	26	23	8	1		84%
2	Noise level within your outside space	35	19	5	1		90%
3	Vibrations from HGVs	37	15	6	1		88%
4	Pollution / smells	8	14	35	1	1	37%
5	Sleep disturbance due to vibration / noise	30	17	11	2	1	77%
6	Severance from other villagers due to traffic effects	17	27	12		3	74%
7	Damage to fabric of property from HGV vibrations	21	20	16		1	71%
How at risk from an accident do you feel when:		High risk	Medium risk	Low risk	Not applicable		% HIGH or MED risk
A	Walking (for any reason)	21	31	8	3		86%
B	Dog walking (risk to you and dog)	22	15	7	18		84%
C	Horse riding (risk to you and horse)	15	3	1	44		95%
D	Cycling	37	8	4	12		92%
E	Crossing the road on foot	32	26	4	2		94%
F	Maintaining frontage to road / hedges etc.	27	20	8	10		85%
G	Entering / leaving your property from the road (by car)	42	13	2	8		96%
G	Accessing St Chads Church on foot	15	20	18	12		66%
H	Parking at St Chads Church	27	10	0	28		100%

<b>SLINDON</b>	<b>Residents</b>
<b>ANKERTON</b>	<b>Group</b>
<b>MILL MEECE</b>	T: [REDACTED]

## HOUSING FOR LOCAL PEOPLE

- 30 The community of Slindon was happy to accept some small-scale housing to enable the village and a church to benefit from a car park – but this has been blocked by the planning department, despite 100% local support and the highway benefit being recognised.
- 31 Slindon was put forward by Eccleshall Parish Council within their submission in 2020 as “suitable for small scale development” - and yet, despite following the due democratic processes, this too has been ignored.
- 32 Other villagers have experienced steadfast refusals from the planning department for any proposed development, such as:
- Blocking the conversion of an outbuilding to a dwelling – which was eventually achieved after 12 years
  - Blocking an extension to a bungalow – which will be neighboured/overlooked by Meecebrook Houses within a few yards.
  - Refusing permission to convert a disused menage to a tennis court (what possible harm would that cause?)
- 33 So given the fact that this community has been branded “unsustainable” and unsuitable for any development, it is curious to see how conveniently the planning team can change its tune to accommodate MeeceBrook – which will be on the edge of Slindon.
- 34 It is also curious to see that the planners endorse such a project which will deliver obvious harm in terms of flood risk from the surface water draining down Ankerton Hill.
- 35 Small scale rural development which is supported by local residents should be supported by the plan – regardless of the size of community.
- 36 Does Paragraph 15 of the National Planning Policy Framework exclude small rural communities from the right for “local people to shape their surroundings.”
- 37 The council has the option to include a test of local connection which will prevent speculative development, and this fits with the government strategy to encourage self-build homes.
- 38 Of course, concentrating all the housing in one part of the borough, means that all the other boroughs can breathe a sigh of relief and can probably be relied upon to vote it through – effectively outvoting the 3 small parishes of Eccleshall, Chebsey, and Yarnfield.

<b>SLINDON</b>	<b>Residents</b>
<b>ANKERTON</b>	<b>Group</b>
<b>MILL MEECE</b>	T: [REDACTED]

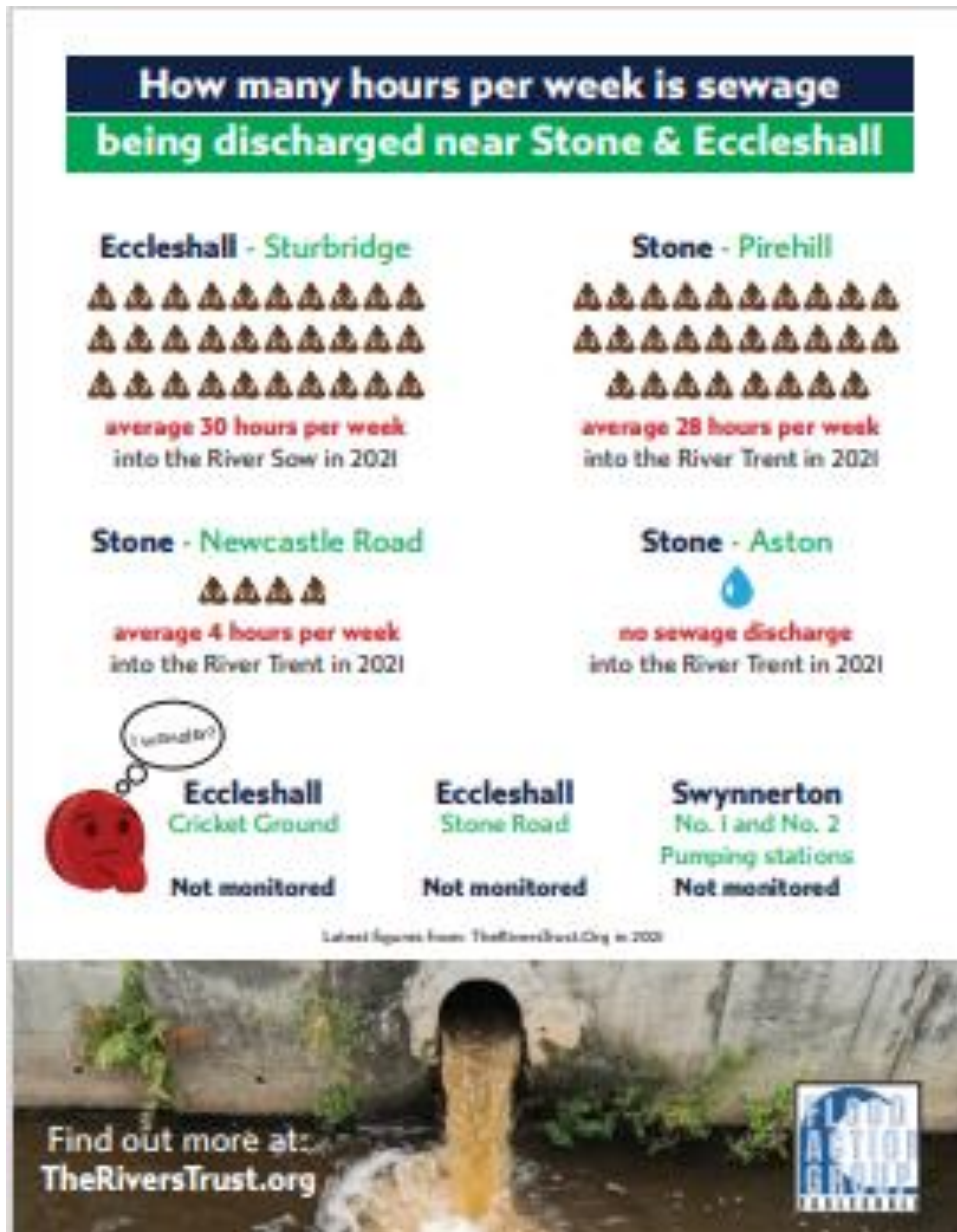
- 39 We understand that Eccleshall and Yarnfield have accommodated more than their fair share of new housing during the period of the current local plan. Surely, the sensible approach is to focus on improving the infrastructure capacity in the area to enable it to catch up and accommodate future growth – BEFORE any more substantial growth is planned in or around Eccleshall.
- 40 **Housing for the Black Country** – Stafford BC does not share borders with the Black Country – so why is this being discussed? If there is a proposal to provide housing for other boroughs, the terms of this should be communicated properly, discussed separately and transparently – not hidden within the draft local plan.
- 41 **Creative thinking/ Social change** - The draft plan gives no consideration to the way that working patterns have changed. It seems that now a great deal of the population of office workers – including the public sector - now works from home. Where is the analysis of excess office capacity in Stafford which could be easily converted to entry level apartments in the towns under permitted development rights?

#### WIDER COMMUNITY

- 42 The recent expansion of housing in Eccleshall has created issues for those people who live in the rural areas such as Slindon, Ankerton and Mill Meece:
- 43 **Public transport** remains non-existent/inadequate, and the A519 does not have a safe footpath and the road is dangerous due to the many HGVs – so we are forced to use our cars.
- 44 **Parking** – we need to park if we drive to Eccleshall, and it has been recognised that Eccleshall is in great need of more parking facilities. However, it is difficult to see where this will come from when the KSV strategy incentivises everyone to apply for permission for housing development.
- 45 **GP surgery** – the growth in the number of houses in Eccleshall has not been accompanied by any growth in the provision of GPs in the town and the waiting time for appointments is very lengthy. While this is not under the control of the council – it should be considered and addressed before further large-scale housing is permitted.
- 46 **School places** – where is the analysis of school capacity across the borough? We are aware that Sir Graham Balfour Secondary School in Stafford is extremely over-subscribed. Bishop Lonsdale is full as far as we are aware - even after the recent building of new classrooms and despite changing to a 2 classes per year model and the extension buildings and new classrooms. No pre-school nursery spaces available according to local parents.

<b>SLINDON</b>	<b>Residents</b>
<b>ANKERTON</b>	<b>Group</b>
<b>MILL MEECE</b>	T: [REDACTED]

- 47 **Sewage discharge** into the River Sow is now happening on a regular basis (an average of 30 hours per week in 2021) – this is a pollution/ health and safety issue and the Council should be taking steps to address this.
- 48 **Sewage capacity** - sludge is being taken out by tanker from Eccleshall Sewage Treatment works at an alarming rate at all hours of the day and night, as a result of the lack of capacity, which results in increase in the number of HGVs striving through the conservation area of Eccleshall.



<b>SLINDON</b>	<b>Residents</b>
<b>ANKERTON</b>	<b>Group</b>
<b>MILL MEECE</b>	T: [REDACTED]

- 49 **Heritage conservation** – what is the conservation strategy for Eccleshall? How would several thousand new homes at Meecebrook effect this?
- 50 **Loss of farmland** - the proposed destruction of farmland in this area is against policy which should be protecting it. We live in such a historic farming area - going back to medieval times, which we know from the dig many years ago near Brockton Hall. On several 19th Century maps Ankerton, Brockton Hall, together with Baden Hall are identified as the Three Farms Township - it seems that the Council is not aware (or does not care), but many people are fascinated by local history, and find it hard to accept that historic farmland will be destroyed.
- 51 **High Speed Broadband** - Slindon had to fight for FTTP Broadband – Does everyone in the rural areas have this now? What are the plans to ensure everyone in Stafford has FTTP quality broadband?


## ENVIRONMENTAL DAMAGE

- 52 The Stafford Borough Council planning team appears to have been so fixated with the proposed Meecebrook project over the past few years, that the environmental crisis has passed them by and they appear oblivious to the need to ‘do the right thing’ and minimise environmental damage.
- 53 **Productive farmland** – Stafford BC says it “wishes to encourage local food growing and land-based rural business. Local food growing reduces food miles and increases food security.” If so, why do they wish to disregard this policy in regard to MeeceBrook? In the evaluation of the seven sites MeeceBrook land was “Grade 2 and 3” – “best and most versatile agricultural land” while all other sites were of lower quality.
- 54 **Greenfield v brownfield land** - the Government (via the NPPF) requires local authorities to encourage the reuse of brownfield land, and recent planning guidance also highlights the need to incentivise the use of brownfield land. Other sites in the original seven sites included previously developed land – notably the airfields at Hixon and Seighford. The proposed MeeceBrook project is now 100% greenfield prime agricultural land – when the original assessment was based on a largely brownfield site.
- 55 **Greenwashing** - Branding something a “Garden Community” is a classic case of greenwashing, when the ultimate outcome will be the loss of significant amounts of high quality grade 2 productive farmland (contrary to policy E2); valuable habitat – confining animals to a narrow corridor between tarmac is a net loss – not a net gain in biodiversity; loss of numerous trees; loss of vital land to absorb water.



<b>SLINDON</b>	<b>Residents</b>
<b>ANKERTON</b>	<b>Group</b>
<b>MILL MEECE</b>	T: [REDACTED]

- 56 **Flood risk** - There is a blatant disregard for the flood risk – with the MeeceBrook project having the highest flood risk of all seven sites in the initial consideration – and the flood evidence failing to include the data from the floods of 2019, 2020 and 2021 – all of which effected this area (Slindon, Mill Meece, and Eccleshall) very seriously. Of course, any water entering the Sow will also have a detrimental effect downstream into Stafford – which has suffered badly from flooding too.



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Stafford pub floods again after £700k refurbishment

## EMPTY PROMISES

- 57 The MeeceBrook project seems to have been selected over the other options, purely on the basis that it is the largest and therefore the sheer size will justify all the infrastructure requirements – with fanciful promises of new infrastructure such as a new railway station or motorway junction.
- 58 The AECOM analysis of the sites places a great deal of importance on the potential for a railway station as the main justification for MeeceBrook as the first choice of strategic site for a Garden Village/Community.

<b>SLINDON</b>	<b>Residents</b>
<b>ANKERTON</b>	<b>Group</b>
<b>MILL MEECE</b>	T: [REDACTED]

- 59 The idea of a railway station before 2040 is laughable, given that Network Rail have confirmed that they have no plans for one, no discussions have been had with Stafford Borough Council, the current progress with HS2 and the parlous state of the public finances. The way that this has been touted by the council, and councillors in the media is evidence of the way in which they believe the project is a fait accompli.
- 60 Similarly, we understand that there are no plans for a new motorway junction on the M6 at Yarnfield – and this too was considered part of the justification for MeeceBrook by AECOM.
- 61 In the same vein, it is not within the power of the council to provide a new GP surgery, primary school or sewage works in the proposed new Garden Community. We have no confidence that these facilities will be provided in the short term before a significant amount of housing has been established – and there is no phasing or funding to demonstrate otherwise.
- 62 This means that all the people who move into the settlement – with likely two cars per household - will be driving to Eccleshall, Yarnfield or Stone to meet these needs.
- 63 Eccleshall and Yarnfield have already each grown by 25% and 30% respectively during the period of the last local plan and need time to catch up and develop infrastructure to support this population growth – BEFORE – they are burdened with additional growth.

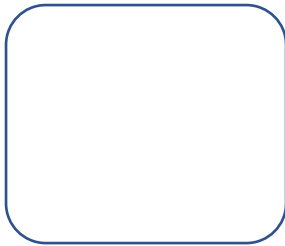
## **OVERALL**

<b>SLINDON</b>	<b>Residents</b>
<b>ANKERTON</b>	<b>Group</b>
<b>MILL MEECE</b>	T: [REDACTED]

- 64 Eccleshall and Yarnfield have already provided 629 homes out of a total of 1,380 homes across 11 Key Service Villages. This equates to 46% of the new homes in Key Service Villages in the past 10 years. This plan should ensure development occurs elsewhere in Stafford Borough – and should instead focus on addressing the problems the community faces in regard to infrastructure capacity – especially where this relates to flood risk.
- 65 With the current commitment to environmental protection, it cannot be right that the local plan chooses to destroy prime agricultural land and a valuable flood plain in preference to other sites. The only motivation is to hit housing targets, instead of planning the right homes in the right places.
- 66 Small scale rural development which is supported by local residents should be supported by the plan – regardless of the size of community, as the council has the option to include a test of local connection and a duty to encourage self-build//custom build.
- 67 Meecebrook 2022 is not the same as Meecebrook 2020. Therefore, the evaluation of the seven sites needs to be carried out again based on the features of the new greenfield site. Logic dictates that Meecebrook 2022 would not score as highly and is therefore unlikely to be the preferred site for the council’s strategic development.
- 68 The impression is given by the planning team that the draft plan is close to its final format – and will be finalised in the summer of 2023. Meecebrook is proving to be a major distraction – such that small communities are being ignored and valid infrastructure requirements have been neglected.
- 69 This plan should not be driven by central government funding schemes and the housing needs of the Black Country.
- 70 A more thoughtful and evidence-based approach is required to meet the needs of the residents who are the taxpayers and voters.

<b>SLINDON</b>	<b>Residents</b>
<b>ANKERTON</b>	<b>Group</b>
<b>MILL MEECE</b>	T: [REDACTED]

**APPENDIX**



Contact [REDACTED]  
 Direct dial [REDACTED]  
 Email [REDACTED]  
 Our ref MB\_Engagement\_Aug22  
 Date 28<sup>th</sup> August 2022

**Meecebrook Garden Community  
 SF277755: Land at Mill Meece**

I am writing to share some information on the Borough Council's plans for a major housing and employment-led development. You may or may not already know about the scheme which is known as Meecebrook so forgive me if I am covering old information.

By way of background, in 2019 the Borough Council began formulating plans for bringing forward as part of its future growth ambitions a new Garden Community involving around 6000 homes, employment space and community facilities known as Meecebrook. A Garden Community places greenery and sustainability at the heart of development, creating inclusive and vibrant neighbourhoods. Central Government recognised the work of the Borough Council and is supporting the development of the concept with technical advice and funding. Plans for Meecebrook will also include the infrastructure needed to support 0,000 new homes. This includes things like GP and healthcare provision, sustainable travel and potentially a new railway station on the West Coast mainline.

The site that the Borough Council identified as potentially suitable for Meecebrook is shown on the plan enclosed. Broadly speaking the area lies to the south-west of Cold Meece and north-east of Eccleshall. We therefore have a possible site and Government funding to help understand how a development of this kind of scale could be delivered. The third element we need to consider is how our ambition for Meecebrook sits within the national planning framework.

The Council has a statutory duty to prepare a development plan that sets out where future housing and employment growth will be located throughout the Borough to meet identified needs. The plan we are currently working on will cover the period 2020-2040 and will be reviewed every five years. For any development at Meecebrook to take place the site needs to be included as part of our new Local Plan. One of the criteria for inclusion in the plan is understanding how the individual landowners feel about the site being included. As we understand that you have a land interest within the site, we would like to meet with you to explain the Council's ambitions for the site and your potential role in this. I have enclosed some additional information on Meecebrook itself and the Local Plan process.

Stafford Borough Council | Civic Centre | Riverside | Stafford | ST16 3AQ  
 info@staffordbc.gov.uk | 01785 619 000 | www.staffordbc.gov.uk | DX 723321 Stafford 7

Hopefully I have provided enough information as part of this introduction, but we can expand upon this in more detail if you are happy to meet. If you could let me know whether this is something you'd be interested in doing by 14 September at the latest we can then arrange a suitable date, time, and venue.

Yours sincerely,

[REDACTED]

[REDACTED]

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From: Preferred Options Consultation [REDACTED]  
Sent: 12 December 2022 09:31  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Lorraine Smith**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: **Prefer not to say / not applicable**

Added to database: [REDACTED]

Topics (Contents page): **No reply**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? To increase and enhance green and blue infrastructure in the borough and to enable greater access to it while improving the natural environment and biodiversity. and To secure high-quality design.**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **No reply**

**Comments: There shouldnt be incorporated new boundary for Milford. this would allow windfall development which should be discouraged in this area. it would lead to a change in the character of this small village. milford is a very small village with no real amenities, shop etc. The schools and doctors are full to capacity in this area. In addition Milford is in an OANB, next to the SAC and the SSSI (afforded the highest protection under european law) for this reason it shouldnt be viewed as just another small settlement. its location makes it special and it requires special protection (as does brocton). The councils own Evudence Based Report points out any dvelopment close to Cannock Chase will cause unavoidable damage.**

Policy 2 (Settlement Hierarchy): **No**

**Comments: D is not agreed. Milford should not be a tier 5 village - this is not appropriate. Milford should not have a defined settlement boundary it is not a sustainable location and its character would be harmed by development. the councils own settlement assessment makes it clear there are a lack of amenities. also it confirms Milford is in an AONB, within**

**the SAC and next to the SSI. There are lots of other small settlements that do not have these special, and protected by law, features due to its geographic location. The above means the council should be seeking to further protect Milford, not encouraging further development here.**

Policy 3 (Development in open countryside): **No**

Comments: **the plan should be clearer NO DEVELOPMENT WITHIN 400M OF THE SAC - THE COMMENT (WHERE THERE WILL BE AN EFFECT) IS TOO OPEN TO INTERPRETATION.**

Policy 4 (Climate change and development requirements): **Yes**

Comments: **No reply**

Policy 5 (Green Belt): **Yes**

Comments: **as above - the no development within 400m of the SAC should be absolute.**

Policy 6 (Neighbourhood plans): **No reply**

Comments: **no comment**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No reply**

Comments: **no comment**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **no comment**

Policy 10 (West of Stafford): **No reply**

Comments: **no comment**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **no comment**

Policy 12 (Other housing and employment land): **Yes**

Comments: **i support these allocations**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **no comment, save for as above if applicable regarding no development at all within 400m of SAC.**

Policy 14 (Penk and Sow): **No reply**

Comments: **no comment**

Policy 15 (Stone Countryside): **No reply**

Comments: **no comment**

## **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: **no comment**

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **no comment**

## **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **some smaller sites in rural areas are not suitable for affordable housing they dont provide efficient provision. the policy should be clear that major means 10 or more housing units and if less are sought than affordable housing isnt required.**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **no comment**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **26 - supported 30-33 supported**

## **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **34 to 38 supported 39 no comment at this stage**

## **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **42 and 43 - this MUST address sites at risk from surface water flooding - why does it not? where sites are at risk from current or future flooding planning should be refused 45 supported but B should be strengthened as per comments above. It should**

state proposals within the AONB should be refused unless it can demonstrate it enhances visual, nature or conservation of assets. 46,47 supported 48 should be strengthened but is supported. needs to be clear that within influencing distance of SAC new development should not be allowed unless it will enhance the area. NO DEVELOPMENT AT ALL WITHIN 400M. 49-51 supported

## Connections

**Q13** - Do you agree with policies? **No reply**

Comments: **52 and 53 supported**

## Evidence Base

**Q14** - Have we considered all relevant studies and reports? **Yes**

Comments: **the existing plan for stafford does not show a settlement boundary for milford. this should be carried forward into the new plan. tier 5 status would harm Milford, its nature as well as the fragile habitat around it. Milford is not a sustainable area for development.**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

## General Comments:

**No reply**



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From: [REDACTED]  
Sent: 12 December 2022 11:34  
To: [REDACTED] Strategic Planning Consultations  
Subject: RE: Local plan consultation

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From: Mike Smith [REDACTED]  
Sent: 12 December 2022 11:34  
To: [REDACTED]  
Subject: Fwd: Local plan consultation

Subject: Local plan consultation

Hi [REDACTED]

As a member of the committee which attempted to produce a neighbourhood plan for High Offley I feel I have to express some views on the preferred options in so far as High Offley is concerned.

I have lost much faith in the planning process. I believe, although it will never be admitted that every neighbourhood plan approved in the Borough was written entirely for the wrong reasons namely to try and restrict further major planning applications for housing. Whereas the High Offley Committee thoroughly embraced the process and came up with comprehensive Sites for future development only to be told by an inspector it was not our role to provide such sites. I found that astonishing because as far as I understood the process, that is entirely what neighbourhood plans are for and we produced a plan which had the support of almost the whole Parish except of course for one landowner and his agent who objected and in my view drew the attention of the inspector away from the principal of the plan.

That this land is put forward as the major site in our Parish despite clear evidence that it was overwhelmingly rejected by local people is extremely difficult to digest.

I note that other sites in the plan are identical to those in our unsuccessful neighbourhood plan and I have no objection to these except I am disappointed that the land behind The Cock Inn has not been included. I am informed there is adequate means of access and that the landowner would make some land available to the Inn for additional much needed car parking for a successful business, just what neighbourhood planning should be all about.

There were other sites put forward in our draft neighbourhood plan and I cannot see why these were excluded.

There are currently 276 homes inside the existing boundary for Woodseaves and another 17 just outside yet considered by local people to be within Woodseaves. To add of the order of 125 to these is totally disproportionate.

There is much in the document that I support but as I say I have restricted my comments to High Offley. These are entirely my own views and not the collective views of the Parish Council or other members of the neighbourhood plan committee.

Regards Mike  
Sent from my iPad

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From: Quentin Smith [REDACTED]  
Sent: 10 December 2022 15:02  
To: SPP Consultations  
Subject: Meecebrook Garden Village Development

Dear Sirs

I write regarding the proposed Meecebrook Garden "Village" development. While I understand the attractiveness of a planned development with included infrastructure, such as schools, surgery, etc., I am concerned about the effect of the development on Eccleshall and surrounding villages.

In my view, construction of the development should NOT be houses first, with schools, surgery, community hall, etc. to follow (or be conveniently forgotten once the developers have their cash). The infrastructure should come FIRST - or at worst the same time as the housing. Facilities in Eccleshall are already stretched - roads, parking, doctors (no appointments for 3 weeks or more), library run by volunteers, etc. and cannot absorb 6-10,000 more people (more than doubling the population).

With regard to the housing on the new development, this should be top quality. All properties should be built with fitted solar panels, charging points and parking for two EVs, best quality eco-friendly heating (ground source heat pumps, or even better community heating), the highest standard of insulation, EV charging points in visitors' parking areas, etc. Anything less would be a complete abdication of responsibility by the planning authorities.

Your faithfully  
Quentin Smith  
Eccleshall

---

From: Preferred Options Consultation [REDACTED]  
Sent: 08 December 2022 17:18  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Ian Smithson**

Email: [REDACTED]

**Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

**Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

**Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **1. It is understood that the scale of this development is to partially meet demand in other areas outside the Stafford Borough. This is no longer necessary, the government's new legislation is to be amended such that targets for new build are guidance only and not mandatory. 2. This development will create an urban area, where one does not currently exist. It will significantly change the character of the area. To quote the Telegraph "The new rules will mean that town halls will be allowed to build fewer homes than Whitehall believes are needed if they can show that hitting the targets would significantly change the character of an area". 3. This development will use mainly green field good quality agricultural land to build on rather than brownfield land elsewhere in Staffordshire. This is contrary to Government policy. To quote the Telegraph "It understands the need for farmland, will significantly emphasise brownfield over greenfield development". 4. An appropriately sized development can be located elsewhere in Staffordshire. It is understood that St Modwen has a proposal to develop on brownfield land. 5. This greenfield land to be used for the proposal is not suitable. Much of the land near to Eccleshall is prone to flooding. New developments should not be built in flood prone areas. Also this development will create additional surface water on hard standings. The centre of the adjoining town of Eccleshall has a known flood problem. 6. No consideration appears to have been given to the impact this development will have on the local roads. It will more than double the commuter traffic on the A519. There are already traffic problems at the M6 junction 15, which results in morning traffic queuing an appreciable distance on the A519. Similarly at the M6 Junction 14 end of the A519. The traffic through Eccleshall on the A519 between the two roundabouts is a point of major congestion. Also the A5405 between Eccleshall and Stone has a major point of congestion at Stone where it joins the A34. The additional traffic that this development will inevitably bring will lead to the dangerous use of rat runs around Eccleshall on unsuitable country lanes. It is understood that British Rail has not been consulted about providing a new railway station for the development. It is not clear how such a station if it was built would alleviate the traffic issues. Eccleshall does not have an adequate bus service; hence the local population are dependent on their cars. 7. The construction of this development will clash with HS2, which is being constructed nearby. The local population will suffer twice, with road closures, construction traffic and protesters if this development goes ahead as well as HS2. 8. The proposed development will utilise land that currently provide important amenities to Eccleshall. The football pitches, rugby club and fishing lakes will be impacted.**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

### Site Allocation Policies (continued)

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

### Economy Policies

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

### Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

### Design and Infrastructure Policies

**Q11** - Do you agree with policies? **No**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

### **General Comments:**

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 07 December 2022 15:46  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **David Southam**

Email: [REDACTED]

**Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **General Comments**

**Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

**Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**



Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Not asked**

Comments: **Not asked**

Policy 10 (West of Stafford): **Not asked**

Comments: **Not asked**

Policy 11 (Stafford Station Gateway): **Not asked**

Comments: **Not asked**

Policy 12 (Other housing and employment land): **Not asked**

Comments: **Not asked**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Not asked**

Comments: **Not asked**

Policy 14 (Penk and Sow): **Not asked**

Comments: **Not asked**

Policy 15 (Stone Countryside): **Not asked**

Comments: **Not asked**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **Not asked**

Comments: Not asked

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and

forestry development, tourism development and canals. Do you agree? **Not asked**

Comments: **Not asked**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **Not asked**

Comments: **Not asked**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Not asked**

Comments: **Not asked**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **Not asked**

Comments: **Not asked**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Environment Policies**

**Q12** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Connections**

**Q13** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **Not asked**

Comments: **Not asked**

**Q15** - Do you think there is any further evidence required? **Not asked**

Comments: **Not asked**

### **General Comments:**

**The development of Meece Garden would simply have to involve a significant arterial road development in the vicinity. Existing roads are already narrow, unlit, poorly maintained and most importantly completely over-used. Yarnfield Lane for example is used predominantly**

as a 'cut through' to the A34. If Meece Garden residents commence using this same route then the volumes of traffic coming through a tiny village and the associated risks to both residents and other road users would be unthinkable and the impact on residents who have already been heavily impacted upon by HS2 and Western Power of late would be hugely and disproportionately unfair. Other nearby parishes such as Eccleshall are already experiencing daily issues with high volumes of traffic through the village, again using roads which are unsuitable and poorly maintained. Without significant expenditure on new by-passes or other highway development I fail to see how increased pressures on traditional village road networks can be considered a safe and realistic option. The area is also used heavily as part of a local cycle route and I suspect fatalities or serious injuries may occur if we add an additional potential 6000+ vehicles to an already overused and archaic road system. Like many others I would hate to say 'I told you so' as and when such unfortunate incidents occur...and they will.

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From: [REDACTED]  
Sent: 06 December 2022 14:18  
To: SPP Consultations  
Subject: PROPOSED HOUSING WOODSEAVES

OBJECTION :

I have a number of objections to this large scale development proposal, my first is personal to me and my neighbours.

2 years ago numbers 2, 4 and 6 Dicky's lane flooded because the drainage system on Dicky's Lane was inadequate to remove the surface water from the road quickly enough resulting in all three houses having water ingress. The worst of which was my home no. 2 which was extensively flooded despite the valiant efforts of the fire brigade who could not pump the water away quickly enough. I will try and be brief. We had 7 months of noisy dehumidifiers and driers. Plaster off, skirting off floors up etc. Etc. Also my then 92 year old mother-in-law who is disabled had to move in with a relative with a dining room made into a bedroom as she uses a stair lift at home. It is hard to describe the impact that this had on the whole family and it is something that I would not wish to happen again to anyone else. My house insurance has trebled as they now class my home as being in a FLOOD RISK AREA!

After a long drawn out process involving Highways, Amey construction, the parish council and Mark Winnington a major upgrade to the drains on Dicky's Lane has taken place. However, I feel that the infrastructure of our village is inadequate to take the surface water from block paved and tarmacked drives plus the extra sewage from over 100 new houses. The sewage treatment plant at Moscow lane has been inoperable for months, with several tankers a day having to empty the waste. The proposed upgrade to the sewage treatment plant will not take into account the proposed amount of new development in the future.

The proposed sighting of new houses at the top of the village ( to the rear of the school) means that any surface water/ sewage will have to run the whole length of the existing system to reach the treatment plant. I have consulted with an expert in drainage he strongly felt that without a MAJOR redevelopment of the existing system in our village a housing proposal of this number and sited where it is proposed, could only lead to serious problems in the future.

Given the size of the village at present, this would be a 30 percent increase in size which is disproportionate . Under these proposals, we are being lumped in with other larger villages that have a better infrastructure eg, doctors surgeries GOOD public transport links (our buss service is virtually non-existent ) more shops and local businesses. We however have one shop/post office and one pub. The increase in traffic for commuting, shopping, health care and senior schools etc. Would put a hundred or more vehicles on the roads in and around Woodseaves and surrounding areas.

Recently, the Tory government have scrapped the compulsory housing targets for local authorities and in one of the paragraphs published in the Guardian (housing that will have a significant impact on the character and infrastructure of rural areas) should be considered more closely.

I am not a NIMBY and had no objection to the local plan originally put forward by the parish council in consultation with residents for 18 houses inside the existing development boundary but after many months of hard work on everyone's behalf, THIS WAS DISMISSED OUT OF HAND!

Thank you for taking the trouble to read this and I hope that my views will be taken into consideration

Yours sincerely  
GERALD SPENCER

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

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From: Preferred Options Consultation [REDACTED]  
Sent: 10 December 2022 17:46  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Gregory Wood Spencer**

Email: [REDACTED]

**Residents and General Public**

Organisation or Company: **N/A**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

**Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

**Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **The local infrastructure is already overloaded due to other developments in the area including around Stone, Eccleshall, Newport, Great Bridgeford, and the surroundings. Local schools are full. Dentists surgeries are full, Doctors surgeries are full, waiting lists are excessive. There is insufficient parking in surrounding villages close to the development. There is a huge traffic problem through the village of Eccleshall. Also the A34 junction at Walton, Stone due to the additional developments there. The queues of traffic trying to get across the M6 motorway junctions at 14 and 15, takes 1/2 hour or more to negotiate at rush hour/peak times. Another potentially large increase in traffic at these junctions is hard to contemplate. Where will an additional 6000 homes worth of people find jobs in the local area? Basically they will all be commuters. We strongly object to greenfield sites being considered for any development. The government should be proposing development on brownfield sites, such as the old airfield at Hixon. Stafford town centre, Stoke on Trent urban areas and the like are currently like ghost towns, with sad semi-derelict areas due to shopping moving to "on-line". Former shopping complexes, now deserted and unused, should be returned to local people in the form of housing.**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No**

Comments: **Excessive development will destroy the environment. Brown field sites must be found. See notes above.**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: **No reply**

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

## **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

**General Comments:**

**We are objecting to the Meecebrook - New Garden Settlement. Alternative brownfield sites should be developed.**



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From: Preferred Options Consultation [REDACTED]  
Sent: 12 December 2022 08:08  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Beverley Stafford**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **Using up too much precious agricultural land. Roads unable to cope at present time. Whole area gridlocks within minutes if any problem on motorway. This is a regular occurrence. Loss of valuable wildlife habitats. Loss of quality of life for current residents.**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No**

Comments: **I am strongly opposed to the development off Uttoxeter road\oakleigh court at Aston Lodge, Stone. As a resident of Aston Lodge who is regularly unable to get off the estate at certain times due to volume of traffic and rail crossing, I am very concerned that a further housing development will only add to this. We only have one entrance to get on and off a 600 home estate. This development will be built on agricultural land which surely we need to preserve. I have personally been subjected to flood damage in the past. Again surely this risk will be elevated with more development. I appreciate that we need more homes but surely there are brownfield sites which should be used first. Also it is currently nearly impossible to get a GP appointment at the present time with the residents we already have in stone. We have no decent park for our children. Get these things sorted first!**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## Economy Policies

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

## Design and Infrastructure Policies

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## Environment Policies

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## Connections

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## Evidence Base

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

**General Comments:**

**I think this survey is not at all user friendly. Maybe your plan??? I feel very disappointed in the actions of SBC . You have destroyed our county town and now seem set to ruin the rest of our county.**

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From: Preferred Options Consultation [REDACTED]  
Sent: 12 December 2022 09:52  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Anne Stansby**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: **No reply**

Added to database: [REDACTED]

Topics (Contents page): **No reply**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? To develop a high value, high skill, innovative and sustainable economy. , To deliver infrastructure led growth supported by accessible services and facilities. and To provide an attractive place to live and work and support strong communities that promote health and wellbeing.**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **No reply**

Comments: **No reply**

Policy 2 (Settlement Hierarchy): **No**

Comments: **The Settlement Hierarchy in the Table on page 34: it's incongruous to include Eccleshall and Woodseaves in the same Tier when Eccleshall has significantly more dwellings, and associated facilities and services. 2.2. The findings of the "Settlement Assessment and Profiles Topic Paper" should be reviewed.**

Policy 3 (Development in open countryside): **No reply**

Comments: **No reply**

Policy 4 (Climate change and development requirements): **No reply**

Comments: **No reply**

Policy 5 (Green Belt): **No reply**

Comments: **No reply**

Policy 6 (Neighbourhood plans): **No reply**

Comments: **No reply**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No reply**

Comments: **No reply**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No**

Comments: **12.1 If land is allocated for development in accordance with the settlement hierarchy it's important that settlements are correctly placed in the hierarchy. The Table on page 55 lists sites allocated for housing development with a combined capacity of 125 new dwellings at Woodseaves, a settlement of 288 dwellings, representing a proposed increase of 43% in the number of dwellings which seems disproportionate. How would local roads,(specifically A519, and B5405), adjoining lanes, and current services be improved to cope with this considerable increase in numbers?**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## Economy Policies

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **Policy 31 A: Supporting the delivery of one or two bedroom dwellings at the Tier 4 and Tier 5 settlements should be in the settlements within these tiers where there are adequate facilities and public transport services, or problems of social isolation could be created, or traffic congestion compounded.**

## Design and Infrastructure Policies

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## Environment Policies

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## Connections

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## Evidence Base

**Q14 - Have we considered all relevant studies and reports? No**

**Comments: In the “Revised Settlement Assessment and Profiles Topic Paper” Table 3, page 16 shows Eccleshall as a Large village and Woodseaves as a Medium Village but the decision taken to reduce the number of tiers at 6.1 (p.16) resulted in Eccleshall and Woodseaves being included in Tier 4 when they have very different profiles. Appendix 2: Eccleshall 1541 dwellings, Woodseaves 288 dwellings, (lowest number of dwellings in Tier 4). There seem to be some anomalies in the scoring mechanism in the Table in Appendix 2 where equal points have been given to facilities/services that aren't equal, eg 1 point has been given for a Post Office, and 1 point for a Convenience Store: (in Woodseaves this is the same counter in the same store whereas Eccleshall has a separate Post Office and range of stores); equal points for an hourly bus service, and a 2-hourly bus service; equal points for a mobile library service and a library housed in a permanent building. The scoring mechanism should be reviewed to properly reflect the profiles of the settlements, and their place in the settlement hierarchy, which would facilitate a better comparison.**

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

**Comments: Data and plans from Health Service Providers should be provided, eg there is no GP in Woodseaves and it has become increasingly difficult to book an appointment at the GP surgery in Eccleshall. eg. on 5/12 advised no more appointments this year, and unable to book for January because it's too far ahead for the appointment system. How will the Health Service make provision for increased numbers of patients from new housing developments when it's already over-stretched in local areas?**

### **General Comments:**

**Local Plan Appendices page 195 Site 07: the proposal to develop this land in conjunction with HIG07, potentially building 7 dwellings at the entrance to Moscow Lane would fundamentally impact upon the rural characteristics of the lane. Site 07 is outside the settlement boundary and consideration should be given to extending the building densities of the existing locations to preserve the character of the lane. If the sites have access from Moscow Lane, perhaps potential developers could be required to address the poor surface of the lane as part of their scheme.**



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From: Preferred Options Consultation [REDACTED]  
Sent: 19 October 2022 20:15  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Catherine Stewart**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **No reply**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Contribute to Stafford Borough being net zero carbon by ensuring that development mitigates and adapts to climate change and is future proof., To provide an attractive place to live and work and support strong communities that promote health and wellbeing. and To increase and enhance green and blue infrastructure in the borough and to enable greater access to it while improving the natural environment and biodiversity.**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **No**

Comments: **Too many houses Don't think we should be building on fields - Brown field sites should be the priority**

Policy 2 (Settlement Hierarchy): **No**

Comments: **Don't think Meecebrook should be built**

Policy 3 (Development in open countryside): **No**

Comments: **Think we should be preserving the countryside Need to produce food within the UK and not depend on imports Need to protect wildlife and green spaces for future generations**

Policy 4 (Climate change and development requirements): **No reply**

Comments: **We should do as much as possible to reduce the impact on the environment**

Policy 5 (Green Belt): **No reply**

Comments: **Maintain as large an area as possible**

Policy 6 (Neighbourhood plans): **No reply**

Comments: **No reply**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **It's a huge amount of housing on a green area when I think we should be preserving green spaces. Building should be on brownfield sites. Building is going to be enormously disruptive to the established communities - and this is a 30 year plan. 30 years of a building site? Trying to get around stafford has been a nightmare for years with 'temporary' traffic lights by Parkside. I dont want that for where I live. Eccleshall is already horribly congested and the main roads through it are inadequate for current traffic levels. A new town so close will only add to that. There is no way that a new town will provide jobs for 6-12,000 residents. Where will they be commuting to? Hilcote Lane floods regularly. Putting a new town uphill from the lane will increase the flooding. It's a personal issue but I chose to live in the countryside deliberately. Now you want to dump a town on my doorstep. If I'd bought a house in town then I could expect expansion but this feels dishonest.**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

## **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

## **General Comments:**

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 23 November 2022 10:05  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **James Stokes**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **My wife and I are concerned about the use of a large area of good agricultural land for building. We are also feel that 6,000 houses means at least 10,000 extra vehicles on local roads. The roads can't cope. We appreciate that the objective is to minimise car travel but most of the new jobs in the area are on new industrial estates/business parks on the edge of Stafford and Stone. The easiest way to get to these sites is by car. We are particularly concerned about traffic through Eccleshall which already gets choked up at certain times of the day, and when two large lorries meet.**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

**General Comments:**

**No reply**



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From: [REDACTED]  
Sent: 07 December 2022 15:30  
To: Strategic Planning  
Subject: Proposed development -Meecebrook Village

Dear Sir/Madam

We are writing to you with a heavy heart , We have recently moved into the beautiful conservation area of Chebsey only to find that there are plans to destroy the surrounding countryside.

The reason for our distress is that we have moved away from an area that has been totally destroyed by over development.

We did get a new school , but actually it just replaced the old one destroying the character of not one but two villages .

A new GP surgery was never offered, resulting in 4-5 weeks wait for an appointment and even if one had been built who was going to staff it given the current shortage of NHS workers.

The main village now has a speed limit of 20mph to cope with the huge volumes of traffic that are passing through the area on a daily basis.

The proposed development at Meecebrook seems short sighted given it will encompass large areas of productive land & in the very near future there will be a growing need for agricultural land to grow and supply food in the UK for our ever increasing population.

The destruction of long established trees , wildlife and habitat to make way for this development will all have a negative impact on the areas bio diversity and contributes significantly to climate change.

It is clear from our time here that the roads & surrounding areas already struggle to cope with heavy rainfall , a problem that will become far worse as a result of climate change and be further exacerbated by such a large housing development.

The current road network would not be fit for purpose if it had to support such a large increase in the volume of traffic ,that the building of so many houses would inevitably bring.

It is with the above in mind that we strongly object to the proposed development.

Regards

Steven & Ann Strange

[Sent from the all-new AOL app for Android](#)

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From: Preferred Options Consultation [REDACTED]  
Sent: 11 November 2022 17:51  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Brian Stringer**

Email: [REDACTED]

**Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Housing Policies**

**Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

**Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Not asked**

Comments: **Not asked**

Policy 10 (West of Stafford): **Not asked**

Comments: **Not asked**

Policy 11 (Stafford Station Gateway): **Not asked**

Comments: **Not asked**

Policy 12 (Other housing and employment land): **Not asked**

Comments: **Not asked**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Not asked**

Comments: **Not asked**

Policy 14 (Penk and Sow): **Not asked**

Comments: **Not asked**

Policy 15 (Stone Countryside): **Not asked**

Comments: **Not asked**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **Not asked**

Comments: Not asked

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and

forestry development, tourism development and canals. Do you agree? **Not asked**

Comments: **Not asked**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No**

Comments: **The plan has too many low cost houses and dwellings that will become a centre for criminal activity**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No**

Comments: **Gypsy site are not necessary or required**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **Yes**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No**

Comments: **The infrastructure is insufficient to support the housing increase and current population**

### **Environment Policies**

**Q12** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No**

Comments: **Wholly insufficient**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No**

Comments: **No reply**

### **General Comments:**

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 17 November 2022 12:03  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Maryann stringer**

Email: [REDACTED]

**Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

**Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

**Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## Meecebrook Garden Community

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **This “proposed” new village , will be added strain on an already extremely busy roads in and around Eccleshall pre and post construction. Anyone visiting Eccleshall even for a short time could see how congested the area is. Perhaps it’s planned here as developers can charge a premium for this postcode ??**

## Site Allocation Policies

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

## Site Allocation Policies (continued)

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## Economy Policies

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **Yes**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No**

Comments: **No reply**

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

Comments: **No reply**

### **General Comments:**

**No reply**



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From: Preferred Options Consultation [REDACTED]  
Sent: 11 December 2022 23:01  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Richard Stuart**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Development Strategy and Climate Change Response**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **No**

Comments: **I understand that due to the recent change in approach confirmed by Michael Gove, mandatory housing targets are to be relaxed. In a press release, the Department for Levelling Up said housing targets would become a "starting point" for development, with new flexibilities to "reflect local circumstances". I urge to you to consider the local circumstances with regards to the proposed development in Stone, particularly SP013 and SP015 and 'reflect local circumstances' as suggested by the Department for Levelling Up. I understand that the new version of the NPPF "will be clear that local planning authorities are not expected to review the Green Belt to deliver housing", and that "local planning authorities will be able to plan for fewer houses if building is constrained by important factors such as national parks, heritage restrictions, and areas of high flood risk". This must therefore make the development of the land in SP013 and SP015 unjustifiable.**

Policy 2 (Settlement Hierarchy): **No reply**

Comments: **No reply**

Policy 3 (Development in open countryside): **No**

Comments: **I am not opposed to housing developments in an appropriate location. However, I believe it is important to protect the green spaces around Stone, which are now rapidly diminishing due to recent developments, for example the largescale development at Udall Grange off the Eccleshall Road, which has seen large areas of greenfield land used for housing. The proposed development of SP013 and SPO16 would see yet more greenfield land used for housing, which appears to be unnecessary given the amount of brownfield land available within Stafford Borough.**

Policy 4 (Climate change and development requirements): **No reply**

Comments: **No reply**

Policy 5 (Green Belt): **No**

Comments: **I understand that the new version of the NPPF “will be clear that local planning authorities are not expected to review the Green Belt to deliver housing”, and that “local planning authorities will be able to plan for fewer houses if building is constrained by important factors such as national parks, heritage restrictions, and areas of high flood risk”. This must therefore make the development of the land in SP013 and SP015 unjustifiable.**

Policy 6 (Neighbourhood plans): **Yes**

Comments: **No reply**

## **Meecebrook Garden Community**

**Q3 - Do you agree with proposed new garden community: Yes**

Comments: **The smaller towns and villages in the area, such as Yarnfield, Eccleshall, Stone cannot cope with any further development. The development of the Meecebrook Garden Community will prevent the over-development of existing towns and villages.**

## **Site Allocation Policies**

**Q4 - Do you agree with the proposed allocations?**

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No**

Comments: **I am not opposed to housing developments in an appropriate location. However, I believe it is important to protect the green spaces around Stone, which are now rapidly diminishing due to recent developments, for example the largescale**

development at Udall Grange off the Eccleshall Road, which has seen large areas of greenfield land used for housing. The proposed development of SP013 and SP016 would see yet more greenfield land used for housing, which appears to be unnecessary given the amount of brownfield land available within Stafford Borough. The increased traffic on Uttoxeter Road, particularly at peak times must be considered very carefully. The railway level crossing on Uttoxeter Road closes a number of times each hour, particularly on weekdays and creates an obvious bottleneck on this busy road, leading to significant queues of traffic both sides of the crossing. It is not unusual for the queues on Aston Lodge at peak times to queue all the way back along Aston Lodge Parkway to the roundabout on the estate, as the right turn in particular out of the estate becomes very difficult due to the queuing traffic already on Uttoxeter Road. Adding further houses in this area would simply cause unacceptable traffic queues. I note that there is a suggestion that adding an ANPR camera to the crossing will help, but this will do nothing actually combat the issue of the volume of traffic. There is also already a significant traffic issue at the traffic lights of Lichfield Road and Uttoxeter Road near the Three Crowns pub, as busy times the queue here can reach back to the A51 as traffic queues to turn right from Lichfield Road onto Uttoxeter Road. An example of the impact of the traffic in this area is when doing the school run, it can take upwards of 40 minutes on occasion to drive from Aston Lodge Park to Pirehill School and back, a round trip distance of only 4.8 miles. There is essentially no public transport to the areas of Stone identified in SP013 and SP015, therefore building houses on this land will only add more cars to the existing roads in the area as I have commented above. Pedestrian access from the proposed sites is also very poor, there is a very narrow pavement running down Uttoxeter Road, at one point only on one side of the road which would not be suitable for increased pedestrian use. The land in question in SP013 is a large field, which runs in the middle, it has a culvert at each side. The field also slopes down to an area known locally as the 'grassy patch' some of which has been identified as a flood zone. The 'grassy patch' was also subject to an application to build up to 20 homes, however, approval for a reduced number was granted as the lower area of the grassy patch was deemed to be a flood zone. The environment agency keep a close eye on the sluice gates at the bottom of the field identified in SP013 as it's obviously clear to them there is a concern about flooding / water drainage in the area. The development of housing on SP013 will have a significant impact on the potential for flooding on the land below, on Aston Lodge Park. The culverts each side rise significantly after heavy rainfall as they obviously drain the water from the higher land including the field identified in SP013. Where will the surface water drain to if this land is developed? Only a couple of weeks ago a 'natural pond' appeared on the 'grassy patch' site due to the waterlogged ground, heavy rainfall and the water run-off from the fields which are higher than the proposed site. Indeed in the past, there has been large-scale flooding on Aston Lodge Park and the Lichfield Road as a result of water run-off from the fields in this area. The Haswell report did propose that some of the land SP013 should be used as a detention basin, surely this highlights the problems in this area with regards to flooding. As our climate changes and storms have become more common, the flood hazard from development of this land must have increased. What impact would building on this site have on the water which then runs further down the existing housing estate? There are clear wildlife benefits of this area identified in SP013. Red kites are now regularly seen over this field and there is a thriving tawny owl population, I have also seen barn owls hunting in the field. Stone already struggles to cope in terms of its infrastructure, such as schools, nursery places, doctors, dentists; given the extensive housing developments already underway or completed on the Eccleshall Road, on the A34 near Aldi and in nearby villages such as Yarnfield, this will only compound such issues even further and a further development on the sites identified in SP013 and SP015 will only add to the existing problems. Put simply, Stone cannot cope; the infrastructure to support any further development of the town just doesn't exist, the town is at saturation point. It is almost impossible to obtain an appointment with a GP in Stone, even after Mansion House

surgery was extended a few years ago, increasing the population of the town by more housing developments will only serve to add to this problem. I understand that due to the recent change in approach confirmed by Michael Gove, mandatory housing targets are to be relaxed. In a press release, the Department for Levelling Up said housing targets would become a "starting point" for development, with new flexibilities to "reflect local circumstances". I urge to you to consider the local circumstances with regards to the proposed development in Stone, particularly SP013 and SP015 and 'reflect local circumstances' as suggested by the Department for Levelling Up. I understand that the new version of the NPPF "will be clear that local planning authorities are not expected to review the Green Belt to deliver housing", and that "local planning authorities will be able to plan for fewer houses if building is constrained by important factors such as national parks, heritage restrictions, and areas of high flood risk". This must therefore make the development of the land in SP013 and SP015 unjustifiable. Overall, the development of the 2 sites I have referenced, in my opinion, will have a hugely detrimental effect on the area and the town. Whilst I note that there clearly is a need for housing in the future, it has to be the right type of housing, but in the right place.

### Site Allocation Policies (continued)

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Yes**

Comments: **No reply**

Policy 14 (Penk and Sow): **Yes**

Comments: **No reply**

Policy 15 (Stone Countryside): **Yes**

Comments: **No reply**

### Economy Policies

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

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **Yes**

Comments: **No reply**

### Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No**

Comments: **I am not opposed to housing developments in an appropriate location. However, I believe it is important to protect the green spaces around Stone, which are now rapidly diminishing due to recent developments, for example the largescale development at Udall Grange off the Eccleshall Road, which has seen large areas of greenfield land used for housing. The proposed development of SP013 and SPO16 would**

**see yet more greenfield land used for housing, which appears to be unnecessary given the amount of brownfield land available within Stafford Borough.**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Yes**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No**

Comments: **No reply**

## **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **Yes**

Comments: **No reply**

## **Environment Policies**

**Q12** - Do you agree with policies? **No**

Comments: **The land in question in SP013 is a large field, which crowns in the middle, it has a culvert at each side. The field also slopes down to an area known locally as the 'grassy patch' some of which has been identified as a flood zone. The 'grassy patch' was also subject to an application to build up to 20 homes, however, approval for a reduced number was granted as the lower area of the grassy patch was deemed to be a flood zone. The environment agency keep a close eye on the sluice gates at the bottom of the field identified in SP013 as it's obviously clear to them there is a concern about flooding / water drainage in the area. The development of housing on SP013 will have a significant impact on the potential for flooding on the land below, on Aston Lodge Park. The culverts each side rise significantly after heavy rainfall as they obviously drain the water from the higher land including the field identified in SP013. Where will the surface water drain to if this land is developed? Only a couple of weeks ago a 'natural pond' appeared on the 'grassy patch' site due to the waterlogged ground, heavy rainfall and the water run-off from the fields which are higher than the proposed site. Indeed in the past, there has been large-scale flooding on Aston Lodge Park and the Lichfield Road as a result of water run-off from the fields in this area. The Haswell report did propose that some of the land SP013 should be used as a detention basin, surely this highlights the problems in this area with regards to flooding. As our climate changes and storms have become more common, the flood hazard from development of this land must have increased. What impact would building on this site have on the water which then runs further down the existing housing estate?**

## **Connections**

**Q13** - Do you agree with policies? **No**

Comments: **With regards to ST013, the increased traffic on Uttoxeter Road, particularly at peak times must be considered very carefully. The railway level crossing on Uttoxeter Road closes a number of times each hour, particularly on weekdays and creates an obvious bottleneck on this busy road, leading to significant queues of traffic both sides of the crossing. It is not unusual for the queues on Aston Lodge at peak times to queue all the way back along Aston Lodge Parkway to the roundabout on the estate, as the right turn**

in particular out of the estate becomes very difficult due to the queuing traffic already on Uttoxeter Road. Adding further houses in this area would simply cause unacceptable traffic queues. I note that there is a suggestion that adding an ANPR camera to the crossing will help, but this will do nothing actually combat the issue of the volume of traffic. There is also already a significant traffic issue at the traffic lights of Lichfield Road and Uttoxeter Road near the Three Crowns pub, as busy times the queue here can reach back to the A51 as traffic queues to turn right from Lichfield Road onto Uttoxeter Road. An example of the impact of the traffic in this area is when doing the school run, it can take upwards of 40 minutes on occasion to drive from Aston Lodge Park to Pirehill School and back, a round trip distance of only 4.8 miles.

## Evidence Base

**Q14** - Have we considered all relevant studies and reports? **Yes**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No**

Comments: **No reply**

## General Comments:

I write to express my views with regards to the Stafford Borough local plan 2020 – 2040, with particular reference to ST013 and ST016. I am not opposed to housing developments in an appropriate location. However, I believe it is important to protect the green spaces around Stone, which are now rapidly diminishing due to recent developments, for example the largescale development at Udall Grange off the Eccleshall Road, which has seen large areas of greenfield land used for housing. The proposed development of ST013 and ST016 would see yet more greenfield land used for housing, which appears to be unnecessary given the amount of brownfield land available within Stafford Borough. With regards to ST013, the increased traffic on Uttoxeter Road, particularly at peak times must be considered very carefully. The railway level crossing on Uttoxeter Road closes a number of times each hour, particularly on weekdays and creates an obvious bottleneck on this busy road, leading to significant queues of traffic both sides of the crossing. It is not unusual for the queues on Aston Lodge at peak times to queue all the way back along Aston Lodge Parkway to the roundabout on the estate, as the right turn in particular out of the estate becomes very difficult due to the queuing traffic already on Uttoxeter Road. Adding further houses in this area would simply cause unacceptable traffic queues. I note that there is a suggestion that adding an ANPR camera to the crossing will help, but this will do nothing actually combat the issue of the volume of traffic. There is also already a significant traffic issue at the traffic lights of Lichfield Road and Uttoxeter Road near the Three Crowns pub, as busy times the queue here can reach back to the A51 as traffic queues to turn right from Lichfield Road onto Uttoxeter Road. An example of the impact of the traffic in this area is when doing the school run, it can take upwards of 40 minutes on occasion to drive from Aston Lodge Park to Pirehill School and back, a round trip distance of only 4.8 miles. There is essentially no public transport to the areas of Stone identified in SP013 and SP015, therefore building houses on this land will only add more cars to the existing roads in the area as I have commented above. Pedestrian access from the proposed sites is also very poor, there is a very narrow pavement running down Uttoxeter Road, at one point only on one side of the road which would not be suitable for increased pedestrian use. The land in question in ST013 is a large field, which crowns in the middle, it has a culvert at each side. The field also slopes down to an area known locally as the 'grassy patch' some of which has been identified as a flood zone. The

**'grassy patch' was also subject to an application to build up to 20 homes, however, approval for a reduced number was granted as the lower area of the grassy patch was deemed to be a flood zone. The environment agency keep a close eye on the sluice gates at the bottom of the field identified in ST013 as it's obviously clear to them there is a concern about flooding / water drainage in the area. The development of housing on ST013 will have a significant impact on the potential for flooding on the land below, on Aston Lodge Park. The culverts each side rise significantly after heavy rainfall as they obviously drain the water from the higher land including the field identified in ST013. Where will the surface water drain to if this land is developed? Only a couple of weeks ago a 'natural pond' appeared on the 'grassy patch' site due to the waterlogged ground, heavy rainfall and the water run-off from the fields which are higher than the proposed site. Indeed in the past, there has been large-scale flooding on Aston Lodge Park and the Lichfield Road as a result of water run-off from the fields in this area. The Haswell report did propose that some of the land ST013 should be used as a detention basin, surely this highlights the problems in this area with regards to flooding. As our climate changes and storms have become more common, the flood hazard from development of this land must have increased. What impact would building on this site have on the water which then runs further down the existing housing estate? There are clear wildlife benefits of this area identified in ST013. Red kites are now regularly seen over this field and there is a thriving tawny owl population, I have also seen barn owls hunting in the field. Stone already struggles to cope in terms of its infrastructure, such as schools, nursery places, doctors, dentists; given the extensive housing developments already underway or completed on the Eccleshall Road, on the A34 near Aldi and in nearby villages such as Yarnfield, this will only compound such issues even further and a further development on the sites identified in ST013 and ST015 will only add to the existing problems. Put simply, Stone cannot cope; the infrastructure to support any further development of the town just doesn't exist, the town is at saturation point. It is almost impossible to obtain an appointment with a GP in Stone, even after Mansion House surgery was extended a few years ago, increasing the population of the town by more housing developments will only serve to add to this problem. I understand that due to the recent change in approach confirmed by Michael Gove, mandatory housing targets are to be relaxed. In a press release, the Department for Levelling Up said housing targets would become a "starting point" for development, with new flexibilities to "reflect local circumstances". I urge to you to consider the local circumstances with regards to the proposed development in Stone, particularly ST013 and ST015 and 'reflect local circumstances' as suggested by the Department for Levelling Up. I understand that the new version of the NPPF "will be clear that local planning authorities are not expected to review the Green Belt to deliver housing", and that "local planning authorities will be able to plan for fewer houses if building is constrained by important factors such as national parks, heritage restrictions, and areas of high flood risk". This must therefore make the development of the land in ST013 and ST015 unjustifiable. Overall, the development of the 2 sites I have referenced, in my opinion, will have a hugely detrimental effect on the area and the town. Whilst I note that there clearly is a need for housing in the future, it has to be the right type of housing, but in the right place.**

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From: Joe Sullivan [REDACTED]  
Sent: 12 December 2022 11:35  
To: Strategic Planning Consultations; [REDACTED]  
Subject: Preferred Options Consultation Response - Stafford Road Site, Gnosall  
Attachments: Objection Letter - Joseph Sullivan.docx; Decision Notice.pdf; 13 19857 officers report.pdf

Dear [REDACTED]

Please find attach a letter in response to your recent consultation event in Gnosall, as well as other relevant documents for consideration (discussed further in the letter).

Kind regards,

Joseph Sullivan



25<sup>th</sup> November 2022

[REDACTED]  
Strategic Planning and Placemaking  
Stafford Borough Council  
Civic Centre  
Riverside, Stafford

Dear [REDACTED]

I am writing to strongly object to your proposal for including the Stafford Road site in Gnosall in the New Local Plan for Stafford Borough.

There are numerous reasons for this objection. Each point is a cause for individual concern. When considered together, therefore, they lead to the strong conclusion that the large-scale development of houses on the allotted site in Gnosall is, in many ways, highly inappropriate.

Please find below a summary of the relevant considerations:

- a. Inappropriate and dangerous lack of infrastructure in Gnosall;
- b. Overbearing and detrimental impact on the community and its businesses;
- c. Loss of Grade 2 agricultural land;
- d. Excessive scale of proposed site allocation, out of character with its surroundings;
- e. Unreasonable interference with amenity value of village land;
- f. Extensive pre-existing development on Lowfield Lane;
- g. Arbitrary extension of Regional Development Boundary, contrary to the Neighbourhood Plan, as adopted by and agreed with the Council to allow for proportionate development.
- h. Negative response from local residents;
- i. Unjustified change of policy in relation to prior proposals for development on the site.

Accordingly, please may I draw your attention to the following grounds for rejecting the proposal:

1. Practically and logistically, Gnosall is insufficiently equipped for the introduction of up to 100 new houses. There is a major lack of appropriate infrastructure for these purposes, both in relation to access and the local facilities available.
2. As regards *access*, the proposed site allocation is situated on the Newport Road, A518. Development on this site would lead to a significant impact upon road safety in Gnosall. Generally, the A518 is already a notoriously dangerous road, upon which numerous traffic accidents have occurred over many years. These have included several fatal incidents, such as the tragic death of [REDACTED] in 2019.
3. Specifically, the tight corner of the A518 at the entrance to Gnosall (upon which traffic would be greatly increased with nearby development) has also been the location of countless road accidents over the years. The stretch of road in question is a 40-mile-per-hour zone. On every occasion, each instance has resulted in extensive damage to property, damage to the surrounding landscape, and in most cases, an emergency response required from all three limbs of the emergency services.

4. Several attempts to improve road safety on this corner, such as chevrons, luminescent posts, speed strips and a white 'slow down' marking on the road, do not appear to have effectively decreased the risk or occurrence of these accidents. I have personally witnessed both the continued occurrence and the devastating consequences of these accidents; I live on the corner in question. It is clearly unsuitable, and demonstrably very dangerous, to serve as an access route into Gnosall for up to 100 new residential homes with families.
5. Alternatively, the large housing estate on Lowfield Lane – the location of extensive construction in 2016-2018, which is adjacent to the new site allocation – could plausibly serve as an access route to the new estate. This option is also unsuitable and unsafe. Lowfield Lane is a narrow country lane, originally created for access to the nearby farm. It is also the site of a) St Lawrence Primary School, which has recently undergone development and expansion, and; b) the afore-mentioned large-scale housing estate.
6. In the long-term, therefore, there would be a considerable amount of traffic generated from:
  - a. parents using Lowfield Lane to drop their children off at the Primary School, and;
  - b. the large number of residents using this narrow route to access both estates.
 This would not only be infrastructurally unsound, but potentially very dangerous to children at the beginning and end of school days.
7. In the short-term, similar concerns arise in relation to the large-scale development on this site which poses:
  - a. fundamental access issues for the residents on the existing newly-developed estate on Lowfield lane, notably for a considerable duration of time during construction;
  - b. major safety issues for children who are either being collected from the Primary School or are walking across from the existing estate, whereby vast quantities of heavy machinery are using Lowfield Lane, a narrow route, to access the development site.
8. Both surrounding access options are therefore clearly unsuitable, unsafe, and potentially pose a serious threat to life, whether via the A518 or Lowfield Lane. There are no viable alternative options for access routes; the A518 is to the north, Lowfield Lane is to the south, rural farmland and the Newport-Stafford Greenway is to the East, and the power station/Gnosall cemetery is situated on the A518 to the West.
9. Any proposed access route adjacent to the power station or cemetery is also situated on a tight stretch of the A518 opposite Sellman Street, less than 100 metres from St Lawrence Primary School and Lowfield Lane, and immediately before another tight corner leading up to a mini round-about, where several accidents have also occurred (included a fatal incident with a motorcyclist just a few years ago). There are clearly no viable or defensible access options for the proposed Stafford Road Site.
10. As regards *facilities* more generally, Gnosall is a village, *not* a town. Its High Street is extremely narrow. There are *no* restaurants in Gnosall; there are only pubs and takeaways. Most residents travel outside the village to visit restaurants. The Co-Operative has recently *reduced* in size and been redeveloped as a mere petrol and services station; it is not a supermarket, nor does it have the capacity to serve as such, with limited parking and reduced stock availability compared to supermarkets. There are *no* other supermarkets in Gnosall. There are only a few small convenience stores. There is *no* hospital or emergency services facility in Gnosall; there is merely a Health Centre which is only open during ordinary business hours.

11. The clear overbearing effect that indiscriminate development would have on the limited facilities available in Gnosall is therefore clear, and its scale is drastically disproportionate for a village of Gnosall's size.
12. Gnosall St. Lawrence Primary School has recently been redeveloped. The new school is notably *smaller* than the previous building. Gnosall swimming pool, which served as a leisure facility for local families and children, also closed indefinitely, with no alternative provision. There are already a limited number of places available for new pupils at the School. Each class is expected to reach full capacity by 2024 (as stated by a member of staff at Gnosall St. Lawrence School). This is particularly problematic considering that there is now no option to extend class sizes, given that the school's physical facilities are now reduced. It is therefore clear that there is inadequate education provision for new residents on the scale that the allotted site would introduce.
13. Inadequate education provision has previously been a key factor in the Council's refusal to develop brownfield sites within Stafford Borough. Education provision bears no relation whatsoever to the *physical* nature of the site proposed for development. This key concern should clearly be an operative consideration here.
14. Further development on the Stafford Road site would also have a detrimental effect on local businesses and resources. The construction of new homes brings new residents to the village. It should naturally follow that, as the local population increases, support for local businesses should also improve, bolstering the village economy. There is strong evidence to suggest this has not been, and will not be, the case in Gnosall.
15. Since considerable development occurred the village between 2016-2018, particularly on the Lowfield Lane site, the following changes in the village have occurred (please note that only events which have *not* been directly caused by the COVID-19 pandemic, or other clear external factors, have been listed).
  - i. The closure of Old Stacey's fruit & grocery shop on the High Street
  - ii. The closure of the Post Office.
  - iii. The closure of Green's Team Room and coffee shop
  - iv. The numerous changes in management at The Horns public house on the High Street.
  - v. The numerous changes in management at The Boat public house on the canal.
16. Whether or not the extensive development that occurred in the village between 2016-2018 directly *caused* these unfortunate closures and changes in the village is a separate question. What *is* clear is that the influx of new residents did not prevent these local businesses from suffering adverse financial circumstances, as it plausibly should have done.
17. This is arguably due to the large number of village residents choosing to use supermarkets, pubs, leisure sites, and general facilities in Newport and Stafford instead. They do so because there are inadequate facilities to allow for these activities in Gnosall at present. It is therefore clearly inappropriate to serve as a residential amenity for several hundred new residents, as introduced by the scale of the allotted site.
18. The large-scale inclusion of the Stafford Road site in the new local plan would also cause a significant diminution in the amenity value of land in Gnosall and its community identity. Gnosall is proudly a rural village. Extending the development boundary to such a considerable degree and scale will not only be entirely out of character with Gnosall's natural surroundings; it will also cause irrevocable damage to local wildlife and flora.

19. There would be a considerable and oppressive impact on local conservation areas and the protection of Gnosall's cemetery. The irony and inconsistency of maintaining these as a planning target was demonstrated by the Council's refusal to grant a planning application to a local Pizza restaurant, on the basis of close proximity to a conservation area. The large-scale construction of housing that would ensue from the site allocation is far more detrimental than the construction of a single Pizza restaurant.
20. Furthermore, the site allocation on Stafford Road is not a brownfield site. It is Grade 2 Agricultural land. For these purposes, it has an advantageous south-facing position, with free draining clay loam and mineral-rich soil that has supported a healthy maize crop every year over the last decade. It currently cultivates abundant grass for a dairy herd.
21. Such a drastic change in the nature and use of the land through this large-scale site allocation is therefore highly inappropriate, unsustainable, and would lead to the irrevocable loss of valuable productive farmland in Gnosall, a rural village.
22. The site allocation on would also be a direct intrusion into open countryside, contrary to the object and purposes of establishing a Residential Settlement Boundary in the first place. It would set an inappropriate and arbitrary precedent, disregarding the express intentions of both the community and the Council in Gnosall's Neighbourhood Plan, agreed and adopted together through due process to allow for proportionate level of development *within* a defined settlement boundary. There is no such agreement on this matter.
23. There is equally no indication in the new Local Plan that such an intrusion will not simply continue further out across adjacent farms to the further widespread detriment of natural rural countryside. This is additionally considerable in the context of the afore-mentioned intense period of development that has already occurred in Gnosall on the nearby Lowfield Lane site in 2016-2018.
24. It is nonetheless clear that it would be far more appropriate and equitable – and much less detrimental, both to the agricultural surroundings and the community itself – if the Stafford Road site were not included in the PFSB, according to the community's wishes.
25. The site allocation on Stafford Road would also represent a clear U-turn in the local planning authority's own policy, without a clear or justified rationale for doing so. The same planning department spent thousands of pounds of taxpayers' money to object to the *same* site being developed in 2015 on appeal yet are now themselves proposing this very site for construction through inclusion in the PFSB.
26. Crucially, nearly all of the original objections that the local planning officer and the Council itself identified in rejecting the 2015 proposal for development have not changed and are still directly applicable now. For example, please see the following extract from the original Decision notice (which is attached, in full, alongside the Officer's report):

'The proposal would necessitate the loss of good quality agricultural land and the proposed development would constitute a significant intrusion into open countryside detracting from the intrinsic character and appearance of the surrounding rural area, contrary to paragraphs 17 and 112 of the National Planning Policy Framework and to Saved Policies E&D7 (iv), and E&D8 of the Stafford Borough Local Plan 2001, as well as Spatial Principle 7(f) and Policy E2 (xi) of the emerging Plan for Stafford Borough...'

... 'The proposal is also inappropriate due to the scale of the proposal in relation to the existing village of Gnosall and is contrary to Spatial Principle 7(b) in the emerging Plan for Stafford Borough.'

27. As a public authority, local planning authorities also have a duty to exercise their statutory powers reasonably and for the benefit the public interest. The power of designation to extend Gnosall's settlement boundary under Section 5 of the Neighbourhood Planning Act 2017 should therefore be exercised reasonably and in the considered interests of Gnosall's local residents as expressed through the Neighbourhood Plan.
28. Extending the settlement boundary to include the Stafford Road site fulfils neither of these obligations. It would prompt a significant diminution in the community identity and a strong negative response from local residents, having the adverse (and presumably unintended) effect of actually driving away families and young people, like myself, who have lived in the village all their life yet do not wish to see its character transformed entirely.

On the extensive and wide-ranging grounds mentioned, therefore, the inclusion of the Stafford Road site in the new local Plan would not only be unreasonable and inappropriate, but it would also be in direct contravention with the interests of the local community, defeating the object and purpose of devising, and agreeing upon, our Neighbourhood Plan in the first instance.

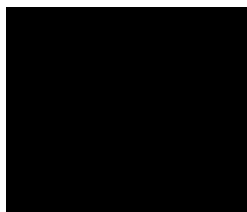
The Secretary of State, Michael Gove, has recently reiterated the significance of Neighbourhood Planning and the 'support of local communities... democratically agreed'. The proposal to extend the Settlement Boundary in this way has not obtained this support or democratic agreement, nor will it in future.

Additionally, the recent changes to government policy in reducing the development targets expected of councils and downgrading the importance of a 5-year Housing Land Supply will no doubt relieve some of the pressure on Stafford Borough Council, who are already in excess of their obligations.

Gnosall is clearly insufficiently equipped, both infrastructurally and with regards to all facilities available, for large-scale housing development on the Stafford Road site. The significant intrusion into open countryside and subsequent loss of good quality agricultural land would also permanently damage the intrinsic character of Gnosall and its rural surroundings on a wide scale.

For these reasons, it is therefore respectfully requested that this site is removed from the emerging preferred options document as soon as is practicable.

Yours sincerely,



Joseph Sullivan



Staffordshire County Council  
C/O First City Limited

Date Registered 20 December 2013

Decision Date 5 March 2014

Issue Date 5 March 2014

## TOWN AND COUNTRY PLANNING ACT 1990

### REFUSAL OF PERMISSION FOR DEVELOPMENT

Application No:	13/19587/OUT
Proposed Development	Erection of up to 150 dwellings, provision of open space and access works (all matters reserved except access to Stafford Road)
Location	Land South Of Stafford Road Gnosall Stafford
O. S. Reference:	383406 320755

Stafford Borough Council, in pursuance of powers under the Town and Country Planning Act, hereby refuse the above development in accordance with the accompanying plans and subject to the following reasons :-

1. The proposal comprises a substantial residential development of a greenfield site outside the Residential Development Boundary of Gnosall in the adopted Stafford Borough Local Plan 2001 and outside the Key Service Village of Gnosall in the emerging Plan for Stafford Borough. Therefore the proposal is contrary to Saved Policy HOU3 of the adopted Stafford Borough Local Plan 2001. The proposal is also inappropriate due to the scale of the proposal in relation to the existing village of Gnosall and is contrary to Spatial Principle 7(b) in the emerging Plan for Stafford Borough.
2. The proposal would necessitate the loss of good quality agricultural land and the proposed development would constitute a significant intrusion into open countryside detracting from the intrinsic character and appearance of the surrounding rural area, contrary to paragraphs 17 and 112 of the National Planning Policy Framework and to Saved Policies E&D7 (iv), and E&D8 of the Stafford Borough Local Plan 2001, as well as Spatial Principle 7(f) and Policy E2 (xi) of the emerging Plan for Stafford Borough.



Staffordshire County Council  
C/O First City Limited  
Mr Graham Fergus  
19 Waterloo Road  
Wolverhampton  
West Midlands  
WV1 4DY

Date Registered 20 December 2013

Decision Date 5 March 2014

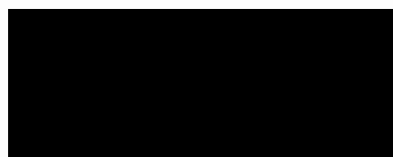
Issue Date 5 March 2014

## TOWN AND COUNTRY PLANNING ACT 1990

### REFUSAL OF PERMISSION FOR DEVELOPMENT

#### INFORMATIVE(S)

- 1 The Local Planning Authority has worked in a positive and proactive manner in dealing with this application and entered into pre-application discussion with the applicant, however it is considered that the applicant is unable to overcome the principle concerns in respect of the proposal necessitating the loss of good quality agricultural land, being inappropriate due to the scale, and a significant intrusion into open countryside detracting from the intrinsic character and appearance of the surrounding rural area.



Head of Planning and Regeneration  
On behalf of the Council

<b>Application</b>	13/19587/OUT	<b>Case Officer:</b>	██████████
<b>Date Registered</b>	20 December 2013	<b>Target Decision Date</b>	21 March 2014
<b>Address</b>	Land South of Stafford Road Gnosall Stafford Staffordshire	<b>Ward</b>	Gnosall and Woodseaves
		<b>Parish</b>	Gnosall
<b>Proposal</b>	Erection of up to 150 dwellings, provision of open space and access works (all matters reserved except access to Stafford Road).		
<b>Applicant</b>	Staffordshire County Council		
<b>Recommendation</b>	Refuse		

## REASONS FOR REFERRAL TO COMMITTEE

This application has been called in by Councillor Ken Williamson (Ward Member for Gnosall and Woodseaves) for the following reason:

"This application is outside the residential development boundary and will be an intrusion into the open countryside. It will have a significant cumulative impact on the character of the village and the supporting infrastructure."

### Context

This is an application seeking outline planning permission for the erection of up to 150 dwellings with all matters reserved for future approval except access.

The application site comprises 2 parcels of agricultural land amounting to about 5.56 hectares which lies outside of Gnosall's Residential Development Boundary (RDB) as defined in the Adopted Stafford Borough Local Plan 2001.

The site, which is located to the south of Stafford Road, lies adjacent to other agricultural land (within the applicants' ownership/control), established and recently built housing and consented, but as yet unbuilt, residential development and also a cemetery.

The application site currently has 2 'low key' vehicular accesses onto Stafford Road. A third access point along a track towards the southern extremity of the site also exists.

The proposal includes a single access/egress point onto Stafford Road on the western part of the site. Two pedestrian links are proposed – one onto Stafford Road (to the north-east) and one to the unmade track to the site's southern tip.



The site, which has recently been used for growing crops, supports a number of trees and hedgerows to its boundaries.

Although submitted in outline form, an 'appraisal layout' indicates how the site could be developed. The layout shows a road layout, new footpaths linking to existing routes, a variety of different dwelling sizes (1, 2, 3, 4 and 5 beds) and types including affordable housing units, on-site open spaces including a local area of play, sustainable drainage pond, retained trees and hedgerows. 105 open market units and 45 affordable units are envisaged on the site.

The application is supported by a range of documents, in particular these include:

Planning statement;  
 Design and access statement;  
 Ecological appraisal;  
 Great Crested Newt survey;  
 Arboricultural report;  
 Landscape and visual impact assessment;  
 Transport assessment;  
 Travel plan framework;  
 Flood risk assessment;  
 Statement of community involvement;  
 Topographical site survey;  
 Habitat regulations assessment;  
 Scale and massing statement;  
 Building for life statement; and  
 Agricultural land classification

## **Officer Assessment – Key Considerations**

### **1. Principle of Development**

The application site lies outside of Gnosall's RDB and therefore in policy terms occupies an open countryside location. Whilst new residential development in the open countryside generally conflicts with the provisions of the adopted 2001 Local Plan, the proposal should also be considered in the context of the emerging the Plan for Stafford Borough and the need to ensure that there is a sufficient supply of land for housing.

The December 2012 appeal decision allowing residential development on the Castleworks site, Castle Street, Stafford (application reference 11/15998/OUT) established that the Council could not, at that particular time, adequately demonstrate that it had the necessary 5 year + housing land supply to meet the requirements of the National Planning Policy Framework (NPPF) (paragraphs 47, 48 and 49).

Paragraph 49 of the NPPF states that “*housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.*”

This emphasis is also made in a core principle (paragraph 17 of the NPPF) to proactively drive and support sustainable economic development to deliver homes. Whilst it states that the intrinsic character and beauty of the countryside should be recognised, paragraph 9 also states that pursuing sustainable development involves widening the choice of high quality homes.

However, the Council can demonstrate a 5 year supply of housing land, including a 20% buffer. Considerable weight should be attached to the emerging Plan for Stafford Borough which has demonstrated that for the plan period objectively assessed housing need can be fully met, as supported by Paragraphs 215 and 216 of the National Planning Policy Framework. It has an up-to-date evidence base, is at a late stage in its development and has been produced in accordance with the National Planning Policy Framework.

This application is a substantial residential proposal on a greenfield site that lies outside the Key Service Village of Gnosall. Due to the scale of the development the proposal is considered to be contrary to Spatial Principle 7(b) in the emerging Plan for Stafford Borough.

Policies and Guidance:-

National Planning Policy Framework (NPPF) – Paragraphs 9, 17 (Core Principles) Section 6 – Delivering a wide choice of high quality housing

Adopted Stafford Borough Local Plan 2001 - Saved Policies E&D7 Development in the Countryside, HOU2 Development within Residential Development Boundaries (RDBs) and HOU3 Residential Development Outside of RDBs

## **2. Landscape Character**

The submitted Landscape and Visual Impact Appraisal (LVIA) states that the site does not lie within any designations or relevance to landscape and visual matters. The site is also acknowledged as being outside the Gnosall Conservation Area.

The appraisal concludes that the anticipated effects of the proposal upon landscape character and visual amenity are not considered to be significant.

The appraisal advances that the proposal seeks to deliver a scheme that will minimise landscape impacts, incorporating existing trees and hedgerows, and is sympathetic to the urban/rural fringe. Mitigation measures are also planned to minimise impact.

Policies and Guidance:-

NPPF – Paragraph 17 – Core principles

Adopted Stafford Borough Local Plan 2001 Saved Policies E&D2 Consideration of Landscape and Townscape Setting and E&D7 Development in the Countryside

### **3. Vehicular Access, Transport and Highway Safety**

The application seeks detailed approval of a single vehicular access/egress point onto Stafford Road. The submitted transport assessment states that the proposed access arrangement has been assessed for capacity and demonstrated to accommodate the proposed traffic flows in future assessment years.

The submitted assessment submits that future residents and visitors would be afforded travel choices by all modes of transport (pedestrian, cycle, public transport and private car).

A travel plan framework that accompanies the application highlights that the profile of sustainable travel options can be raised in order to influence residents' travel choice behaviour.

The transport assessment acknowledges that reviewed accident data has not identified any patterns that highlight a highway safety issue.

The assessment advances that the proposed traffic distribution would not have a 'severe' impact.

The Highway Authority (HA) raises no objection to the proposal subject to conditions (access to be provided with binder course prior to commencement, further details relating to layout, means of surface water drainage and surfacing materials, off-site highway works, traffic management scheme and implementation of travel plan). The HA also recommends that a Section 106 agreement is necessary to secure a £6200 travel plan monitoring fee.

In this context, there is no access, highway safety or sustainable transport objection to the proposed development.

Policies and Guidance:-

National Planning Policy Framework (NPPF) - Section 4 on sustainable transport

Adopted Stafford Borough Local Plan 2001- Saved Policy MV10 Land Development Requirements

### **4. Drainage and Flood Risk**

A number of representations have raised concerns that the proposed development may exacerbate existing drainage and flood risk problems found in Gnosall.

Using Environment Agency (EA) information, the application site lies entirely within Flood Zone 1, which is the lowest zone of flood risk where all uses of land are considered acceptable.

The submitted flood risk assessment (FRA) concludes that the site is at low risk of flooding from surface water, sewer and groundwater flooding and at an equally low risk of flooding from artificial sources.

The assessment states that given the low risk of flooding, no specific measures are necessary. However, finished floor levels should be set 150mm above surrounding ground levels.

The assessment also highlights that a sustainable drainage system is proposed for use such that the development will be safe and designed to be resilient to flooding and not increase flood risk elsewhere through loss of floodplain storage, impedance of flood flows or increase in surface water run-off.

Both Severn Trent Water and the EA raise no technical objections to the proposed development and do not recommend the imposition of any conditions.

In the absence of technical evidence that clearly demonstrates that the proposal would be likely to give rise to harmful impacts to drainage and flood risk interests, there is no reasonable basis to object to the development.

Policies and Guidance:-

National Planning Policy Framework (NPPF): Section 10: Meeting the challenge of climate change, flooding and coastal change and Section 11: Conserving and enhancing the natural environment

Adopted Stafford Borough Local Plan 2001 - Saved Policy E&D50 Land Drainage and Flooding Considerations and Policy E&D4 Sewage, Effluent and Surface Water

## **5. Trees and Hedgerows**

The application drawings, in particular the appraisal layout and the arboricultural implications assessment, indicates both the retention of existing trees and the planting of new trees on the development site.

An existing hedge which divides the two parcels of agricultural land is also shown to be principally retained and incorporated into the proposed development. Similarly, existing hedges to site boundaries are to be retained and reinforced.

The retention and introduction of trees and hedgerows will, upon maturity, assist in softening the edges of the site and contributing to the visual amenity of the development. Clearly, however, landscaping and general design proposals for the development will be subject to future, detailed reserved matters application(s).

The Council's Tree Officer has assessed the proposal, following a visit to the site, and raises no objection to the application, including the detailed access proposal. Two tree protection conditions are recommended and these can be incorporated into any grant of outline planning permission.

In the above context, there are no objections to the proposed development.

Policies and Guidance:-

National Planning Policy Framework (NPPF): – Section 11: Conserving and enhancing the natural environment

Adopted Stafford Borough Local Plan 2001 - Saved Policy E&D44 Development Affecting Trees and Hedgerows.

## **6. Ecology and Biodiversity**

The Council's Biodiversity Officer has considered the proposal and does not raise any objection subject to conditions designed to protect and enhance ecological interests. The biodiversity officer acknowledges local suggestions that great crested newts are present in neighbouring gardens, however it is not suggested that further surveys are necessary given that the applicants' own ecological assessment has been appropriately carried out. Accordingly, there is no objection to the proposed development, subject to relevant conditions

Policies and Guidance:-

National Planning Policy Framework (NPPF) – Section 11 – Conserving and enhancing the natural environment

Adopted Stafford Borough Local Plan 2001 – Saved Policy E&D37 Nature Conservation: Sites of European Importance, E&D39 Nature Conservation: Sites of Regional/Local Importance, E&D40 Mitigation and Amelioration of Impact on Sites of Nature Conservation Interest

## **7. Agricultural land quality**

In view of the fact that a crop was grown on the application site in 2013, the applicant was requested to provide an Agricultural Land Classification (ALC). The ALC report confirms that the 6 hectare site is good (Grade 3a) quality agricultural land, but also notes that 40% of land in the area is Grade 3 agricultural land.

## **8. Habitat Regulations - Cannock Chase Area of Special Conservation (SAC)**

The application site lies within the 15km zone of influence identified around the Cannock Chase SAC. The response from Natural England acknowledges the potential impact of

cumulative residential developments on the SAC and highlights the need to provide appropriate mitigation.

The development does not propose any on-site suitable alternative natural green space. However, the applicants acknowledge that the payment of financial contributions towards mitigation measures would be appropriate. Such off-site mitigation based on a contribution per dwelling from the developer would provide a reasonable response to addressing resultant impacts on the SAC. This approach has been recently adopted in respect of other residential development proposals elsewhere in the Borough. A section 106 agreement would secure the necessary financial contribution.

Policies and Guidance:-

National Planning Policy Framework (NPPF) – Section 11 – Conserving and enhancing the natural environment

## **9. Heritage Implications – Archaeology and Gnosall Conservation Area**

The County Environmental Advice response recommends that in the interests of archaeology a condition should be imposed to secure a watching brief during groundworks. In the absence of any further substantive evidence, there is no archaeological objection to the proposal.

The application site is located within the Historic Environment Character Zone (HECZ 11) of the Gnosall Historic Environment Assessment. The assessment considers that medium to large scale residential development within this particular zone is likely to have at least a moderate impact upon the historic environment. The assessment advises that any proposal should seek to retain or reflect historic field patterns. The appraisal layout indicates the retention and incorporation of existing hedgerows within the site, including the two hedgerows within the main portion of the site. This is considered advantageous in historic association terms.

The Conservation Officer considers that the proposal would not have adverse consequences for the nearby Gnosall Conservation Area. Given the absence of any clear contrary evidence, there is no reason to take a contrary view on this matter.

However, it is expected that any reserved matters application should take into account the Conservation Officer's comment in relation to the detailed design and layout of the proposal.

Policies and Guidance:-

NPPF: Paragraphs 7 - 9, 14, 17, 58, 61 and Section 12: Conserving and enhancing the historic environment

Adopted Stafford Borough Local Plan 2001 – Saved Policy E&D18 Development Likely to Affect Conservation Areas and E&D34 Archaeological Evaluation.

## 10. Residential Amenity

Although the appraisal layout drawing is indicative and not submitted for formal consideration it nevertheless does indicate how the planned 150 houses could be provided on the site, but does not provide for full on-site provision of public open space.

The detailed design and layout of the development would be considered at the reserved matters stage which would follow a grant of outline permission. This would provide the appropriate opportunity to consider the detailed impact of the proposal on the amenity of neighbouring residents, including those that bound the site. As such it is not possible in assessing the current application to consider issues such as natural lighting, outlook and privacy.

However, it is envisaged that with a careful and sensitive approach the site would be capable of accommodating the planned number of new dwellings whilst avoiding significant impact on residential amenity interests. The Council's Space About Dwellings document currently provides guidance on residential amenity issues.

The Environmental Health Officer has suggested a number of conditions in order to reduce noise and general disturbance to neighbouring residents during the construction phase of the proposed development. It is considered that the suggested conditions relating to restricting hours of works and deliveries are necessary, however other matters are capable of being dealt with under separate legislation.

Policies and Guidance:-

NPPF: Section 11 - Conserving and enhancing the natural environment

Adopted Stafford Borough Local Plan 2001 – Saved LP Policy: Policy E&D1: General Requirements, E&D5: Noise Attenuation Requirements, Policy HOU1: Development in Existing Residential Areas, and Policy HOU5: Residential Development: Layout and Design

Supplementary Planning Guidance: Space About Dwellings

## 11. Planning Obligations

Should the application be considered to be acceptable a Section 106 agreement would be necessary to secure affordable housing provision, on- and off-site open space, and financial contributions towards education provision and the mitigation of impacts on the Cannock Chase Special Area of Conservation.

The application proposes that 30% of the dwellings will be affordable housing. The Plan for Stafford Borough in policy C2 requires developments of 12 or more units in Gnosall to provide 40% affordable housing. The most up to date viability evidence the Council has shows that 40% affordable housing is deliverable at Gnosall. The Council would expect an independent economic viability assessment to be provided if this is disputed.

Policies and Guidance:-

Adopted Stafford Borough Local Plan 2001 – Saved Policy INT1 Planning Obligations

## **Conclusion**

The proposal comprises a substantial residential development of a greenfield site outside of Gnosall's Residential Development Boundary in the adopted Stafford Borough Local Plan 2001 and outside the Key Service Village of Gnosall in the emerging Plan for Stafford Borough. Therefore the proposal is contrary to Saved Policy HOU3 of the adopted Stafford Borough Local Plan 2001, and due to the scale of the proposal it is also contrary to Spatial Principle 7(b) in the emerging Plan for Stafford Borough.

The proposal would necessitate the loss of good quality agricultural land and the proposed development would constitute a significant intrusion into open countryside detracting from the intrinsic character and appearance of the surrounding rural area, contrary to paragraphs 17 and 112 of the National Planning Policy Framework and to Saved Policies E&D7 (iv), and E&D8 of the Stafford Borough Local Plan 2001, as well as Spatial Principle 7(f) and Policy E2 (xi) of the emerging Plan for Stafford Borough.

## **Consultations**

### **Parish Council:**

Object.

Greenfield site outside Gnosall's Residential Development Boundary and outside proposals in the Gnosall Parish Neighbourhood Plan currently under development.

Proposal does not accord with the draft Local Development Framework.

Major encroachment into countryside.

Proposal is misleading.

Detrimental landscape impact.

Proposal would change character of Gnosall from a village to a town, with inadequate infrastructure, including education and health provision, with uncertainty over library, youth club and swimming pool.

If approved would be premature before the draft Local Plan is adopted.

Applicants' position in relation inadequate housing supply in the Borough is irrelevant in the context of the Local Plan Inspector's initial assessment (December 2013).

Scale of development is unacceptable.

Impacts of local tourism should be considered.

Need to take account of the impact of such developments on the village's character.

Proposal is unsustainable – Gnosall is almost entirely a commuter village, with little employment and likely that future residents would also commute adding to traffic volumes which are already too great.

Far too many accidents on local roads despite road safety measures having been put into place.

Existing play areas are insufficient to accommodate the big population increase.

Concerned about potential increase in flood risk from rapid surface water run-off after prolonged heavy downpours.

No detail provided of the long-term capacity infiltration pond and its maintenance.



Few ecological enhancements proposed to mitigate the impact of the development.  
Resultant loss of viable farm land will add to reliance on foreign imports.

Loss of farmland birds.

Highway safety implications of the proposal, including vehicular speed increases and relocation of pedestrian crossing.

Query adequacy of public open space on the site – should be located centrally.

No consideration has been given to concerns raised at public consultation event in September 2013 – the proposal, therefore, has not been informed by analysis of feedback.

Not against some development in Gnosall and understand why some landowners are looking to sell their land, but against and upset that the County Council should do the same.

Time should be given to allow the Parish Council to prepare a detailed Neighbourhood Plan to decide where development is preferred and how local facilities could be enhanced to meet preferred growth.

If all planning proposals are approved, Gnosall will have taken half of the 629 houses originally to be shared across 12 villages.

2010 housing questionnaire demonstrated a need for 36 affordable houses in Gnosall – this need has been met at developments at Lowfield Lane and Monks Walk. There is no further demand for additional houses.

A total of 111 new houses in Gnosall over a very short period of time and there are others that have been built or under construction throughout the village. The current proposal would provide a total of 261 houses.

Approval of the current application will undermine the Neighbourhood Plan process.

Decision on application should be postponed until a Neighbourhood Plan is in place and adequate time is allowed for this to happen.

### **Highway Authority:**

No objection subject to conditions (access to be provided with binder course prior to commencement, further details relating to layout, means of surface water drainage and surfacing materials, off-site highway works, traffic management scheme and implementation of travel plan) and a Section 106 to secure a £6200 travel plan monitoring fee.

### **Conservation Officer:**

Site lies to eastern boundary of the Gnosall Conservation Area. Site is viewed in the approach towards the Conservation Area from the northeast, and green space with views of open countryside beyond contributes to the context and setting of the Conservation Area as a formerly rural village.

Historic core of village has been obscured to the north side by mid-20<sup>th</sup> century development, but former green setting remains evident to the south.

However, application site relates more to mid-20<sup>th</sup> century housing estate opposite, than to historic core; and there is already a precedent for major new development directly opposite the open space either side of Sellman Street, which was identified as an Important Green Space in the Gnosall Conservation Area Appraisal (2013).

No conservation objection in principle to the development, although the building line to the southeast of Stafford Road should be set back at least 20m from the boundary, to provide a green buffer and more open feeling in the approach towards the Conservation Area.

### **Environment Agency:**

Recommend consultation with Lead Local Flood Authority and/or Local Land Drainage Section to provide information to support the review of flood risk assessments where surface water flooding is/may be an issue.

Sustainable drainage approach to surface water management should be used.

Local planning authorities should ensure their policies and decisions on applications support and compliment Building Regulations on sustainable rainwater drainage.

Where sustainable drainage is used it must be established that it is feasible, can be adopted and properly maintained and would not lead to any other environmental problems.

Where soakaways are proposed, these should be shown to work through an appropriate assessment.

Where disposal is proposed to a public sewer, the water company or its agents should confirm that there is adequate space capacity in the existing system taking future development requirements into account.

Design for exceedence.

Developers strongly advised to reduce run-off rates from previously-developed sites as is reasonably practicable, preferably to Greenfield rates, and in line with local policy. Run-off volumes should also be reduced wherever possible using infiltration and attenuation techniques.

NPPF technical guidance provides advice on the impact on climate change. FRAs should include an increase of 30% in peak rainfall intensity for developments to be still in existence by 2085.

Preference for gravity discharge to surface water drainage system, as opposed to pumps which require on-going maintenance and can fail during a storm event.

If demonstrated that a partial or complete pumped drainage system is the only viable option, the residual flood risk due to pump failure be investigated. Finished floor levels of affected properties should be appropriately raised and all flooding will be safely stored onsite.

Submitted information identifies that the site has not been subject to any previous significant development and consequently have no requirements for any investigation of the site.

Any identification of contamination remains the responsibility of the parties. Consultation, including remediation, should be undertaken with the local authority.

Applicant should refer to Groundwater Protection: Principles and Practice document.

All precaution must be taken to avoid discharges and spills to ground during and after construction.

### **Severn Trent Water:**

Currently undertaking a hydraulic modelling assessment of the foul sewers in Gnosall with a view to identifying any improvements that may be necessary to accommodate various upcoming developments.

No objection to proposal subject to inclusion of suitable drainage conditions, but are currently investigating the performance of the public sewerage system.

### **Natural England:**

Site close to Cannock Chase SAC. Note submission of a draft S106 for an unspecified financial contribution to mitigate impact of development in respect of the SAC.

Habitat Regulation Assessment should be produced by the local authority.

Site within 15km zone of influence identified around the SAC. The zone is estimated to encompass the area from which 75% of visits are generated. The scale of housing development predicted within this zone is thought likely to increase the number of visitors to the SAC by 15%. Such a visitor number increase is likely to have a significant effect on the interest features for which the SAC was classified. Likely effects arise from wear and tear and dog fouling along paths, which alter the important heathland vegetation of the SAC.

If approved, the proposed development, in combination with other housing development, would contribute to the predicted increase in visitor number to the SAC and likely to have a significant effect. Therefore, unless exceptional circumstances apply, we advise that it will be necessary before the grant of permission to secure measures that will avoid the likelihood of significant effect arising, or to undertake an appropriate assessment of the effects of this development, with regard to the conservation objectives of the SAC.

Based on shadow HRA, no objection in relation to Aqualate Mere RAMSAR/SSSI.

Proposal close to Doley Common SSSI, Aqualate Mere SSSI and Allimore Common SSSI but satisfied that with strict adherence with application details the development will not damage or destroy the designations.

Biodiversity enhancements should be secured from the applicant.

### **Environmental Health Officer:**

If evident that previous use of the site may give rise to contamination, a full investigation should be carried out.

If any piling work is required sufficient justification is required.

Restrictions necessary in relation to construction and deliveries, no burning on site, damping down and road sweeping facilities required, any equipment left running shall be inaudible at the boundary of occupied dwellings, screening required to protect existing dwellings from excessive noise, suitable waste and recycling facilities required.

Council policy that qualifying housing developments should provide 30% affordable housing.

Stafford Borough has an annual affordable housing shortfall of 210 dwellings and the proposed development will help reduce this shortfall.

Strategic Housing Market Assessment identifies an undersupply of 1 and 2 bedroom homes and oversupply of 3 bedroom homes.

### **County Education Authority:**

The development falls within the catchments of King Edward VI High School and St Lawrence CE (VC) Primary School, Gnosall.

Excluding single apartments and 45 RSL dwellings, the proposal would add 31 primary school places and 16 secondary places and 3 sixth form places. The proposed development would require a contribution of £523,547.44 towards the indicative secondary school. The indicative education contribution for primary school places for the development would be £341,961.00. This gives a total contribution of £865,508.44.

**Parks and Open Spaces Development Officer:**

The development under provides public open space on the site by 55%, therefore the balance should be should be secured via an off-site contribution towards enhancing the Parish Council owned facility on Brookhouse Road.

Location of POS is acceptable.

Recommend that LEAP or under 12's facility be located in eastern corner adjacent to Outlook Cottage as will be away from the estate roads.

Recommend that a formal LEAP be provided.

Quantitative requirement of 34m<sup>2</sup> per person of open space required. Outline nature of the proposal does not allow a full breakdown in terms of capital investment nor the area of required POS. Contributions based on dwelling type.

Proposal also generates financial contributions towards sports provision (artificial pitches, pool and sports courts/halls).

**Tree Officer:**

No objections subject to tree protection conditions.

**Police Architectural Liaison Officer:**

Recommend that development attains Secure by Design accreditation.

**Biodiversity Officer:**

Despite anecdotal evidence of the presence of a great crested newt at a nearby property, the survey did not find any sign. Survey appears to have been carried out correctly and therefore its findings must be accepted. No further surveys required.

No badger setts found on site though they are known to be in the area. Recommended, therefore, that pre-works resurvey required.

Bat survey required for the removal of or works to 5 mature trees. Lighting should be designed to avoid light spill into vegetated areas. Recommended that 20 bat boxes are installed in retained mature trees.

No works should be carried out to trees during the bird nesting season unless a method statement is submitted for approval. Ten bird boxes should be installed in suitable locations.

Hedgerows should be retained where possible and appropriate native species used to fill gaps. Where hedgerows are lost, new hedges should be planted in compensation. Recommended that these are managed on a three-year rotation for wildlife value.

### **Staffordshire County Council Environmental:**

Concerned that a heritage statement has not been prepared to support the application and thus provide an analysis on the impacts of the development upon the adjacent conservation area and upon the historic landscape character.

The site lies within the Historic Environment Character Zone (HECZ 11) of the Gnosall Historic Environment Assessment which states that medium to large scale development within the zone is likely to have at least a moderate impact upon the historic environment. It recommends that any development should aim to retain or reflect historic field patterns. A long-term maintenance strategy for the two retained hedgerows should be provided. Archaeological watching brief be maintained during groundworks and this can be secured by a condition.

Methodology for the Landscape and Visual Impact Assessment is appropriate.

Borough Council advised to assess the likely landscape impacts of the proposal in detail, having regard to relevant landscape character type.

No rights of way recorded in the immediate vicinity of the proposal.

### **Bill Cash MP:**

Awaiting decision of Secretary of State as to whether or not he is to intervene on this proposal.

Proposal outside development boundary and will intrude into countryside.

Will have a significant cumulative impact of character of village and there is not the supporting infrastructure to support it.

Significant strength of local feeling against the proposal.

Residents concerned that all green fields around the village could be developed, instead of 600 new homes being spread across the 12 key service villages over 20 years.

Gnosall Parish Council developing its own local plan.

Approval of site would be contrary to emerging local plan spatial principle 6 that states that priority will be given to supporting the rural sustainability of the Borough by protecting and enhancing its environmental assets and character whilst sustaining the social and economic fabric of its communities.

Provisions of the Localism Act should be considered in the determination of the application.

Sale of productive farmland to house-building developers should not be allowed.

No-one appears to be obliged to take account of the cumulative impact of each housing application submitted in Gnosall, such that the village will receive a disproportionate allocation.

Statement of community involvement details the significant opposition to the proposal.

Size of proposal far exceeds any reasonable allocation to one Key Service Village in so short a time.

Cumulative effect of previously completed builds, permissions and possible appeals is premature to the emerging Local Plan and would undermine the Council's strategy for building in Key Service Villages. They have a total of 111 approved or built, which is already a fair allocation for Gnosall and a possible 79 to come.

Reasons for rejecting the recent Grasscroft proposal are relevant to the current proposal as the site is three times larger, is highly visible from the east on entry to the village and south.

Habitats would be destroyed by the proposal.

Application does not consider the limited infrastructure which is at capacity, extensive flooding and sewerage issues and access/egress north and south is via narrow lanes.

Fact that each application is too small to require significant infrastructure to be put in place means the village will suffer.

Vital aspects of the rural economy will be destroyed and no alternative economy put in place, traffic congestion will be worsened and border between village and town will be eroded.

Emerging local plan proposes small scale developments in keeping with the distinctive character of Key Service Villages – the proposal is neither small scale nor appropriate.

Residents not opposed to all developments, but Localism Act affords them a right to determine what shall be built and where.

**Neighbours:** Response from Gnosall Resists Indiscriminate Development (GRID) and 184 representations received, summary of main issues raised:

Council has a 5-year supply of housing land and the emerging local plan is only a few months from adoption;

Applicants' analysis on housing supply is meaningless given that the local plan inspector's published initial assessment confirmed acceptance with housing provision in the emerging plan;

Emerging local plan can be given full weight in the determination of the current application;

Loss of valuable and productive farmland;

Site is Greenfield, previously developed land should be developed in preference;

Site is outside Gnosall's Residential Development Boundary and is not an exception site;

Application is premature to the emerging local plan;

No need for the proposal;

No demonstrable shortfall of housing in Gnosall;

Size of proposal is disproportionate to the village;

Proposal will not meet the needs of Gnosall residents;

Disagree with statements made in applicants' planning statement;

Cumulative impacts of housing proposals on Gnosall would be unacceptable;

Lack of necessary infrastructure to support new housing of the scale proposed;

Insufficient shopping, school, medical, drainage, open space and sports and broadband facilities;

Water supply problems currently exist;

Existing school is to be replaced with a smaller school which will not be able to cope with scale of new residential developments proposed;

No spare school places available to meet increased population;

It is not acceptable that children in Gnosall should be required to attend schools elsewhere, such as Church Eaton or Ranton;

If approved S106 moneys should be paid so that a larger school can be built;  
 Future of existing library, youth club and swimming pool in doubt;  
 Local children will not be able to attend the school in which they live;  
 Fair division of new housing throughout the key service villages is required;  
 Localism should allow Gnosall residents to determine new housing in their village as part of Neighbourhood Plan;  
 Rural sustainability credentials of the application are relatively poor;  
 Approval would undermine the Council's Key Service Village strategy;  
 Local opinion is being disregarded;  
 Loss of village character;  
 Existing drainage and flooding problems will be exacerbated;  
 Proposed access/egress point looks dangerous off the bank of the A518 just on a bend;  
 Relocation of road crossing will be necessary;  
 School parking will be compromised with consequent danger to parents and children;  
 Increased vehicular congestion;  
 Increased pollution;  
 Future residents would be dependent on private cars;  
 Need to cross the A518 will hamper future residents from choosing to walk;  
 Site too far distant from village centre;  
 Adverse impact of the health and well-being of people living close to the site;  
 Query if more public transport will be provided;  
 Proposal will lead to loss of an important open space;  
 Site is not well-contained, but open on 3 sides;  
 Site is not 'infill';  
 Proposal cannot be held to be a modest development;  
 Current application should be refused for the same reasons as recent applications;  
 Great Crested Newts have been found in neighbouring gardens and more consideration needs to be given to the impact of the development on this species;  
 Bat survey required;  
 Adverse impact on existing wildlife;  
 Loss of trees and hedgerows;  
 Landscape impact of the development will be high, with consequential harm to the countryside;  
 Applicants' planning statement acknowledges that the proposal will cause visual harm;  
 Proposal will have an urbanising impact;  
 Adverse impact of proposal will be visible from Sustrans cycle route and Cowley Lane;  
 Scale and massing of the proposal will have a detrimental impact on cemetery and cemetery extension;  
 Submitted layout shows a very high density development;  
 Loss of village identity;  
 Other locations in Gnosall where development would have less impact;  
 Adverse impact on conservation area;  
 The submitted landscape and visual impact assessment is flawed;  
 The Historic Environmental Character Assessment for Gnosall identifies sensitivity of the fields around the village as being associated with the post Medieval field system;  
 Development is not sustainable;  
 Lack of employment opportunities in the area such that future residents will need to commute;  
 Proposal would not generate long-term, permanent employment;

Proposal a money making exercise for the County Council at the expense of the villagers of Gnosall;  
 Proposal will lead to more industrial and retail development on green spaces;  
 Increased noise and disturbance;  
 Proposal will impact on residential amenity;  
 If approved mitigation landscaping should be carried out;  
 Lack of buffer planting around neighbouring dwellings;  
 Potential for increased crime;  
 Property devaluation;  
 Proposal is not supported by the local community;  
 The statement of community involvement is deficient;  
 No notice has been taken by the applicants as to the community's opposition to the proposal;  
 Economic benefits of proposal would be temporary;  
 Greater environmental benefit would accrue from not developing the site;  
 If Gnosall is to have further houses then this is the most suitable place to build them; and  
 Proposal would strengthen the case for a by-pass around the village thus improving safety for existing school access area, plus increasing the value of properties.

### **Relevant Planning History**

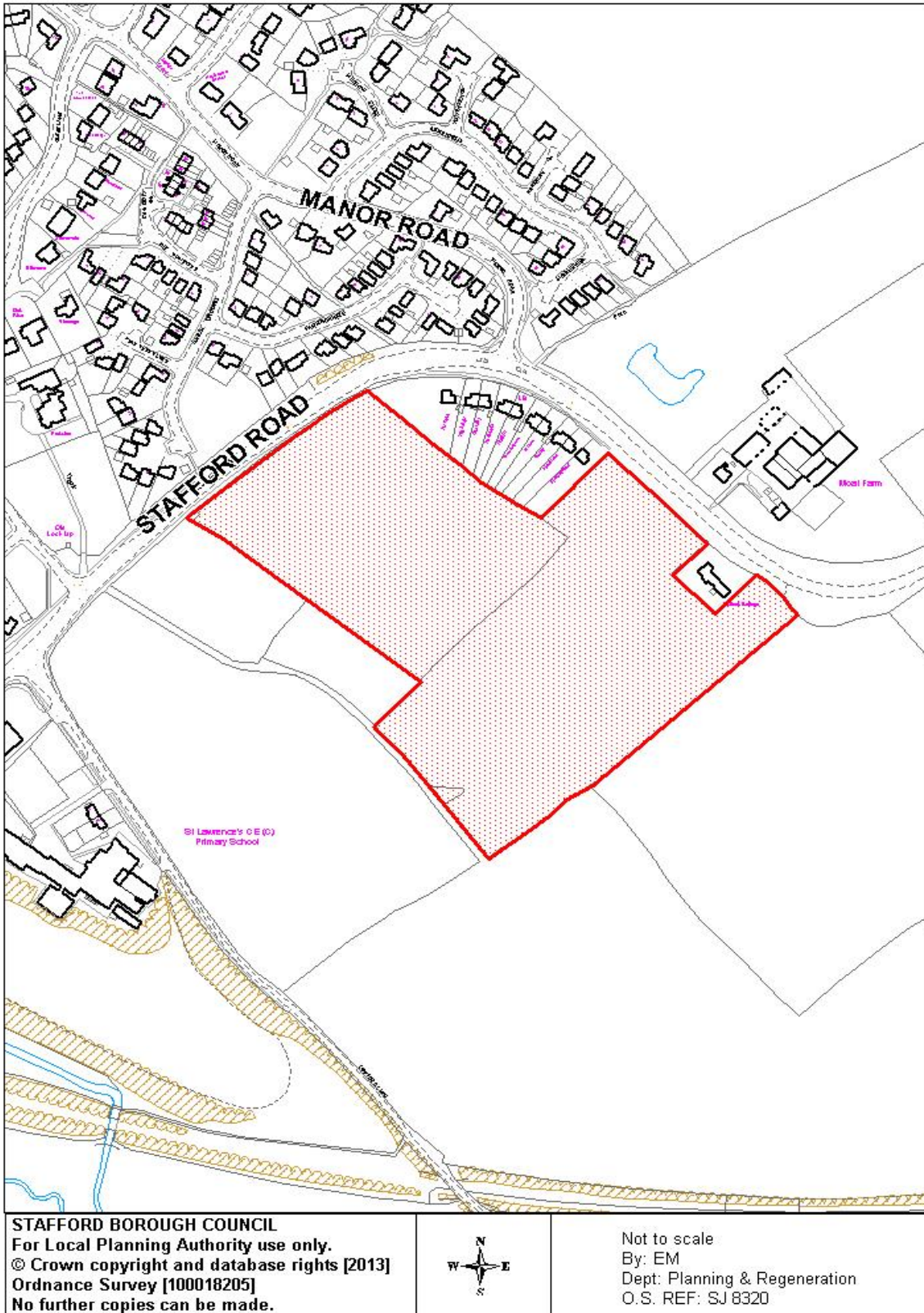
None.

Recommendation - Refuse for the following reasons:-

1. The proposal comprises a substantial residential development of a greenfield site outside the Residential Development Boundary of Gnosall in the adopted Stafford Borough Local Plan 2001 and outside the Key Service Village of Gnosall in the emerging Plan for Stafford Borough. Therefore the proposal is contrary to Saved Policy HOU3 of the adopted Stafford Borough Local Plan 2001. The proposal is also inappropriate due to the scale of the proposal in relation to the existing village of Gnosall and is contrary to Spatial Principle 7(b) in the emerging Plan for Stafford Borough.
2. The proposal would necessitate the loss of good quality agricultural land and the proposed development would constitute a significant intrusion into open countryside detracting from the intrinsic character and appearance of the surrounding rural area, contrary to paragraphs 17 and 112 of the National Planning Policy Framework and to Saved Policies E&D7 (iv), and E&D8 of the Stafford Borough Local Plan 2001, as well as Spatial Principle 7(f) and Policy E2 (xi) of the emerging Plan for Stafford Borough.



13/19587/OUT  
Land South Of Stafford Road  
Gnosall



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From: Linda Sullivan [REDACTED]  
Sent: 11 December 2022 14:21  
To: [REDACTED] Strategic Planning Consultations  
Subject: Preferred options consultation response - Stafford Road site ,Gnosall,  
Attachments: Linda Sullivan Response to SBC Preferred Options Consultation 141122.pdf

Dear [REDACTED]

Please find attached my comments following your recent consultation event here in Gnosall.

Kind regards

Linda Sullivan

[REDACTED]

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10 December 2022

[REDACTED]  
Strategic Planning and Placemaking  
Stafford Borough Council  
Civic Centre  
Riverside, Stafford  
ST16 3AQ

Dear [REDACTED]

Having recently attended your consultation event here in Gnosall and spoken at length on the evening to both [REDACTED] about the 'choice' of the Stafford road site as a 'preferred option' for more development, I would appreciate your consideration of the following points :

1. During the evening we asked the very simple question of how the Borough planning department can arbitrarily move Gnosall's Neighbourhood Plan settlement boundary after the people of Gnosall had come together to vote on a plan for a measured level of development. Gnosall's Neighbourhood Plan was adopted by the council and the plan allowed for proportionate levels of development within that boundary. Considerable time ,effort and money went into democratically developing and getting that NP adopted and we were the first of the KSV's to achieve this.
  2. I am hugely disappointed therefore that the same planning department that fought against the very same site being built on in 2015, using £1000's of tax payers money now propose this site for development by including it in the NPSB. What has changed is a very serious question and why?
  3. Nearly all of the arguments that the council itself made against development on this site have not changed. Several of the below were included in your officers' report recommending refusal!
    - The site is an intrusion into open countryside. This is County Council farmland and there is no indication from this plan that this intrusion will not continue further out across adjacent farms, breaching our Residential Settlement Boundary and becoming a "very significant "intrusion into open countryside.
    - The loss of this site means the loss of some very fertile Grade 2 & 3 agricultural land. Its position as a south facing, free draining, clay loam supports an excellent maize crop every year and abundant grass for a dairy herd. As farming balances on a fine line now with such huge pressure on costs and prices in the UK agricultural sector, you (and seemingly the County Council) see fit to remove even more excellent quality productive land from our local area. Why?
    - The incumbent tenant has barely enough land as it is to support his dairy herd as it is but is also well aware that CC can and will remove this acreage from his lease as they please if they can offer it for much more lucrative development
- [REDACTED]

- I have taken this issue up with the County Council also as you have said 'Its not the land donor you are interested in but merely the site suitability'. This is clearly not the case by your own admission at both initial application and costly appeal stages.
  - There is a large scale impact on the surrounding area including conservation areas and the protection of our cemetery. Once again the irony and inconsistency of this as a planning target was demonstrated by the Council's refusal to grant planning application to a local pizza restaurant on the grounds of proximity to a conservation area. This site also lies adjacent to a conservation area and, frankly, I am dismayed that you seek to completely surround the new plot extension for those laying their loved ones to rest with mass housing.
  - The development was 'out of scale and inappropriate for a village of our size". and was deemed so by you BEFORE the adjacent Osbourne Park was even built so how can this now be acceptable?
  - There is inadequate education provision. Whilst Gnosall has had investment in the local school, this resulted in FEWER places and the closure of its swimming facility. Our primary school is almost full with just a handful of places available across the year groups and year 6 is over subscribed and has a waiting list. We have taken children from certain year groups in Haughton too as their school is at capacity. By 2024, our school will most definitely be at full capacity and incapable of accepting any primary age children that more development would bring. Education provision has been a key factor in the Council's refusal to develop brownfield sites within the Borough. What makes this greenfield site different?
4. From 2013- 2015, Gnosall was at the top of the Key Service Village hierarchy resulting in the development of over 220 new houses. Once again, Gnosall is at the forefront of development allocations which is ironic given that the village followed full legal process of allowing proportional development within its neighbourhood plan. No other KSV is having their Neighbourhood Plan settlement boundary breached in this way.
  5. During the last intense period of development, many statements were made by developers about building local infrastructure to support the increase in the village's population. In fact, the reverse has happened. The only visible signs of infrastructure build in the last 7 years has been a basketball court and a board walk. You may say that actual planning applications can be 'conditioned' to include all sorts of infrastructure but the past years of valuable hindsight has shown that this simply not the case and not a valid argument to impose further large scale builds here.
  6. Local councillors often argue that large scale developments such as this are good for the village economy. Once again the reverse has happened. The local Post Office has closed alongside several small businesses such as the High Street greengrocer, coffee shop and the main grocery retailer, the Co-Op has been reduced in size and replaced with a congested service station shop which has created another hazard on the A518 This supports my view that over 200 new homes has not benefited the local economy. We were told that these homes would be 'GOOD FOR THE VILLAGE' . How exactly has this benefitted us?

7. We understand that the Borough Council already have a 7 year land supply and the government's recently announced policy change allowing some degree of departure from government targets reduces the imperative to build many 1000's of 'undesirable homes' in inappropriate areas rather enabling more focus on urban development rather than imposition on rural areas, such as Gnosall.

This is taken directly from the latest Central Government mandate ...

**Further measures to place local communities at the heart of the planning system will be set out by the government tomorrow (6 December 2022), delivering a number of commitments made by the Prime Minister over the summer.**

**The changes will be made alongside the Levelling Up and Regeneration Bill as it progresses through Parliament and follow positive engagement with MPs and stakeholders.**

**The measures strengthen the government's commitment to building enough of the right homes in the right places with the right infrastructure, ensuring the environment is protected and giving local people a greater say on where and where not to place new development.**

**Housing targets remain an important part of the planning system and the government will consult on how these can better take account of local density.**

**Secretary of State for Levelling Up, Housing and Communities Michael Gove said:**

**We have an urgent need in this country to build more homes so that everyone - whether they aspire to home ownership or not - can have a high-quality, affordable place to live. But our planning system is not working as it should.**

**If we are to deliver the new homes this country needs, new development must have the support of local communities. That requires people to know it will be beautiful, accompanied by the right infrastructure, approved democratically, that it will enhance the environment and create proper neighbourhoods.**

**These principles have always been key to our reforms and we are now going further by strengthening our commitment to build the right homes in the right places and put local people at the heart of decision-making.**

**I'm grateful to colleagues across the House for their hard work and support to drive forward these much-needed changes to create a planning system that works for all.**

**Responding to requests from MPs, the Secretary of State for Levelling Up, Housing and Communities Michael Gove has also asked the Competition and Markets Authority to consider undertaking a market study on housebuilding. Buying a home is one of the most important decisions a family takes, with huge financial implications, so making sure this market is truly competitive and working in the interests of consumers is of the highest importance.**

**Many of the measures announced today deliver commitments made by PM Rishi Sunak over the summer. Green Belt protections will be strengthened, with new**

**guidance setting out that local authorities are not required to review Green Belt to deliver homes. Brownfield land will be prioritised for development, with the government launching a review into how such sites are used.**

**Alongside measures in the Bill to tackle slow build out by developers, the government will also consider new financial penalties for companies failing to deliver housing despite having planning approval and give councils powers to refuse further permission across their area.**

**The Bill already includes power for councils to apply a council tax premium of up to 100% on empty and second homes in areas. But given concerns local people are often forced out of the market by short term lets, the government will go further by establishing a registration scheme for these properties.**

**The government will also consult on whether planning permission should be required for new short term lets, especially in tourist hotspots.**

**The government will ensure valued landscapes, such as National Parks, Areas of Outstanding Natural Beauty and the Green Belt, remain protected through robust national and local planning policies.**

This very recent development surely is another consideration when looking at your 'preferred options' sites and all of the above are very real & relevant reasons against inclusion as such in the emerging PFSB.

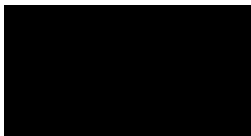
Therefore, may we request politely that if not legally then morally this site is not 'imposed' on us here in Gnosall undemocratically by our Borough Council and directly in contradiction to what new Central Government guidelines state "PLACING COMMUNITIES AT THE HEART OF THE PLANNING SYSTEM...APPROVED DEMOCRATICALLY .....RIGHT HOMES IN THE RIGHT PLACES WITH THE RIGHT INFRASTRUCTURE.

Finally it was made abundantly clear by all Borough representatives that evening that this is by no means 'a done deal', as many here suspect, but an event designed for you to LISTEN and UNDERSTAND the views of our community. Now you have these views, we hope that you may reconsider your selection of this site in your new document.

Please can you acknowledge receipt of this e mail.

Many thanks and kind regards.

Yours sincerely

A solid black rectangular box used to redact the signature of Linda Sullivan.

Linda Sullivan

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From: Mike Sullivan [REDACTED]  
Sent: 11 December 2022 13:37  
To: Strategic Planning Consultations; [REDACTED]  
Subject: New Plan for Stafford Borough - response to consultation regarding option to build at Stafford Road Gnosall  
Attachments: M Sullivan response to SBC preferred options consultation.pdf

Dear [REDACTED]

Please find attached my written response to your recent consultation event in Gnosall on the 14th of November 2022.

Regards

Mike Sullivan

10 December 2022

[REDACTED]  
Strategic Planning and Placemaking  
Stafford Borough Council  
Civic Centre  
Riverside, Stafford  
ST16 3AQ

Dear [REDACTED]

Following the consultation evening held here in Gnosall on 14th November 2022, I am writing to express how strongly I feel that the Stafford Road site should not be included in the New Plan for Stafford Borough and explain the rationale for this position.

1. During the evening I asked the very simple question of how the Borough planning department can arbitrarily move Gnosall's neighbourhood plan settlement boundary after the people of Gnosall had come together to vote on a plan for a measured level of development. Gnosall's Neighbourhood Plan was adopted by the council and the plan allowed for proportionate levels of development within that boundary.
2. We are frankly astounded that the same planning department that fought against the very same site being built on in 2015, using £1000's of tax payers money now propose this site for development by including it in the NPSB. What has changed?
3. Nearly all of the arguments that the council itself made against development on this site have not changed.
  - 3.1. The site is an intrusion into open countryside. This is County Council farmland and there is no indication from this plan this intrusion will not continue further out across adjacent farms, breaching our Residential Settlement Boundary.
  - 3.2. The loss of this site means the loss of Grade 2 agricultural land. Its position as a south facing, free draining, clay loam supports an excellent maize crop every year and abundant grass for a dairy herd.
  - 3.3. There is a large scale impact on the surrounding area including conservation areas and the protection of our cemetery. Once again the irony and inconsistency of this as a planning target was demonstrated by the Council's refusal to grant planning application to a local Pizza restaurant on the grounds of proximity to a conservation area.
  - 3.4. The development is out of scale and inappropriate for a village of our size.

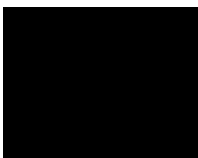


- 3.5. There is inadequate education provision. Whilst Gnosall has had investment in the local school, this resulted in FEWER places and the closure of its swimming facility. Education provision has been a key factor in the Council's refusal to develop brownfield sites within the Borough. What makes this greenfield site different?
4. From 2013- 2015, Gnosall was at the top of the Key Service Village hierarchy resulting in the development of over 220 new houses. Once again Gnosall is at the forefront of development allocations which is ironic given that the village followed full legal process of allowing proportional development within its neighbourhood plan. No other KSV is having their Neighbourhood Plan settlement boundary breached in this way.
  5. During the last intense period of development, many statements were made by developers about building local infrastructure to support the increase in the village's population. In fact, the reverse has happened. The only visible signs of infrastructure build in the last 7 years has been a basketball court and a board walk.
  6. Local councillors often argue that large scale developments such as this are good for the village economy. Once again the reverse has happened. The local Post Office has closed alongside several small businesses such as the High Street greengrocer, coffee shop and the main grocery retailer, the Co-Op has been reduced in size and replaced with a service station shop.
  7. We understand that the Borough Council already have a 7 year land supply and the government's recently announced policy change allowing some degree of departure from government targets reduces the imperative to build 10,000 houses and enables more focus on urban development rather than imposition on rural areas, such as Gnosall.

In conclusion I found this preferred option to be a U turn on planning policy bordering on hypocrisy given the amount of time and money spent by the Council on an appeal AGAINST its development only 7 years ago. Finally the willingness to tear up our neighbourhood plan is at best undemocratic and at worst goes against the legal framework on which it was developed and accepted.

We respectfully request that this option is removed from the emerging PFSB as soon as is practicable and the Borough Council continues with its work developing more strategic urban sites around more flexible government targets.

Yours sincerely,



Mike Sullivan

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From: Preferred Options Consultation [REDACTED]  
Sent: 04 December 2022 07:24  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Ben Sutcliffe**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **General Comments**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Not asked**

Comments: **Not asked**

Policy 10 (West of Stafford): **Not asked**

Comments: **Not asked**

Policy 11 (Stafford Station Gateway): **Not asked**

Comments: **Not asked**

Policy 12 (Other housing and employment land): **Not asked**

Comments: **Not asked**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Not asked**

Comments: **Not asked**

Policy 14 (Penk and Sow): **Not asked**

Comments: **Not asked**

Policy 15 (Stone Countryside): **Not asked**

Comments: **Not asked**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **Not asked**

Comments: Not asked

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and

forestry development, tourism development and canals. Do you agree? **Not asked**

Comments: **Not asked**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **Not asked**

Comments: **Not asked**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Not asked**

Comments: **Not asked**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **Not asked**

Comments: **Not asked**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Environment Policies**

**Q12** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Connections**

**Q13** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **Not asked**

Comments: **Not asked**

**Q15** - Do you think there is any further evidence required? **Not asked**

Comments: **Not asked**

### **General Comments:**

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 22 November 2022 20:09  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **David Swainston**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **The new proposal should not be built on prime agricultural land. Against the 25 years plan to protect the best and most versatile land from development. The infrastructure of the area will not cope. The area is liable to flooding. There are other areas more suitable. Destruction of wildlife/ hedgerow/ woodland. Loss of dark skies. No drainage/gas supply/ sewage treatment. Facilities will not be built, see Doxey example. Railway station is pie in the sky, Network rail not been consulted. Green corridors put in land that has not been consulted on. Eyesore for local residents, late consultation, no site visit undertaken. The council employees at the roadshow in Eccleshall had limited knowledge and could not answer any questions. No documentation on the impact on the area. No jobs to accommodate new population.**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## Economy Policies

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

## Design and Infrastructure Policies

**Q11** - Do you agree with policies? **No**

Comments: **No reply**

## Environment Policies

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## Connections

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## Evidence Base

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

**General Comments:**

**No reply**



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From: David Swainston [REDACTED]  
Sent: 06 December 2022 18:07  
To: [REDACTED]  
Subject: Meecebrook  
Attachments: Slindon & MillMeece - Crib sheet for Local Plan Consultation - DEADLINE 12 December 2022 new.docx

Please see the attached document regarding the Meecebrook Plan. I look forward to your response.

Kind regards

David Swainston

## Meecebrook

# Please accept my comments on the new proposal

### Consultation process

1. The draft plan does not evaluate the impact of the previous plan – what worked well? What did not? What lessons to be learned – especially for the strategy of focusing on Key Service Villages.
2. Do you feel that the draft plan reflects the needs of the local community? We have not been consulted on the new plan since the change from the MOD site.
3. Were you surprised to learn that Meecebrook does not include the MOD site and is so near to Eccleshall? 750 m away.
4. Meecebrook is preventing the council plan from properly addressing the needs of the local community? Other areas have not been suitable investigated.
5. Were you aware that Stafford BC is contemplating providing land for housing to help Black Country Boroughs meet their housing targets? Is this true ?

### Unfair concentration of new housing West of Stafford

6. Eccleshall is a Conservation Zone, but the environment is already suffering damage from HGVS, and a proposed expansion of Raleigh Hall would increase the damage caused by the high volume of lorries using the A519.
7. Eccleshall and Yarnfield have already provided 629 homes out of a total of 1,380 homes across 11 Key Service Villages. This equates to 46% of the new homes in Key Service Villages in the past 10 years. Do you think this is fair?

Key Service Village	Number of Dwellings completed since 1 April 2011, and sites with a planning commitment as at 31 March 2019	% increase in number of dwellings (including completions & commitments) in each settlement since 1 April 2011
Barlaston	21	2.8%
Eccleshall	323	23.8%
Gnosall	210	12.3%
Great Haywood	254	30.3%
Haughton	19	6.0%
Hixon	136	19.0%
Little Haywood	13	1.4%
Tittensor	16	5.7%
Weston	53	13.0%
Woodseaves	29	10.8%
Yarnfield	306	58.2%

8. Eccleshall and Yarnfield have not had an opportunity to absorb this growth, with capacity problems being ignored at:
  - Sewage works
  - GP surgery

- School places
- Public transport.

Do you think that a commensurate amount of development should be allocated to the other Key Service Villages, and these issues should be addressed, before Eccleshall is required to take more large-scale housing developments?

### Housing site allocation policies

9. The Council proposes to continue to focus rural development in the Key Services Villages and communities with over 50 houses.
10. Do you understand why the council is choosing to concentrate housing in small number of areas – ignoring alternative policies which involve small sites put forward by local people?
11. Do you believe that Stafford should be providing “c2,000 new homes to meet unmet needs from neighbouring areas” ie other boroughs in the West Midlands?
12. Is it right that the plan is choosing to remove and pave over high grade agricultural land when brownfield land is available. How does this fit with environmental objectives?

### Flood problems and evidence missing

1. The strategic flood risk assessment was published in 2019, and does not include the four most recent flood events which all affected Eccleshall. October 2019; February 2020; August 2020; January 2021. Do you agree that this evidence needs to be taken into account and flood risk should be addressed?
2. Warnings from the Environment Agency over the lack of capacity at the Eccleshall Sewage Treatment Works and repeated concerns from local residents are being ignored. Do you agree that the sewage works need to be upgraded to cope with the recent 25% growth of Eccleshall – so that sewage is not discharged into the River Sow?
3. The Sewage Treatment Works at Eccleshall & Sturbridge discharged sewage into the River Sow for 30 hours every week on average in 2021. While the discharge of sewage into our waterways is all over the media, it doesn't even get a mention in the draft plan for Stafford 2020 – 2040. Do you agree that this needs to be resolved, before any further houses are built, that might drain into Eccleshall? Have you seen Eccleshall high Street when it rains ? Flooding on Sytch Lane happens every year. You have the evidence.

### PROPOSED GARDEN COMMUNITY AT MEECEBROOK

- A. “1.4 – It is intended that any unmet housing need from **other authorities** will be delivered at Meecebrook Garden Community.” Do you believe that you have been properly consulted about the principle of providing land for homes to meet housing targets for other boroughs?
- B. “1.22 – The plan period runs until 2040 but in allocating the garden community at Meecebrook the council is looking ahead beyond 2040 to continue to meet the borough’s

*housing needs in the future.*” Do you believe it is confusing to intermingle the figures for Meecebrook with the genuine housing needs for Stafford, especially as the timeframes are different?

- C. The aim of our Neighbourhood Plan is to preserve rural character while allowing for appropriate development. Do you believe that the proposal is not appropriate and is unsustainable, as it vastly exceeds the housing need for the neighbourhood area?
- D. The proposed site is entirely greenfield – grade 2 agricultural land – which is against Government policy to protect agricultural land, and Stafford BC’s commitment to protecting the environment. Do you believe other sites with brownfield land or lower grade agricultural land and should have been chosen over this site – eg Hixon Airfield, Seighford Airfield?
- E. The proposed greenfield site has no suitable infrastructure - inadequate road access on minor A roads only (black and white signs), limited electricity supplies, no gas supplies, inadequate drainage, no sewage treatment capacity, GP capacity, school places. Do you agree that no-one will invest in these before any houses are built, which will place strain on existing facilities?
- F. Massive development on greenfield land will destroy wildlife habitat / hedgerows / woodland etc that can never be replaced with a few weed- filled grassy areas in a housing estate. The development at Sancerre Grange shows that the Borough Council is powerless to get the developers to deliver on environmental benefits.
- G. The proposed train station at Cold Meece, in the council's own external report (<https://www.staffordbc.gov.uk/meecebrook-rail-study-feasibility-report>) has no formal approval of any sort. The **cheapest option** will cost over £54Million pounds without land costs, car parking or even inflation (no source of funds). It will also need approval from the DfT, Network Rail, the Train Operators and other stakeholders and with Stafford Station so close the report says they may object due to the timetable problems / delays to express services it will cause. Network Rail have confirmed that there are no plans or negotiations in place regarding a new station at Meecebrook. Do you believe the council should withdraw Meecebrook and re-evaluate the other six shortlisted sites?
- H. In the original ‘Preferred Options’ assessment of seven sites for strategic development, published in 2020, the Environment Agency pointed out that there was “limited or no headroom but relaxed permit limits to accommodate additional growth” or “tight limits but headroom available’ for Meecebrook. In plain English, this means that **Severn Trent Water has the ability to discharge sewage into the River Sow whenever the sewage treatment works exceed capacity**. Do you believe the council should withdraw Meecebrook and re-evaluate the other six shortlisted sites?
- I. The concept of a Garden Community misses the point that everyone moving there will already work somewhere else, so they will continue driving to work as they do now – but will jam up the roads in Eccleshall, Yarnfield, Swynnerton, Stone etc.
- J. Stafford Town is well able to take this expansion; it already has 2x M6 Junctions, the A34, easy trunk access to A50, a main line station, significant electricity supply infrastructure etc. All though it may be more **unpalatable to elected councillors** living in Stafford of course. Note: no cabinet councillors live anywhere near the Meecebrook proposed area.
- K. The Meecebrook project is centred on a flood plain and bordered by a road with frequent flooding problems - Sytch Lane! As mentioned previously the evidence base on flooding is

out of date and should be updated first to reflect the four most recent floods in 2019, 2020, and 2021. Has flood risk been addressed adequately in the draft plan?

**In Summary – please request:**

1. The Meecebrook proposals should be separated out from the main consultation for 2020-2040
2. The draft plan for Stafford needs to be redrafted focus on addressing the needs of Stafford – especially in the West where the infrastructure has not caught up with the high level of housing growth.
3. The shortlist of 7 strategic sites should be reanalysed on the basis that:
  - a. West of Stafford has had more than its fair share of housing development in the last plan.
  - b. The Meecebrook proposals no longer include the MOD land/ any brownfield land, and Network Rail has confirmed there are no plans for a railway station; and
  - c. Stafford BC now has environmental commitments which should drive its policies.
4. Voters should be consulted about any proposals to providing land for homes to meet housing targets for other boroughs.

Kind regards

David Swainston



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From: Preferred Options Consultation [REDACTED]  
Sent: 11 December 2022 17:46  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Eileen Swan**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Vision and Objectives**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? To strengthen our town centres through a quality environment and flexible mix of uses. , To deliver infrastructure led growth supported by accessible services and facilities. and To provide an attractive place to live and work and support strong communities that promote health and wellbeing.**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **No reply**

Comments: **No reply**

Policy 2 (Settlement Hierarchy): **No reply**

Comments: **No reply**

Policy 3 (Development in open countryside): **No reply**

Comments: **No reply**

Policy 4 (Climate change and development requirements): **No reply**

Comments: **No reply**

Policy 5 (Green Belt): **No reply**

Comments: **No reply**

Policy 6 (Neighbourhood plans): **No reply**

Comments: **No reply**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No reply**

Comments: **No reply**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No**

Comments: **Please see comments in Housing section**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No**

Comments: **the only land 'allocated as Local Green Space' in Woodseaves is the school playing field, currently only available to residents out of school hours (no dogs allowed) with no play facilities for younger children and only goalposts for part of the year.**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and

support home working and small-scale employment uses. Do you agree: **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **Yes**

Comments: **pleasing affordable housing will be required to be indistinguishable from open-market homes and distributed across the development site**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Yes**

Comments: **assuming access, services and facilities requirements are met in all cases**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **Yes**

Comments: **No reply**

## Design and Infrastructure Policies

**Q11** - Do you agree with policies? **No**

Comments: **The policy wording is generally fine..However inclusion of a large scale housing development in Woodseaves contradicts Policy 37 as infrastructure is wholly inadequate to support the proposed number of additional houses**

## Environment Policies

**Q12** - Do you agree with policies? **No**

Comments: **as before, the policy wording is fine. However the inclusion of a large-scale development in Woodseaves completely contradicts the assumption in Policy 44 - Landscapes that Development shall conserve and enhance landscape and townscape character and their scenic and visual quality, avoiding significant adverse landscape or visual impacts. The requirement under this policy is that development proposals must be located and designed to respect scenic quality and maintain an area's distinctive sense of place and reinforce local distinctiveness. And national policy states that planning policies should contribute to enhancing the local environment including by recognising the character and beauty of the countryside. The beauty of the Woodseaves countryside is indeed a source of pride for residents of the local area. A new and disproportionately large development of 88 houses to the rear of Woodseaves School would completely destroy the character and beauty of this rural area. Landscape character is indeed what makes a place unique and different. A large-scale housing development on the outskirts of Woodseaves would reduce this lovely rural village to a characterless commuter area.**

## Connections



**Q13 - Do you agree with policies? No**

Comments: **as before, the policy wording is fine. However, the inclusion of a large-scale housing development in Woodseaves completely contradicts policy 52 - Transport. The policy stated that proposed development shall be located and designed to minimise the need to travel.. Since there are very few employment opportunities in Woodseaves, it is likely that the vast majority of the new residents (125 proposed new homes in total) would need to travel out of Woodseaves for employment. There is very little public transport at present and a huge problem with traffic congestion outside Woodseaves Primary Academy - on Dicky's Lane and the B5405 - and through the village on the A519, particularly outside The Cock pub and the Tesco one-stop / Post Office where cars are regularly parked on the pavement on both sides of the road. The environmental impact of further housing in the village, including impact on air quality, noise pollution and landscape character would be huge. Highway safety issues would also be significant - the inevitable additional traffic through the village would clearly endanger those needing to cross the A519 to reach the school, bus stop, post office or one identified green space.**

## **Evidence Base**

**Q14 - Have we considered all relevant studies and reports? No**

Comments: **insufficient attention paid to infrastructure limitations in Woodseaves including road safety and parking problems, extremely limited public transport, lack of green space / leisure/ playground facilities, sewerage challenges, primary school access, pre-school provision, secondary school provision, unsuitability of land proposed for housing development HIG13 (previously an illegal landfill site),**

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

Comments: **The proposed large-scale development in Woodseaves is disproportionate to the size of the village, representing a 30% increase in housing, and completely disregards the clearly-stated views of the vast majority of current residents both during this consultation process and in a village meeting to review proposals for the (subsequently disregarded) High Offley Parish Neighbourhood Plan. The stated aim for local communities to be involved in shaping the future development of their areas and to contribute to the types of development that will be deemed to acceptable in rural areas appears to have been overlooked in this proposal for Woodseaves. The plan for Woodseaves contradicts the stated aim to focus new housing development in sustainable locations that coordinate the location of housing with the borough's main clusters of economic uses and community facilities and services. Woodseaves has no significant employment, so many current residents (and presumably the vast majority of proposed new residents) have to travel to Stafford, Stone, Newport, Telford or further afield for employment, further exacerbating the current climate crisis through additional car usage. Equally, access to leisure activities generally involves a car journey as public transport is inadequate and there is only limited green space in Woodseaves. The present school field, identified as LGS-PO-15 is only available to residents outside school hours and has no play facilities for young children. This does not sit well with the local plan objective to contribute to being net zero carbon, reduce lifecycle carbon emissions and reduce the need for travel to access services. I agree significant development should be focused in those locations which are accessible by a range of transport modes. Woodseaves is not one of those locations.**

## **General Comments:**

**The process of responding to the consultation has been time-consuming and will be inaccessible to a large percentage of the population whose views will therefore not be known to you nor taken into consideration.**

---

From: Preferred Options Consultation [REDACTED]  
Sent: 05 December 2022 14:15  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Michael Swan**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **No reply**

### **Vision and Objectives**

**Q1** - Which 3 are most important to you? **No reply**

### **Development Strategy and Climate Change**

**Q2** - Do you agree with each of the policies in this chapter?

Policy 1 (Development Strategy): **No reply**

Comments: **No reply**

Policy 2 (Settlement Hierarchy): **No**

Comments: **1. The 125 houses listed on page 55 proposed for Woodseaves are wholly disproportionate to the size of our village. This would increase the number of houses by approximately 30%. 2. The proposal states in a number of sections that unnecessary and incongruous development to protect the countryside will not be allowed. In area HIG13 it is proposed to build 88 houses on existing agricultural farmland which has been actively farmed for years and is currently outside the settlement boundary. How can this be anything but incongruous to our sleepy little village. Page 87 – policy 32 Residential Amenity - Impact resulting from loss of outlook , and 4/ Overbearing impact / visual dominance; It is difficult to imagine how this criteria will ever be met for some of the residents on Barn Common, Dickys Lane and Woodhaven in the village of Woodseaves if permission is granted for site HIG13. 3 Pre-covid our Parish Council prepared a neighbourhood plan in full consultation with residents. Agreement was reached after a number of public meetings and presentations held in the village hall that the residents did not want a substantial housing development but would actively support**

a large number of infill projects within the village boundary and settlement area. HIG13 which would extend the village settlement area into existing farmland with a proposed 88 houses totally ignores the overwhelming residents support for infill development. It's understood that Stafford Borough Planning Department supported the Parish Council proposals. Given the collective effort within the village on the neighbourhood plan it's very frustrating and disappointing to have our view totally ignored with regard to the proposed development in area HIG13. 4 Woodseaves proposed sites page 186 Ordnance Survey map area HIG13. The area behind no 9 and 10 Woodhaven across the proposed green area GS PO 15, behind the school and all the way beyond the proposed new north-eastern boundary towards the A519 is an illegal land fill site. It was closed down by Stafford Borough Council in the early 90s. As residents of 10 Woodhaven at the time we were subjected to a constant flow of lorries for roughly three years. Most days there would be up to 10 big lorries dumping. It was so bad we couldn't allow our children to play in their own garden as we had no idea what was in the clouds of dust that accumulated. There was no control point, no weigh scales and absolutely no compaction. Goodness knows what is covered up in this area. The thought of this ground being opened up again is quite frightening. Do we really think this is a suitable area to build houses? Wouldn't it make more practical sense to add the 88 houses in this area on to the 3000 planned for Mill Meece Garden Village 5 Currently the sewage and water treatment plant in Woodseaves cannot cope with the current number of houses. For weeks now, though more likely months raw sewage has been trucked out in big tankers by Severn Trent. How on earth can we contemplate building 125 new houses when the waste infrastructure cannot cope with the current number. There have also been flooding issues on Dickies Lane in recent years. Work has been done by the council to mitigate this but building 88 houses in area HIG 13 at the top of the village will mean water run off will need to be handled down hill where the current drainage system is at capacity or beyond. 6 Area GS PO 15 proposed village green space currently exists as it's the school playing fields and not accessible to villagers during the school day. Currently there is no children's play park in Woodseaves yet Stafford Borough council intend to allow the construction of an additional 125 homes with no provision for a children's play area for the village. Surely that is not a viable proposition. 7 At the moment traffic through the village, particularly at rush hour is a significant problem. We do have speed cameras but that does not ease the congestion in the middle of the village outside our one small post office, shop and pub. Vehicles park outside the shop and/or pub causing congestion for through traffic where you have lorries, buses, large agricultural vehicles fighting for space. An additional 125 houses with at a guess at least two cars per house is only going to exacerbate an already building problem. In practical terms residents from the new proposed development HIG13 heading to Stafford will in all likelihood cut down Dickies Lane, a narrow street going past the Primary School which will end up as a rabbit run. At the moment the congestion outside the Primary School is a genuine concern at pick up and drop off times. 8 Currently we have one small shop and post office adjacent to the already busy A519. Residents from an additional 125 houses will only make the congestion in this area worse. The public transport system is at best inadequate which in all likelihood will mean people driving to either Eccleshall, Newport or Stafford increasing the congestion in Great Bridgford, Creswell, Eccleshall and the approach to Newport. We already have queuing traffic at the approach to all these areas, particularly during busy periods morning and night. 9 Why does Stafford Borough Council think it is practical to build 125 new houses in Woodseaves when there is no employment meaning all the new residents will need to travel for work increasing congestion and an already fragile carbon footprint.

Policy 3 (Development in open countryside): Yes

Comments: 1. The 125 houses listed on page 55 proposed for Woodseaves are wholly

disproportionate to the size of our village. This would increase the number of houses by approximately 30%. 2. The proposal states in a number of sections that unnecessary and incongruous development to protect the countryside will not be allowed. In area HIG13 it is proposed to build 88 houses on existing agricultural farmland which has been actively farmed for years and is currently outside the settlement boundary. How can this be anything but incongruous to our sleepy little village. Page 87 – policy 32 Residential Amenity - Impact resulting from loss of outlook , and 4/ Overbearing impact / visual dominance; It is difficult to imagine how this criteria will ever be met for some of the residents on Barn Common, Dickys Lane and Woodhaven in the village of Woodseaves if permission is granted for site HIG13. 3 Pre-covid our Parish Council prepared a neighbourhood plan in full consultation with residents. Agreement was reached after a number of public meetings and presentations held in the village hall that the residents did not want a substantial housing development but would actively support a large number of infill projects within the village boundary and settlement area. HIG13 which would extend the village settlement area into existing farmland with a proposed 88 houses totally ignores the overwhelming residents support for infill development. It's understood that Stafford Borough Planning Department supported the Parish Council proposals. Given the collective effort within the village on the neighbourhood plan it's very frustrating and disappointing to have our view totally ignored with regard to the proposed development in area HIG13. 4 Woodseaves proposed sites page 186 ordnance Survey map area HIG13. The area behind no 9 and 10 Woodhaven across the proposed green area GS PO 15, behind the school and all the way beyond the proposed new north-eastern boundary towards the A519 is an illegal land fill site. It was closed down by Stafford Borough Council in the early 90s. As residents of 10 Woodhaven at the time we were subjected to a constant flow of lorries for roughly three years. Most days there would be up to 10 big lorries dumping. It was so bad we couldn't allow our children to play in their own garden as we had no idea what was in the clouds of dust that accumulated. There was no control point, no weigh scales and absolutely no compaction. Goodness knows what is covered up in this area. The thought of this ground being opened up again is quite frightening. Do we really think this is a suitable area to build houses? Wouldn't it make more practical sense to add the 88 houses in this area on to the 3000 planned for Mill Meece Garden Village 5 Currently the sewage and water treatment plant in Woodseaves cannot cope with the current number of houses. For weeks now, though more likely months raw sewage has been trucked out in big tankers by Severn Trent. How on earth can we contemplate building 125 new houses when the waste infrastructure cannot cope with the current number. There have also been flooding issues on Dickies Lane in recent years. Work has been done by the council to mitigate this but building 88 houses in area HIG 13 at the top of the village will mean water run off will need to be handled down hill where the current drainage system is at capacity or beyond. 6 Area GS PO 15 proposed village green space currently exists as it's the school playing fields and not accessible to villagers during the school day. Currently there is no children's play park in Woodseaves yet Stafford Borough council intend to allow the construction of an additional 125 homes with no provision for a children's play area for the village. Surely that is not a viable proposition. 7 At the moment traffic through the village, particularly at rush hour is a significant problem. We do have speed cameras but that does not ease the congestion in the middle of the village outside our one small post office, shop and pub. Vehicles park outside the shop and/ or pub causing congestion for through traffic where you have lorries, buses, large agricultural vehicles fighting for space. An additional 125 houses with at a guess at least two cars per house is only going to exacerbate an already building problem. In practical terms residents from the new proposed development HIG13 heading to Stafford will in all likelihood cut down Dickies Lane, a narrow street going past the Primary School which will end up as a rabbit run. At the moment the congestion outside the Primary School is a genuine concern at pick up and drop off times. 8 Currently we have one small shop and post office adjacent to the already busy A519. Residents from an additional 125 houses will

only make the congestion in this area worse. The public transport system is at best inadequate which in all likelihood will mean people driving to either Eccleshall, Newport or Stafford increasing the congestion in Great Bridgford, Creswell, Eccleshall and the approach to Newport. We already have queuing traffic at the approach to all these areas, particularly during busy periods morning and night. 9 Why does Stafford Borough Council think it is practical to build 125 new houses in Woodseaves when there is no employment meaning all the new residents will need to travel for work increasing congestion and an already fragile carbon footprint.

Policy 4 (Climate change and development requirements): **No reply**

Comments: **No reply**

Policy 5 (Green Belt): **No reply**

Comments: **No reply**

Policy 6 (Neighbourhood plans): **No reply**

Comments: **Woodseaves- Specifically Pre-covid our Parish Council prepared a neighbourhood plan in full consultation with residents. Agreement was reached after a number of public meetings and presentations held in the village hall that the residents did not want a substantial housing development but would actively support a large number of infill projects within the village boundary and settlement area. HIG13 which would extend the village settlement area into existing farmland with a proposed 88 houses totally ignores the overwhelming residents support for infill development. It's understood that Stafford Borough Planning Department supported the Parish Council proposals. Given the collective effort led by High Offley Parish Council within the village on the neighbourhood plan it's very frustrating and disappointing to have our view totally ignored with regard to the proposed development in area HIG13.**

## **Meecebrook Garden Community**

**Q3 - Do you agree with proposed new garden community: No reply**

Comments: **No reply**

## **Site Allocation Policies**

**Q4 - Do you agree with the proposed allocations?**

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No**

Comments: 1. The 125 houses listed on page 55 proposed for Woodseaves are wholly disproportionate to the size of our village. This would increase the number of houses by approximately 30%. 2. The proposal states in a number of sections that unnecessary and incongruous development to protect the countryside will not be allowed. In area HIG13 it is proposed to build 88 houses on existing agricultural farmland which has been actively farmed for years and is currently outside the settlement boundary. How can this be anything but incongruous to our sleepy little village. Page 87 – policy 32 Residential Amenity - Impact resulting from loss of outlook , and 4/ Overbearing impact / visual dominance; It is difficult to imagine how this criteria will ever be met for some of the residents on Barn Common, Dickys Lane and Woodhaven in the village of Woodseaves if permission is granted for site HIG13. 3 Pre-covid our Parish Council prepared a neighbourhood plan in full consultation with residents. Agreement was reached after a number of public meetings and presentations held in the village hall that the residents did not want a substantial housing development but would actively support a large number of infill projects within the village boundary and settlement area. HIG13 which would extend the village settlement area into existing farmland with a proposed 88 houses totally ignores the overwhelming residents support for infill development. It's understood that Stafford Borough Planning Department supported the Parish Council proposals. Given the collective effort within the village on the neighbourhood plan it's very frustrating and disappointing to have our view totally ignored with regard to the proposed development in area HIG13. 4 Woodseaves proposed sites page 186 ordnance Survey map area HIG13. The area behind no 9 and 10 Woodhaven across the proposed green area GS PO 15, behind the school and all the way beyond the proposed new north-eastern boundary towards the A519 is an illegal land fill site. It was closed down by Stafford Borough Council in the early 90s. As residents of 10 Woodhaven at the time we were subjected to a constant flow of lorries for roughly three years. Most days there would be up to 10 big lorries dumping. It was so bad we couldn't allow our children to play in their own garden as we had no idea what was in the clouds of dust that accumulated. There was no control point, no weigh scales and absolutely no compaction. Goodness knows what is covered up in this area. The thought of this ground being opened up again is quite frightening. Do we really think this is a suitable area to build houses? Wouldn't it make more practical sense to add the 88 houses in this area on to the 3000 planned for Mill Meece Garden Village 5 Currently the sewage and water treatment plant in Woodseaves cannot cope with the current number of houses. For weeks now, though more likely months raw sewage has been trucked out in big tankers by Severn Trent. How on earth can we contemplate building 125 new houses when the waste infrastructure cannot cope with the current number. There have also been flooding issues on Dickies Lane in recent years. Work has been done by the council to mitigate this but building 88 houses in area HIG 13 at the top of the village will mean water run off will need to be handled down hill where the current drainage system is at capacity or beyond. 6 Area GS PO 15 proposed village green space currently exists as it's the school playing fields and not accessible to villagers during the school day. Currently there is no children's play park in Woodseaves yet Stafford Borough council intend to allow the construction of an additional 125 homes with no provision for a children's play area for the village. Surely that is not a viable proposition. 7 At the moment traffic through the village, particularly at rush hour is a significant problem. We do have speed cameras but that does not ease the congestion in the middle of the village outside our one small post office, shop and pub. Vehicles park outside the shop and/ or pub causing congestion for through traffic where you have lorries, buses, large agricultural vehicles fighting for space. An additional 125 houses with at a guess at least two cars per house is only going to exacerbate an already building problem. In practical terms residents from the new proposed development HIG13 heading to Stafford will in all likelihood cut down Dickies Lane, a narrow street going past the Primary School which will end up as a rabbit run. At the moment the congestion outside the Primary School is a

genuine concern at pick up and drop off times. 8 Currently we have one small shop and post office adjacent to the already busy A519. Residents from an additional 125 houses will only make the congestion in this area worse. The public transport system is at best inadequate which in all likelihood will mean people driving to either Eccleshall, Newport or Stafford increasing the congestion in Great Bridgford, Creswell, Eccleshall and the approach to Newport. We already have queuing traffic at the approach to all these areas, particularly during busy periods morning and night. 9 Why does Stafford Borough Council think it is practical to build 125 new houses in Woodseaves when there is no employment meaning all the new residents will need to travel for work increasing congestion and an already fragile carbon footprint.

## Site Allocation Policies (continued)

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No**

Comments: **Woodseaves Area GS PO 15 proposed village green space currently exists as it's the school playing fields and not accessible to villagers during the school day. Currently there is no children's play park in Woodseaves yet Stafford Borough council intend to allow the construction of an additional 125 homes with no provision for a children's play area for the village and no village specific green space. Surely this is not a viable proposition.**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## Economy Policies

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: **No reply**

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**



**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No**

Comments: **Woodseaves - policy 32 Residential Amenity - Impact resulting from loss of outlook , and 4/ Overbearing impact / visual dominance; It is difficult to imagine how this criteria will ever be met for some of the residents on Barn Common, Dickys Lane and Woodhaven in the village of Woodseaves if permission is granted for site HIG13.**

## **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No**

Comments: **The 125 houses listed on page 55 proposed for Woodseaves are wholly disproportionate to the size of our village. This would increase the number of houses by approximately 30%. The proposal states in a number of sections that unnecessary and incongruous development to protect the countryside will not be allowed. In area HIG13 it is proposed to build 88 houses on existing agricultural farmland which has been actively farmed for years and is currently outside the settlement boundary. How can this be anything but incongruous to our sleepy little village. Woodseaves proposed sites page 186 ordnance Survey map area HIG13. The area behind no 9 and 10 Woodhaven across the proposed green area GS PO 15, behind the school and all the way beyond the proposed new north-eastern boundary towards the A519 is an illegal land fill site. It was closed down by Stafford Borough Council in the early 90s. As residents of 10 Woodhaven at the time we were subjected to a constant flow of lorries for roughly three years. Most days there would be up to 10 big lorries dumping. It was so bad we couldn't allow our children to play in their own garden as we had no idea what was in the clouds of dust that accumulated. There was no control point, no weigh scales and absolutely no compaction. Goodness knows what is covered up in this area. The thought of this ground being opened up again is quite frightening.**

## **Environment Policies**

**Q12** - Do you agree with policies? **No**

Comments: **Currently the sewage and water treatment plant in Woodseaves cannot cope with the current number of houses. For weeks now, though more likely months raw sewage has been trucked out in big tankers by Severn Trent. How on earth can we contemplate building 125 new houses when the waste infrastructure cannot cope with the current number. There have also been flooding issues on Dickies Lane in recent years. Work has been done by the council to mitigate this but building 88 houses in area HIG 13 at the top of the village will mean water runoff will need to be handled downhill where the current drainage system is at capacity or beyond.**

## **Connections**

**Q13** - Do you agree with policies? **No**

Comments: **Why does Stafford Borough Council think it is practical to build 125 new houses in Woodseaves when there is no employment meaning all residents from the proposed 125 new houses will need to travel for work, secondary school and social activities increasing congestion on an already fragile carbon footprint. Public transport is at best inadequate.**

## Evidence Base

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

## General Comments:

Using Woodseaves as an example surely as a principle it must make more sense to concentrate development within our major urban areas and not increase the size of tiny remote villages by some 30% where transport and infrastructure is at best inadequate to cope with current demand.

Strategic Planning and Placemaking  
Stafford Borough Council  
Civic Centre  
Riverside  
ST16 3AQ

11<sup>th</sup> December 2022



To whom it may concern

I oppose the proposal to create a development call Meecebrook – Garden Settlement on the following grounds:

- Brownfield sites should always take preference over greenfield sites (agricultural land).
- Ecology and the environment.
- Stafford BC has greater priorities, in the town itself which need addressing.
- Traffic congestion is already a local problem in towns close to the proposed area of Meecebrook.
- Flooding in local towns, although not close to major rivers, continues to be a problem in the area.
- Lack of infrastructures away from major towns, such as Stafford and Stone.

The proposal to utilise many acres of good established farming land, in close proximity to small towns already struggling with infrastructure and delivering their own essential services, would appear to ignore the more environmentally attractive schemes to use brownfield sites.

Eccleshall is an example of poor decision making in the past, it has a High Street which provides a significant route to Loggerheads, Market Drayton and beyond. During the working day it is difficult for large vehicles to drive along it, causing gridlock at the central crossroads.

I agree with St Modwen, a giant, in developing housing needs. They are of the opinion that other sites exist closer to Stafford town. My understanding is that these areas are a brownfield sites and would therefore be regenerating redundant industrial areas. Shouldn't this be more desirable than taking over farmland? It may cost more to develop greenfield sites to provide housing, but what is the cost of losing habitats and species when considering greenfield locations? Ecology and the environment are priceless.

Stafford, our County town, has become a tragic wasteland of urban decay. It is in fact an embarrassment as a County town. It should be the “number one priority” for Strategic Planning. Surely regenerating the Stafford town centre to accommodate 4000 to 6000 new dwellings along with educational, health and leisure facilities, could re-invent a new vibrancy for Stafford. Infrastructure already exists in and around Stafford. A railway station, bus services, some improved by-pass roads and some well established out of town retail outlet areas.

Government targets and the seduction of giant building companies, to provide other facilities alongside huge housing estates, seem to me, to be a bribe. One which SBC are happy to be coerced into, possibly to more easily meet set targets. Utilise brownfield land nearer to Stafford and regeneration of the town centre, must surely be a cheaper and more desirable outcome. Bring more housing into the town, boost shopping potential and attract tourist to our County Town to help the small retailer and hospitality providers.

Get Stafford sorted and kill two birds with one project, SBC won't get many more chances!

Rod Swaries



P.S. I'm happy to take part in any discussions to help achieve a better solution.

---

From: ALAN TAYLOR [REDACTED]  
Sent: 07 December 2022 21:55  
To: SPP Consultations  
Cc: [REDACTED]  
Subject: Local Plan Preferred Options consultation response  
Attachments: Preferred options consultation. Comment with letter. 7 december 2022.docx

Please find attached my comments on the Local Plan Preferred Options consultation.

Alan Taylor  
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Strategic Planning and Place Making

Stafford Borough Council

Civic Offices

Riverside

Stafford

ST16 OAG

Dear Sirs

**STAFFORD BOOROUGH LOCAL PLAN 2020- 2040**

**PREFERRED OPTIONS CONSULTATION**

Please find attached my comments on the Preferred Options consultation.

Yours faithfully,

[REDACTED]

Alan Taylor

ENC.

## **STAFFORD BOROUGH LOCAL PLAN 2020 -2040**

### **PREFERRED OPTIONS CONSULTATION**

#### **1. THE VISION (p12)**

The support for Green and Blue issues in the Vision is very welcome but it is most disappointing that no mention is made of support for Built and Archaeological Heritage (including historic parks and gardens). The built and archaeological heritage is, apart from its intrinsic cultural significance, a key component in the attractiveness of the Borough as a place to live in, visit. It is a man-made continuum across the area which has determined the morphology of the local landscape. Its importance should be recognised and stated both in the Vision and throughout the Local Plan.

Bullet point 3 should add “high” before “quality environment” both to have proper meaning and grammatical accuracy.

#### **2. KEY ISSUES AND CHALLENGES**

P16 bullet point 4. There is a distinction between “built” environment which encompasses all development old and new, and “historic built” environment which covers both archaeological and older “built” assets. This distinction should be clarified in the wording of the Local Plan. Mention should be made of other nationally designated heritage assets such as RPGs, SAMs and Registered battlefields. The paragraph should be reworded along the lines of:

The borough’s HISTORIC built environment is also an important asset and is protected through INCLUDES more than 800 listed buildings and 30 conservation areas, ?? SCHEDULED ANCIENT MONUMENTS, 4 REGISTERED HISTORIC PARKS AND GARDENS, and 1 REGISTERED HISTORIC BATTLEFIELD . An important challenge for the new Local Plan will be to maintain and enhance the borough’s natural and HISTORIC built environment ALONGSIDE DELIVERING DEVELOPMENT NEEDS.

#### **3. DEVELOPMENT STRATEGY**

Paras 1.15 and 1.16 Clarification of the use of terms “built” and “historic built” environment is again needed.

Plus - the historic built environment while contributing to the visitor economy can also be a major contributor to the wider economy by offering attractive and desirable premises for business users. The plan should be encouraging sympathetic reuse of historic buildings for business purposes (2<sup>nd</sup> and 3<sup>rd</sup> bullet points of para 16 are too narrowly focussed on the visitor economy).

#### **4. STAFFORD SETTLEMENT STRATEGY**

Para 1.24 (box at top of p28). The historic environment has more to offer than just supporting the tourism economy. Research over many years by Historic England and the National Lottery Heritage Fund (among others) has consistently shown that older buildings can offer desirable and attractive office premises commanding premium rentals thus contributing to the wider commercial economy in historic places. The Local Plan should recognise and promote these opportunities.

Para 1.29. Increased residential activity in Stafford town centre is to be supported but it would be helpful for the Local Plan to be more specific about the type of new dwellings it seeks to encourage and also to have a categorical policy setting out the Borough Council's attitude towards HMOs. While the latter can cater for a specific housing need the proliferation of HMOs can degrade the attractiveness of an area which in turn acts as a disincentive to other business investment. The Local Plan should include a specific HMO policy for either the whole Borough or, at the very least, for the town centres of Stafford, Stone and Eccleshall.

#### **5. STONE SETTLEMENT STRATEGY**

The comments above at para 4 apply equally to Stone.

Para 1.34. The significance of Stone is as a reasonably well preserved historic town centre with many small speciality shop premises' often housed in listed buildings. The suggestion that the Borough Council will "encourage" the amalgamation of retail units to provide enlarged shopping floor space risks a) causing harm to heritage assets and, b) harming the special quality of Stone as a place to visit, live or do business in. This proposal should be deleted and reconsideration be given to the kind of town the Borough Council envisages Stone to be.



Para 1.35. Stone town centre is a conservation area with many listed buildings. The Borough Council should be encouraging the safeguarding and enhancement of this special environment. Opportunities for new development will be limited. The wording of this paragraph implies the opposite and should be reconsidered to reflect the heritage context of Stone.

## **6. MEECEBROOK**

It is regrettable that no mention is made in this chapter of the plan that Meecebrook immediately adjoins the historic park at Swynnerton and is within the setting of the grade II\* Swynnerton Hall. Policies which recognise this sensitive context and propose amelioration of mitigation measures in future masterplanning and construction should be included.

## **7. ECONOMY POLICIES**

Paras 19.7 and 19.8. The Plan proposes that 25% of additional the Borough's projected additional comparison floorspace be accommodated in Stone and that new development will be encouraged to accommodate this. As mentioned above in relation to para 1.34 Stone is a conservation area the centre of which has limited opportunities for new development without risking harm to its historic significance. It is contradictory for the Borough Council to promote safeguarding of Stone's heritage interest while at the same time encouraging new development. The wording of these paragraphs needs revision.

## **8. CANALS (POLICY 22)**

Policy 22 requires rewording to acknowledge that the watered canal network in the Borough is all included in designated conservation areas. This would align the policy better with the explanatory note at paragraph 22.4.

## **9. HOUSING POLICIES**

Para 27.2. Would this sentence be improved by adding a semi-colon after "listed buildings"? National policy states that total loss of listed buildings shall be exceptional but para 27.2 suggests otherwise, putting demolition of listed buildings on a par with unlisted premises in conservation areas.

Revised punctuation would make the distinction clearer.

Policy 29. Is this policy sufficiently specific to regulate proliferation of HMOs?

Could policy 29 be augmented to offer better control of potential “garden grabbing” proposals?

## **10.ENVIRONMENT**

Para 41.11. Mention should also be made of the one Registered Historic Battlefield at Hopton heath among the designated heritage assets.

Para 41.11 Mention should also be made of the number of undesignated historic parks or designed historic landscapes throughout the Borough. The Council should have either a line at Policy 41 or an explanatory paragraph stating its intention to protect and safeguard these undesignated sites.

## **11.LOCAL GREEN SPACE**

LGS.PO.03 (Page 144). The boundary map for Bluebell Hollow is inaccurately drawn. I should follow the curved black field boundary line shown on the map and also include the whole of the small square to the west of the public footpath.

---

From: Preferred Options Consultation [REDACTED]  
Sent: 09 December 2022 21:43  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Amy taylor**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **To build such a large amount of houses in the proximity of such a small town will not only overwhelm the doctors and schools, but also cause major issues with the increased traffic.**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No**

Comments: **No reply**

Policy 10 (West of Stafford): **No**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No**

Comments: **No reply**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **No reply**

Comments: **No reply**

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **Yes**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

### **General Comments:**

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 08 December 2022 13:05  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Angela Taylor**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **No reply**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? To strengthen our town centres through a quality environment and flexible mix of uses. , To deliver sustainable economic and housing growth to provide income and jobs. and To deliver infrastructure led growth supported by accessible services and facilities.**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **No**

Comments: **The plan says that 2,000 of the houses required are to provide housing for other councils. This does not seem fair especially as most of these needs seem to be from Wolverhampton and the West Midlands and Stafford Borough does not even have a border with them and cannot therefore be a neighbouring council. What benefit will the people of Stafford Borough get from providing these homes?**

Policy 2 (Settlement Hierarchy): **No**

Comments: **Meecebrook should be cancelled altogether with more emphasis on building where facilities already exist rather than in open countryside which will necessitate more car use and smaller settlements should be considered for small scale building and self build in a sympathetic way.**

Policy 3 (Development in open countryside): **No**

Comments: **You specifically say that development in the open countryside should be avoided but then intend to build Meecebrook which is under the redrawn map no longer on the brownfield MOD site but almost completely on prime agricultural land.**

Policy 4 (Climate change and development requirements): **Yes**

Comments: **No reply**

Policy 5 (Green Belt): **No**

Comments: **It is no good whatsoever saying that you wish to protect the green belt which in your statement say the following: To prevent neighbouring towns merging into one another; • To assist in safeguarding the countryside from encroachment And then proposing to decimate acres of land by building Meecebrook in the middle of the countryside you say you wish to protect. Surely agricultural land should have just as much protection even if it is outside the actual green belt boundaries.**

Policy 6 (Neighbourhood plans): **Yes**

Comments: **No reply**

## **Meecebrook Garden Community**

Q3 - Do you agree with proposed new garden community: **No**

Comments: **The garden community as proposed now bears no resemblance to the original plan proposed which was to utilise a large brownfield site currently operated by the MOD. As I understand it the MOD have now said that the site is no longer available and Stafford BC instead of dropping the idea decided to just move the whole thing down onto prime agricultural land instead. Many of the response letters in favour of Meecebrook were obviously written when it was still assumed that it was reutilising a brownfield site and should not be relied on by the council when they are counting their responses as favourable ones as the respondees were working on a false premise. At the very least the consultation should be reopened so that people can reply with the knowledge of the new proposed site. The site is in the middle of open countryside there is very little public transport, approximately one bus every two hours and none on Sundays and there are no facilities apart from the sports facilities at Baden Hall within a reasonable walking distance. This would obviously mean people using cars all of the time despite the councils assurance of it being a self sustaining community. This would obviously not be the case certainly in the early years as the plan itself say that the shops, school, doctors and other facilities would not be built until the later stages. This would necessitate people having to travel to work and to school, the jobs would be very unlikely to be local to the community and if people needed to get to the motorway both junctions 15 and 14 they are already both completely overwhelmed during rush hours. Also as there would be no school in the first instance any children would have to be absorbed into the local primary schools in Eccleshall and Yarnfield which do not have the capacity and the only secondary school unless people travel to Stafford is Alleynes in Stone which, again, does not have the capacity. There are very few pavements in the area for people to walk even if they wished and parking in Eccleshall is already at capacity with the current residents as is the doctor's surgery so where are all of these people going to receive their local services from. Also Eccleshall does not have a bypass so all traffic has to go down the main street which already causes major problems but, as Swynnerton has a weight limit, much of the construction traffic would end up going through. The statement says that this will all be done in collaboration with the local parish councils of Chebsey, Swynnerton, Yarnfield &**

**Cold Meece and Eccleshall but this is obviously not the case as, as I understand it, none of the local parish councils are in favour of the scheme.**

## **Site Allocation Policies**

**Q4 - Do you agree with the proposed allocations?**

Policy 9 (North of Stafford): **Yes**

Comments: **This is where house should be built close to existing town centres where people can find employment and there are shops and leisure facilities close at hand which reduces the need to use cars and there is a good local public transport network. This helps keep town centres alive.**

Policy 10 (West of Stafford): **Yes**

Comments: **Again this is close to the existing town centre so there already shopping facilities and leisure facilities which can only be helped by more people living in the area and utilising them.**

Policy 11 (Stafford Station Gateway): **Yes**

Comments: **This is a great idea and an example of the type of things town centres should be doing in order to grow and thrive with many of the people living here possibly not needing the uses of a car at all as everything they need would be close by.**

Policy 12 (Other housing and employment land): **Yes**

Comments: **A lot of these sites are desirable as they are close to town centres which means that facilities are available and many of them utilise sites where there has already been building so will bring valuable brownfield land back into use again. This, again, is what councils should be doing as there are many plots of land with unused and even derelict buildings on them which are close to facilities and should always be used in preference to building on green fields.**

## **Site Allocation Policies (continued)**

**Q5 - Do you agree with the proposed allocations?**

Policy 13 (Local Green Space): **Yes**

Comments: **Local green space is always desirable to enhance peoples quality of life and, if anything, there should be more of them.**

Policy 14 (Penk and Sow): **Yes**

Comments: **No reply**

Policy 15 (Stone Countryside): **Yes**

Comments: **No reply**

## **Economy Policies**



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

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **Yes**

Comments: **No reply**

## Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No**

Comments: **Surely the allocation for affordable housing should be greater on brownfield sites as these sites are more likely to be in closer proximity to existing town centres and therefore have a greater possibility of employment being in the local area and also reduce the need for car travel as by definition people requiring affordable housing are more likely to come from lower socio economic groups and therefore be less likely to wish to travel far for work and to have access to multiple motor vehicles in order to travel distances.**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No**

Comments: **Small scale development and self build plots should be allowed in tier 5 communities as long as they are done sympathetically and neighbours to the proposed buildings are in agreement. A blanket ban on building in rural communities does not make sense.**

## Design and Infrastructure Policies

**Q11** - Do you agree with policies? **Yes**

Comments: **No reply**

## Environment Policies

**Q12** - Do you agree with policies? **Yes**

Comments: **I agree with all of these policies but the borough council obviously doesn't as under policy 44 it states: – National policy states that planning policies should contribute to enhancing the local environment including by recognising the intrinsic character and beauty of the countryside. Stafford Borough's rural landscape is central to the area's identity and is a source of pride for residents. But then suggests building on acres of open countryside at Meecebrook. Under policy 47 it states: In accordance with national policy and legislation, planning permission will be refused for development that results in significant harm to biodiversity that cannot be avoided (by locating elsewhere), adequately mitigated, or (as last resort) compensated for So again why is it proposing building on acres of farmland containing many species of wild animals and birds including buzzards,**

hares and otters which are all protected species.

## Connections

**Q13** - Do you agree with policies? **Yes**

Comments: **Completely agree with all of these policies which is why new residential building should be concentrated near to existing town centres where there already jobs, shopping and leisure facilities with good transport networks.**

## Evidence Base

**Q14** - Have we considered all relevant studies and reports? **No**

Comments: **Your own documents say that a gp surgery is only being considered so there is no mention as to how the residents of another 3,000 homes are expected to be able to get to a gp when it is already difficult to get an appointment at Eccleshall surgery. Also the rail feasibility document clearly says that a new station only becomes feasible when the settlement is completed which by the councils own reckoning will be in approximately 30 years so their vaunted ideal of people not having to use cars is obviously laughable and the local roads which are not, in the main, A roads will just be completely overwhelmed**

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

Comments: **Another complete assessment of the seven possible sites that were identified as new settlements by the council now that the site for meecebrook is completely different to the original proposal. As one of the other proposed sites such as Hixon utilised more brownfield land they would presumably be more acceptable if a new survey was done. Also no account appears to have been made about the fact that the land around the new site is susceptible to flooding and as the council has only recently moved it when the MOD land became available no in depth survey of this appears to have been done.**

## General Comments:

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 25 November 2022 16:24  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **David Taylor**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Vision and Objectives**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? To strengthen our town centres through a quality environment and flexible mix of uses. , To deliver infrastructure led growth supported by accessible services and facilities. and To provide an attractive place to live and work and support strong communities that promote health and wellbeing.**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **No**

Comments: **I believe firstly that the government should have no right to impose any level of compulsory housing development. It should be up to the council and the neighbourhoods to decide if more housing is required. To force communities to decide which of a series of unwelcome developments to chose without being able to veto them is wrong**

Policy 2 (Settlement Hierarchy): **No**

Comments: **I agree with the initial selection of the moth and west of Stafford + the Stafford gateway developments as these are already in areas of development or brownfield sites. I do not agree with any greenfield development as this causes so much disruption to a considerable amount of people especially when this is isolated small pockets of land in the middle of villages where the owners are not even in the area of development and have only financial gain to benefit from without any of the associated problems. Far better to use brownfield sites wherever possible as this can only improve the overall outlook. I think , therefore , that all the larger and smaller settlement developments should be added to the**

## **initial larger developments**

Policy 3 (Development in open countryside): **No**

Comments: **As previously stated, in general I do not agree with this. Loss of small pockets of greenfield sites disrupts village life as some of those may already be used by existing villagers and any development disrupts all the existing housing that is on the proposed development perimeter. Some of these sites are already rented by others and used for other purposes such as keeping horses. Some have already been refused planning permission on previous applications and are using the government directive to cash in on the fact they can get previous refusals overturned by the government in their rush t.o build more housing. I hope that previous refusals will be considered in any decision made on this proposal? Further info in Meecebrook section**

Policy 4 (Climate change and development requirements): **No**

Comments: **Again, I think forcing people into having eco options like heat pump systems should not be compulsory as this type of system is not proven to be adequate ( more the opposite). It takes considerable outlay and available land to install. When the system cannot get sufficient energy for the air or land it uses electricity to take up the slack? This seems somewhat opposed to the idea in the first place.**

Policy 5 (Green Belt): **Yes**

Comments: **I have put yes on this item only because if there is no alternative and the extra houses cannot be added to the larger developments then this would be a preferable option to the wholesale sweeping up of all the smaller parcels of land that are being proposed**

Policy 6 (Neighbourhood plans): **No**

Comments: **I do not agree with the neighbourhood plans as they impose all the issues on the greatest number of people. Also, as in the case of Woodseaves, they impose severe problems on an already overloaded infrastructure. The current road system is a B road handling A road traffic. Although this is another issue, most of the houses along the sides of the main road already suffer excessive 'quake' type shakes through their houses at least 50 times a day. This is unacceptable now let alone with a large increase in traffic resulting from all the housing developments proposed. The sewage system has been broken for months and cannot cope with current levels let alone any increase. Severn Trent have taken months to do anything about it and that has resulted in Moscow lane being completely wrecked from the multiple tankers arriving every day to cart it away. Severn Trent have said they can make the system cope with the increase, but I doubt they will deliver this upgrade in anything like sufficient time to handle the bigger load**

## **Meecebrook Garden Community**

Q3 - Do you agree with proposed new garden community: **Yes**

Comments: **I have put yes on this only because I think it is the lesser evil in this case. If there is no choice but to have a "new" community to enable enough housing to be built then this is the only logical option as it delivers all the service and infrastructure requirements at the same time. It also limits the number of people disrupted by the development as it is in a much more sparsely populated area**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Yes**

Comments: **It is in an already developing area**

Policy 10 (West of Stafford): **Yes**

Comments: **As above**

Policy 11 (Stafford Station Gateway): **Yes**

Comments: **It is in an area already being developed and is adjacent to the railway. The area being used is between the railway and the road and only encroaches on new development and brownsites**

Policy 12 (Other housing and employment land): **Yes**

Comments: **The employment areas are in an area already being developed for this use**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No**

Comments: **Only because I do not agree with the neighbourhood allocations on greenfield sites**

Policy 14 (Penk and Sow): **Yes**

Comments: **No reply**

Policy 15 (Stone Countryside): **Yes**

Comments: **No reply**

### **Economy Policies**

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

Comments: As long as all commercial developments are allocated to areas already used for commercial purposes. With the exception of new infrastructure such as shops ,doctors etc which would improve the services in any area currently lacking in them

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **Yes**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No**

Comments: **I don't want to comment on this as I am not sure I am fully aware of what can/can't be built in Woodseaves. Woodseaves is missing from the opening statements and is only included in the tier 4 comments. I am not clear on what this means for the housing allocation in Woodseaves and what it allows the developers to build**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No**

Comments: **Again I am not sure what this allows developers to get away with in Woodseaves**

## **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **Yes**

Comments: **No reply**

## **Environment Policies**

**Q12** - Do you agree with policies? **Yes**

Comments: **As long as it incorporates major infrastructure upgrades to the flood risks , the sewage system and the road system to allow for the increased loads that would be expected**

## **Connections**

**Q13** - Do you agree with policies? **Yes**

Comments: **I feel that all these considerations are good, but have never been applied to Woodseaves, which is why we have narrow pavements next to an overloaded narrow road. The number of times I have seen children having to walk up the Newport Road, prays and mobility scooters being blown sideways by articulated lorries speeding through the village. None of it is fit for purpose. The cameras obviously are not on as the speeding through the village is constant everyday, so I doubt any of the regulars are getting tickets otherwise it would decrease progressively. The Police won't even respond to a request asking if they are working!. The traffic levels are A road quantities and not B road. Any more developments in Woodseaves would make an impossible situation even more so, the congestion, and consequently the pollution, would be totally unacceptable. One item on your policy is to not cause any unacceptable highway safety issues!! I am afraid it already has, without further development.**

## **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No**

Comments: **I can't find any feasibility studies relating to the proposed Woodseaves**

**developments**

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

Comments: **Unless someone can tell me where the Woodseaves info is**

**General Comments:**

**No reply**

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From: [REDACTED]  
Sent: 11 December 2022 20:26  
To: Strategic Planning Consultations  
Subject: FTAO [REDACTED]

Dear [REDACTED]

I would like to object to the new local plan for Stafford Borough Council - Preferred Options 2020-2040 for Gnosall. This is the plan to build a further 109 houses in Gnosall, 9 on the site on Bank Top Garage and 100 on land off the Stafford Road.

I object in principle as I do not feel that the infrastructure of Gnosall can cope with a further 109 houses.

We already have an overstretched doctors surgery and our school already can not accommodate any new residents.

My son recently moved into the village and his daughter has to travel to Church Eaton for school. If 109 houses are built right next to the school then my grandson may not get a place at the school as he lives on the estate behind the doctors. He is 2 years old and there would potentially be 109 houses that are closer as the crow flies than he is even though he already lives in the village,

I am also concerned about the increased amount of traffic and noise that these new houses will create.

Please take my concerns into consideration.

Kind regards

Diane Thacker

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]



---

From: Martin Thacker [REDACTED]  
Sent: 11 December 2022 20:42  
To: Strategic Planning Consultations  
Subject: Fwd: New Local plan for Stafford borough Council-Preferred options 2020-2040

FTAO [REDACTED]

Dear [REDACTED]

I would like object in principle to the 109 new houses proposed to be built in Gnosall.

The current infrastructure of the village cannot support a further 109 houses and previous planning permission was thrown out by Stafford Borough Council for houses being built on the same piece of land. The planning guidance has also been agreed previously, why is this now being ignored?

Martin Thacker

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

---

From: Preferred Options Consultation [REDACTED]  
Sent: 11 December 2022 16:53  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Ann Thayre**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **No reply**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? To strengthen our town centres through a quality environment and flexible mix of uses. and To increase and enhance green and blue infrastructure in the borough and to enable greater access to it while improving the natural environment and biodiversity.**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **No**

Comments: **Destroying our green areas. Build on disused land in already built up areas.**

Policy 2 (Settlement Hierarchy): **No**

Comments: **No reply**

Policy 3 (Development in open countryside): **No**

Comments: **Definitely not**

Policy 4 (Climate change and development requirements): **Yes**

Comments: **Yes but without building**

Policy 5 (Green Belt): **Yes**

Comments: **Without our land there's no growth in well being or health**

Policy 6 (Neighbourhood plans): **No reply**

Comments: **No reply**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **As previous stated build on unused land in already built up areas. Enhance the towns we have and encourage businesses into them. Just look at Rugeley lots of empty premises there and a nice empty bit of land close to council offices.**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and

support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

### **General Comments:**

I've only lived in the midlands for 18 months and don't feel I can give too many comments. However coming from the south and seeing how so called development destroys areas and towns I believe that very careful thought goes into plans and long term effects. Many towns down south are now too expensive to live in with many shops and businesses closed. The rich buy up the properties near the sea and drive up prices so people like myself have to move out. Keep our green land and use what is already decaying



8 December 2022



Strategic Planning & Placemaking  
Stafford Borough Council  
Civic Centre  
Riverside  
STAFFORD  
ST16 3AQ

Stafford Borough Local Plan 2020-2040 Preferred Options Consultation

I have read the above plan and would like to object to the Proposed Housing Developments for Woodseaves in Section 12 Page 55 for:

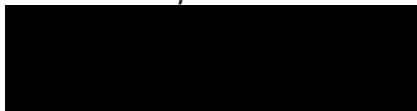
- Garage off A519 (HIG07)
- Land adjacent to The Croft (HIG10)
- Land off A519 opposite B5405 (HIG11)
- Land to the rear of Woodseaves School (HIG13)
- Land off Moscow Lane (Site 07)

On the grounds that Woodseaves Sewage Works is not adequate to support the existing houses in Woodseaves. Up to ten tankers per day, 7 days a week are currently taking sewage away to be treated, the tankers are using Moscow Lane which is not suitable for the size of tankers being used and is causing a road safety hazard onto the A519 Eccleshall to Newport Road.

In addition there is no suitable access to the land off Moscow Lane (Site 07).

I have lived down Moscow Lane for 50 years and if it is intended to expand the Sewage Works then a permanent access road to it should be made across the fields to service it.

Yours faithfully



H W Thompson M.Sc., C.Eng., M.I.Mech.E.

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From: chris timmis [REDACTED]  
Sent: 07 December 2022 21:42  
To: Strategic Planning  
Subject: Meecebrook, Garden Settlement

Dear Planning Officer

I write to object to the proposed Meecebrook Garden Settlement .

My main concerns to the Meecebrook plan are-

- The proposed development is on 974 acres of the best and most versatile agricultural land with large pockets of deciduous woodland.
- There is already significant pressure on roads in the area. Development of six thousand homes will undoubtedly place a high burden on traffic flows through surrounding villages.
- As a resident of Eccleshall we already experience lorries having to mount footpaths when passing on the A5013. The roads would not be able to sustain increased construction vehicles which would be using them to reach the site.
- Eccleshall already experiences frequent flooding issues - building such a large development at Meecebrook would increase the risk further.
- Meecebrook is inconsistent with the objection of increasing bio-diversity in the area.
- Our present services such as health, leisure, education etc are already over stretched- although the plans offer new schools ,doctor's surgeries, these will not be available for a considerable time whilst the development progresses. The development would impact considerably on the already overstretched services.

We hope you will consider the above objections.

Yours faithfully

Chris Timmis

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From: Keith Timmis [REDACTED]  
Sent: 09 December 2022 19:35  
To: Strategic Planning  
Subject: Meecebrook - Garden Settlement

Dear Planning Officer

I would like to object to the Meecebrook Garden Village proposed development on the following grounds:

1. This development will destroy 974 acres of versatile, valuable high quality agricultural land, along with large areas of deciduous woodland. Woodland that will take 100's of years to replace.
  2. There is already considerable congestion on the local roads in and around Eccleshall. Currently H.G.V's are having to mount the pavement on the Stafford road to pass each other, putting lives at risk.
  3. H S 2 is due to pass through very close to this proposed development whilst it is under construction. Our roads and services will be overrun, grid lock will ensue and accidents will rise.
  4. Building such a large development with its corresponding water run off will only exacerbate existing flooding in and around Eccleshall.
  5. Meecebrook is not consistent with the objective of increasing bio-diversity in the area.
  6. At present our education, health and leisure services are already at maximum capacity, this development of 6,000 houses, 12,000 + additional people and 12,000 + additional vehicles are a recipe for disaster on our town and its services.
1. Our sewerage system is already at maximum capacity following the Sancere development.

I hope these points will be given serious consideration.

Yours sincerely,

Keith Timmis.

Eccleshall Resident.



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From: [REDACTED]  
Sent: [REDACTED]  
To: [REDACTED]  
Cc: [REDACTED]  
Subject: FW: Meecebrook Garden Community proposed development

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From: Judith Tolley [REDACTED]  
Sent: 12 December 2022 01:27  
To: [REDACTED]  
Subject: Meecebrook Garden Community proposed development

Re Meecebrook Garden Community Proposed development

Dear Sir/Madam,

I am writing to you to express my utter dismay and concern at the proposed plan to build, eventually, 6000 houses for the 'Meecebrook Garden Community'. I am concerned on several counts. In the current economic climate, to build on agricultural land which can and is used for food production and, in the light of potentially disastrous climate change, to destroy the rural landscape which is so important for carbon capture seems to be cavalier and takes no account of the nature of the land involved nor of the nature of existing communities.

I am appalled by the lack of proper consultation in this matter. My home would be directly adversely affected by the plan but I have neither been informed nor consulted about it.

I do understand the need for housing development but the focus on the creation of a garden community would be at the expense of existing villages and residents. No account appears to have been taken of the impact on surrounding settlements arising from housing developments coming before essential infrastructure: schools, roads, transport links and health services. Similarly I am concerned that there appears to have been no assessment of the impact of Meecebrook on surrounding communities or the well-being of existing residents.

As a result of the change in the landscape around my home carried out by Network Rail, again without proper consultation, my property has been flooded twice within the last 4 years. No one has taken responsibility for this and I have to live with and pay for the consequences. I anticipate that these consequences will be further exacerbated by the proposed building.

The infrastructure to support the proposed community is unlikely to be financially viable until the population reaches a certain point, meaning that the people who move into homes in the early phases of development will establish lifestyles dependent on car travel. This makes no sense when we should be reducing rather than increasing dependence upon cars.

There is a national shortage of primary care professionals - GPs, practice nurses, dentists, community pharmacists etc. The national shortage of residential and domiciliary care is at a critical level. The shortfall is not due to a lack of premises but due to a lack of staff. The reasons for this are complex: political, social and economic. As this is the case I find the promises to provide schools, health centres and the like pure pie in the sky, at best unrealistic and short sighted. Instead pressure will be put on existing GP practices, schools and health services. Again, there appears to have been no assessment of the impact of Meecebrook on surrounding communities.

The roads in and surrounding Yarnfield, Chebsey and Cold Meece are already busy and constantly being closed (for reasons which are rarely disclosed or explained to residents). The imminent works for HS2 will cause further disruption, delay and noise pollution for local residents for many years to come. Adding the Meecebrook development to this mix would cause major disruption on the roads, adding many thousands of cars onto minor country roads which were not built to cope with such levels of traffic. As a result, this would contribute to further pollution and driving hazards, making living in the locality difficult, unpleasant and potentially dangerous.

With so few existing transport links in the area, how can this development ever be sustainable? Surely sustainability is one of the Council's stated environmental objectives?

I cannot understand how the Council can justify its proposals from an environmental perspective. The area is beautiful countryside which should be cherished and protected rather than lost and destroyed. The effect on wildlife, the environment and biodiversity would be devastating. This is precisely what the local council should be protecting not planning to destroy.

There are many other areas in the Borough which already have better infrastructure and would be more able to cope with such a huge development and would indeed benefit from regeneration, thus allowing the retention and protection of this part of the precious green belt.  
I beg you to take these views into consideration.

Yours Faithfully,  
Judith Tolley

Sent from [Mail](#) for Windows 10

Judith Tolley

[Redacted signature block]

[Redacted signature block]

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From: Preferred Options Consultation [REDACTED]  
Sent: 11 December 2022 11:03  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Michael Topley**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Site Allocation Policies**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No**

Comments: **I object to the development on greenfield sites in general but sites ST013 and ST016 in particular. Nor do I agree with building houses in the Borough to make up for deficiencies elsewhere. The two sites off Uttoxeter Road, Stone are outside the present settlement boundary and comprise a potential 228 dwellings accessed from a narrow country lane with no bus routes. A further 30% traffic movements will result from commuter and school traffic. This will all have to cross a railway level crossing and pass through a set of traffic lights at the Three Crowns. This can only add to the already difficult traffic situation with traffic tailing back from the level crossing and the traffic lights. At peak times traffic will back up onto the A51. In addition two new access points on Uttoxeter Road will create further delays as traffic turns right off the road. There is also a planning permission for 21 houses and 5 shops off Lichfield Road which again can only make the traffic circulation worse. There are already delays at the railway level crossing from slow or delayed trains and damage to the barriers periodically which then requires traffic to use the alternative routes via Sandon or Rough Close using narrow country lanes. Either way even with the take up of electric vehicles additional pollution will be created from exhaust emissions and the extra car mile generated. The proposed mitigation proposals at the railway level crossing will not have any impact on traffic as they appear to be aimed at catching drivers who cross the crossing late with ANPR cameras or remarking the yellow hatching. Stone Town does not have the infrastructure to take significant levels of additional dwellings as it is currently difficult to access doctors and dentist surgeries. The nearest primary school to the above sites is St Michaels which already uses external classroom buildings and alternative schools are on the far side of Stone. Alleyne's Academy for older pupils is already at or near capacity. The town already jams up every day during the school run and at peak times. The greenfield sites proposed are used for cattle grazing or horses behind Oakleigh Court - they are home to hundreds of birds who feed there and this would be lost. There are no cycle ways or easy walking routes from the**

proposed location because of the hilly nature of the terrain which are particularly challenging for the elderly and infirm and it is a 2 kilometre walk into Stone Town centre. I fail to see how these developments meet Policy 6 as they will not make the locality a more attractive place to live for current residents nor promote health or well being.

### Site Allocation Policies (continued)

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

### Economy Policies

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

### Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

### Design and Infrastructure Policies

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

## **General Comments:**

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 11 December 2022 17:06  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **John David Townsley**

Email: [REDACTED]

**Residents and General Public**

Organisation or Company: **N/A**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Site Allocation Policies**

**Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

**Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **The proposals would significantly overwhelm the already stretched infrastructure of the town. For example, when Aston Lodge estate was originally build there was supposed to be a first school and a range of shops - none these have been built. Equally, there are still only two GP surgeries in the town - exactly the same as when we moved here in 1970 and since when there has been a threefold increase in population. There are still only the same number of schools. The traffic infrastructure already appears to be full and almost at a standstill at the peak times in the day and this will be further aggravated when HS2 heavy goods traffic starts to use Eccleshall Road, leading to Walton roundabout.**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**



## Economy Policies

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **Yes**

Comments: **No reply**

## Design and Infrastructure Policies

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## Environment Policies

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## Connections

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## Evidence Base

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

**General Comments:**

**No reply**

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From: john treanor [REDACTED]  
Sent: 07 December 2022 20:40  
To: SPP Consultations  
Subject: Stafford Borough Local Plan 2020-2040

### Consultation Process

1. This plan does not look at the impact on nearby communities.
2. It does not look at the needs of nearby communities, without adequate consultation.
3. The original plan included MoD land at Coldmeece, which is brown field land. However, the MoD and nearby landowner Lord Stafford withdrew their land from the project, and the site was moved southeast and is now entirely on prime (grade 2 and 3) agricultural land, and also much nearer Eccleshall than originally proposed. I believe that many who were originally in favour of the Plan may not be aware of this highly significant change. The planned area is now less than 1 mile from Eccleshall and is bound to encroach on its facilities, which are already stretched to the limit in terms of access, local facilities and parking.
4. The needs of Eccleshall, following much recent new housing have not been considered have not been considered, especially with a possible larger community on its doorstep.
5. We understand that Stafford Borough Council are under pressure to provide land for housing to help the West Midlands meet their housing targets. I don't see that Stafford BC should be involved, that's not our problem. In any case, how would these folks get to work without causing even more traffic problems. Let alone live in a rural area which would not have the sort of facilities they are used to.
6. Isn't Eccleshall meant to be a Conservation Zone?
7. Eccleshall and Yarnfield combined have already supplied nearly half the houses in the Key Service Villages of the area in the last 10 years without any improvements to their infrastructure, which are now at full stretch. Isn't this enough? Sewage works, schools and GP practices are already at full stretch. Public transport has actually decreased.

### Flood problems

1. The flood risk assessment of 2019 needs updating, as there have been 4 flood events since then.
2. Building 6,000 houses with associated infrastructure is going to cause huge run-off which will go straight into Meece Brook with a good chance of overwhelming the floodplains on the way to Stafford and so much more likely to cause flooding in Stafford.
3. There are already problems with the Sewage Treatment Works in Eccleshall, which has lack of capacity as it is, and is discharging sewage into the River Sow on a regular basis.

### PROPOSED GARDEN COMMUNITY AT MEECEBROOK

1. There has been no consultation on the principle of provision of housing from other authorities and neighbouring boroughs.

2. The aim of the local Neighbourhood Plan is to preserve the rural character whilst allowing for appropriate development. This proposal will have a huge impact on this rural area and the size of housing development far far exceeds the local need. Indeed its size, between 3,000 and 6,000 houses completely swamps the nearby communities. Eccleshall has a population of 3,700, and the local civic area 5,500 people. The proposed Community could be up to 12,000 people! (6,000 houses at 2 per house).

3. This site is entirely prime agricultural land. Government policy is to protect agricultural land, and Stafford Borough is supposedly committed to protecting the environment. Apparently.

4. The proposed site has minor road access, no gas supply, minimal electricity and water supply, no drainage and no sewage treatment capacity. Installation of all these will cause huge disruption to the surrounding area. As for provision of schools and medical practice, there will be a large time lapse until enough houses are built, putting huge pressure on surrounding facilities in the meantime.

5. This massive development will destroy wildlife habitat for flora and fauna over a large area and even if corridors are created will take years to establish. Stafford Borough Council has environmental responsibilities.

6. Much is made of a plan to create a railway station, but as far as British Rail are concerned, they have not been approached. There was a station at nearby Norton Bridge, but that was closed years ago. To create a new station is an expensive pipedream: British Rail are not going to stop high speed trains for 1 small station.

7. The houses in the development will predominantly be working elsewhere, so there will be a huge increase in local traffic. To the north, for access to the Potteries or M6 Junction 15, there are already queues of 20-30 minutes for the Hanchurch traffic lights. To the south, for access to the M6 junction 14, there are already large queues all the way through Cresswell. To the East, to access the A34 Walton roundabout at Stone, approaching from the Eccleshall Road currently takes 15-20 minutes. And to the immediate west, Eccleshall is already highly congested in all directions.

John Treanor [REDACTED] and Anthea Treanor

Sent from [Mail](#) for Windows

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From: [REDACTED]  
Sent: [REDACTED]  
To: Strategic Planning  
Subject: Fw: Norbury Settlement Boundary (proposed)  
Attachments: Turnock.pdf

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From: Peter Turnock [REDACTED]  
Sent: 09 December 2022 08:23  
To: [REDACTED]  
Subject: Fw: Norbury Settlement Boundary (proposed)

I would like to put forward for consideration my land in Norbury as shown on the attached plan - hatched area in green.

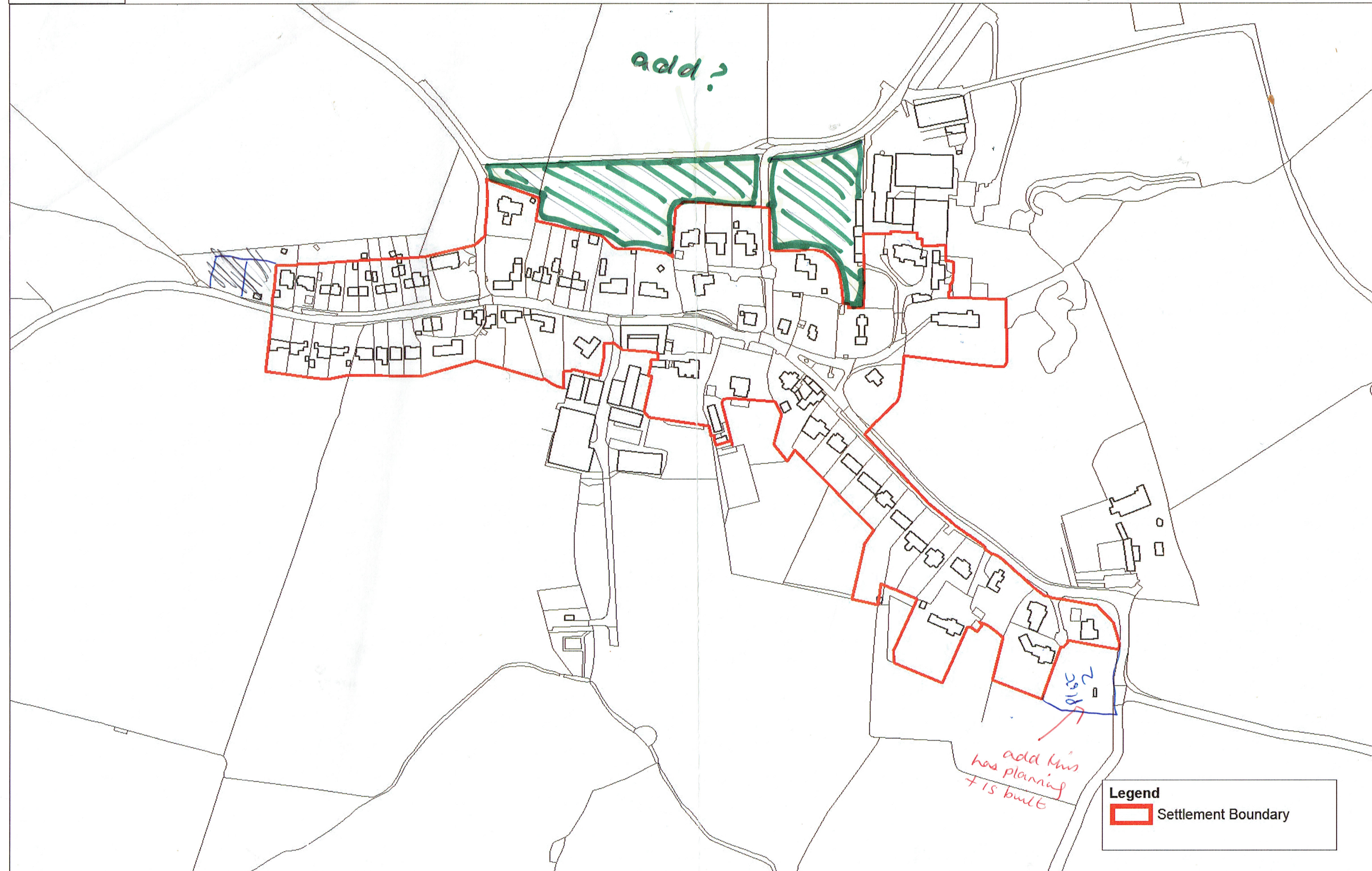
If you have any queries please do not hesitate to contact me on this email address.

My address is [REDACTED]

Peter Turnock



# Norbury



**Legend**  
[Red Outline] Settlement Boundary

---

From: Preferred Options Consultation [REDACTED]  
Sent: 11 December 2022 12:05  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Beverley Turvey**

Email: [REDACTED]

**Residents and General Public**

Organisation or Company: **Select a title**

Age: **No reply**

Added to database: [REDACTED]

Topics (Contents page): **Site Allocation Policies**

**Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

**Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No**

Comments: **I do not agree with the proposal for the total number of houses in the village of Woodseaves, it is far too many for the village to cope with - if the large scale developments go ahead in Eccleshall and Gnosall it will be difficult for Woodseaves villagers to get to medical services as currently they rely on the surgeries in these two areas, we have a very limited bus service and a very small village shop and post office. I do not object to small developments of up to 5 houses providing they are in keeping with the current houses in the village and are a suitable size for people to afford - we have enough large houses already and need small starter homes and bungalows to allow older people to vacate the larger houses already in the village.**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**



## Economy Policies

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No**

Comments: **Policy 26.3 I do not agree with the policy wording "The residential re-use of metal framed modern agricultural and industrial buildings will not be considered appropriate;" There are a lot of small metal framed barns in the rural countryside that would make excellent barn conversions. While I can see that large industrial buildings would be inappropriate the convert to dwellings i do not think that this should be the case for smaller metal framed agricultural buildings.**

## Design and Infrastructure Policies

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## Environment Policies

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## Connections

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## Evidence Base

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

**General Comments:**

**No reply**

---

From: Preferred Options Consultation [REDACTED]  
Sent: 08 December 2022 09:53  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Mark Douglas Turvey**

Email: [REDACTED]

**Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Housing Policies**

**Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

**Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Not asked**

Comments: **Not asked**

Policy 10 (West of Stafford): **Not asked**

Comments: **Not asked**

Policy 11 (Stafford Station Gateway): **Not asked**

Comments: **Not asked**

Policy 12 (Other housing and employment land): **Not asked**

Comments: **Not asked**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Not asked**

Comments: **Not asked**

Policy 14 (Penk and Sow): **Not asked**

Comments: **Not asked**

Policy 15 (Stone Countryside): **Not asked**

Comments: **Not asked**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **Not asked**

Comments: Not asked

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and

forestry development, tourism development and canals. Do you agree? **Not asked**

Comments: **Not asked**

## Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No**

Comments: **Policy 26 New Rural Dwellings section 3 states, The residential re-use of metal framed modern agricultural and industrial buildings will not be considered appropriate; I think this statement should be removed or amended to only include large Barns and Industrial buildings. The vast majority of farm buildings built since the second world war are of metal frame construction, As farming practice evolves requiring larger and larger machinery the smaller barns become redundant and fall into disrepair, Without the opportunity to redevelop the barns into dwellings more and more small barns will become derelict and create an eyesore in the rural community. We should be encouraging diversity in rural housing and re-use, recycling of existing buildings.**

## Design and Infrastructure Policies

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## Environment Policies

**Q12** - Do you agree with policies? **Yes**

Comments: **No reply**

## Connections

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## Evidence Base

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

**General Comments:**

**No reply**

---

From: Derek Tweed [REDACTED]  
Sent: 11 December 2022 19:13  
To: Strategic Planning Consultations  
Subject: Local Plan 2020-2040 - Preferred Options Consultation  
Attachments: Comments on Local Plan.doc

FAO [REDACTED]

Please find my response to the above consultation (Word document, attached).

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Please acknowledge receipt of this email

Derek Tweed

Local Plan 2020-2040 - Preferred Options Consultation

I would like to comment on the Proposed Local Plan for Stafford Borough.

I have 3 main areas of concern.

1. Existing Neighbourhood plan for Gnosall.

In 2013, the above NP was adopted. This represented the views of 90% of Gnosall residents. It established a Settlement Boundary, outside of which no development could take place. I understand that the new Local Plan that SBC is proposing will over-ride the Settlement Boundary by tearing up the NP. This cannot be right.

2. Inclusion of a parcel of land south of the A518, outside the SB, that is now included in the land allocation of the Proposed Local Plan.

In 2013, this land was the subject of a planning application made on behalf of Staffordshire County Council, for 100+ homes. The application was (rightly) refused by SBC. The County Council appealed against the decision, but the appeal was not allowed. If that plan was deemed unsuitable at that time, how is it reasonable to again consider building on that land now?

3. Sustainability

In spite of the housing developments that have taken place in Gnosall in recent years, no additional facilities or services have materialised to mitigate the increased population of the village.

The replacement school is not big enough to accommodate all local children.

The medical facilities are struggling to cope.

The bus service is no better than before, in fact it's worse.

Traffic has increased considerably, because there are more people travelling to work, and many local children have to be taken to schools elsewhere.

Once again, building homes on green-field sites is being considered. There are plenty of brown-field sites and redundant buildings elsewhere in the Borough that should be considered for conversion to residential use.

I am a resident of Gnosall, at

[REDACTED]

Derek Tweed

[REDACTED]



---

From: Mike Tweed [REDACTED]  
Sent: 06 December 2022 22:30  
To: SPP Consultations  
Subject: Stafford Borough Local Plan 2020-2040: Preferred Options

Dear Sir,

As a resident of Eccleshall Parish, of course I will concentrate on the Meecebrook housing estate project.

Comments on the draft plan in general:

I cannot say this plan reflects the needs of the community because we have not been adequately consulted in any way shape or form. For a start the only people who were notified about this were those who already had their details logged with SBC from previous matters. There are many thousands of residents who have absolutely no idea that this process is going on.

1. In Stafford Borough there is only 1 town capable of taking any sizable developments - Stafford Town itself, so why are these 6000+ Meecebrook homes not being added to the Stafford Town plan?. It is significant and large town already and has all the infrastructure required (or easily scalable infrastructure). 2 x M6 junctions. A34 trunk route. Main line station with services that are the envy of many Cities. Several primary route A roads A449, A518 etc. Large industrial estates, established industry in both services and manufacturing.

2. Where is any appraisal of the previous plan and if it was effective in meeting the demands of local people? Why is continued disproportionate pressure being applied to Eccleshall & Yarnfield areas?

3. Eccleshall and Yarnfield have already borne more than their fair share of new properties in the last plan period - 46% of new homes across all KSV in the borough. How can Meecebrook then be deemed suitable to further crush the character and services of these small towns / villages? They have not been able to absorb those increase let alone more - Sewage works (floods / excessive sludge collections) - GP surgery (full / long waits) - primary schools (full) - public transport (none to speak off), parking etc.

4. Excessive development to the west of Stafford with very little development in other areas where some might say SBC cabinet members live?

5. The Stafford Plan is meant to meet the needs of Stafford borough *and its residents*. So why is it planned to offer c 2000 homes to meet "unmet needs from neighbouring areas" i.e West Midlands? Is there some financial incentive to effectively sell off Stafford countryside to meet needs of non-neighbouring urban areas?

6. Flooding - the "strategic flood risk assessment" is from 2019 and therefore does not consider recently decade plus significant and new floods in late 2019, 2020 and 2021.

7. Sewage works and drainage in Eccleshall still needs upgrading to cope with housing from previous plan allocations.

Re Meecebrook proposal:

1. This proposal (that is all it is after all, with no detail plans or boundaries on which to comment) is so significant it should be subject to a separate and proper consultation rather than trying to hide in it the blurb for a general Borough plan. The public "consultations" were sham, merely inexperienced young council staff telling us what was going to happen with no answers to any questions put to them. Items such as "meeting unmet housing needs from other boroughs" are also very significant and it is wrong to bury these in plan small print. No mail shots have taken place to the wider borough despite boasting of the government funding made available. It is as if SBC are trying to hide this away and hope nobody notices?

2. The original Meecebrook assessment as one of 7 proposed "garden village" sites was based around brownfield land at MOD Swynnerton. This has now been dropped to due non-viability of the MOD land and the development simply and lazily moved south onto swathes of Grade 2 & 3 agricultural land instead which seems to be against every local and government policy regarding environmental and wildlife protection. Not to mention now spanning the main flood risk zone and high pressure gas pipeline routes, backing onto a prison and several noisy and fume emitting industrial estates.

3. Other sites assessed in 2020 - Hixon - Seighford were genuine brownfield land but these were ignored at the time in favour of Meecebrook being brownfield - but which is now not brownfield! Government

4. The proposed Meecebrook site has little or no infrastructure (sewage / drainage / electricity), , only minor non primary A roads (black and white signage), no GP, shops, school etc and no chance these will be built for years, if ever, as they are not within the remit of SBC to procure

5. Proposed railway station is a pipe dream - SBC's own report states the cheapest option is £54million not including land and parking nor inflation!!! It will affect / compromise train journey times on this national strategic high speed section and being so close to Stafford station could very likely be refused. It requires approval and funding from DfT, Network Rail, Train Operators and other stakeholders - post HS2 there are no timetables yet on which to plan around. *Network Rail have confirmed there are no plans or negotiations on this station.* Again SBC are in no position to influence this.

6. The jokingly named "garden village" (lets just call it "housing estate") concept fails to realise that every person moving there will already work *somewhere else*. Assume the minimum 6000 homes - 12,000 cars driving to work every day - twice - through Eccleshall, Swynnerton, Yarnfield, Slindon etc on small country roads unable to take even a fraction of that. Plus thousands of children needing to go to school. Plans to limit car parking on the "estate" will not reduce cars, only cause mass parking on pavement and green space. The only petrol stations for miles around are at Stone town.

7. Local, ancient, cohesive & sustainable communities at Slindon, Mill Meece, Chebsey, Yarnfield, Swynnerton and Eccleshall will be destroyed for ever by this development which is completely out of proportion for this rural area and its character.

In summary:

1. The Meecebrook proposal, due to a complete change of location from the initial assessed proposal in 2020, must be split out from the general borough plan and re-analysed diligently against the other options. Full and proper postal notification should be made borough wide on this proposal and to spell out the plans by SBC to provide housing quota for other areas for financial gain.

2. West of Stafford cannot take more housing until the infrastructure has time to catch up. South and East of Stafford and the Town need to take there share this time around.

3. The (well tucked away) plan proposal for Meecebrook to "continue to meet the borough's housing needs beyond 2040" is misleading and confusing. We should be deciding on a limit for 2020-2040 in this plan. Any further expansion of any site must be agreed separately in years to come, not by implied consent now with vague words.

4. Proposed government "land use framework" in 2023 will prevent house building on "best and most versatile" farm land such as this. This is further reason to move development onto genuine brownfield land as originally intended.

End.

Regards,

Mike Tweed



---

From: [REDACTED]  
Sent: 11 December 2022 17:13  
To: Strategic Planning Consultations  
Subject: Local Plan 2020-2040 - Preferred Options Consultation  
Attachments: sbc.doc

**For the attention of** [REDACTED]

Please find attached, my response to the above consultation.

I am a resident of Gnosall, my address is [REDACTED]

Please acknowledge receipt of this email.

Patricia Tweed

[REDACTED]

[Local Plan 2020-2040 - Preferred Options Consultation](#)

I wish to comment on the Proposed Local Plan for Stafford Borough.

I have 3 main areas of concern.

**1. Existing Neighbourhood plan for Gnosall.**

In 2013, the above NP for 2011 to 2031 was adopted. This represented the views of 90% of Gnosall residents and it established a Settlement Boundary, outside of which no development could take place.

I understand that the new Local Plan that SBC is proposing will over-ride the Settlement Boundary by tearing up the NP. This cannot be right and will leave the way open for developers to build whilst there is no current plan in place.

**2. The Proposed new Local plan.**

The proposal to include within the development boundary, a parcel of good agricultural land belonging to the County Council, south of the A518, and adjacent to the cemetery is proposed as the site of 100 new homes. In 2013, this land was the subject of a planning application made on behalf of Staffordshire County Council, for 100+ homes. The application was (rightly) refused by SBC. The County Council appealed against the decision, but the appeal in 2014 was disallowed.

If that plan was deemed unsuitable at that time, how is it reasonable to again consider building on that land now?

**3. Sustainability**

In spite of the housing developments that have taken place in Gnosall in recent years, no additional infrastructure or services have materialised to provide for the increase in the population of the village.

The replacement school is smaller than the one it replaced and not big enough to accommodate all local children; some are already travelling to Ranton and Church Eaton. All primary age children from these 100 proposed homes would fall within the catchment area of St Lawrence school, possibly excluding children from families on the edges of the village.

The medical facilities and pharmacy in the village are struggling to cope, whilst neither paediatric or maternity services are available in Stafford requiring residents to travel to Stoke or Telford / Shrewsbury.

There are now no shops in the High Street; the new Coop / petrol station is no bigger than before and has insufficient space for parking and use of the pumps, which often causes traffic holdups at busy times.

The bus service is no better than before, in fact there are fewer evening buses and they stop at an earlier time.

Traffic in and out of the village has increased considerably, with the 240 houses already built under the existing NP. The Knightley road is permanently pot-holed and flooded with more people travelling northwards to work, and many local children have to be taken to schools elsewhere. To add yet more traffic to our roads cannot be sustainable. Public transport is only valid if you are travelling on the A518 to Stafford or Newport not if you need to go north or south or work unsocial hours.

Once again, building homes on green-field sites is being considered. This will always increase road traffic and put yet more pressure on the environment. There are plenty of brown-field sites and redundant buildings elsewhere in the Borough that should be considered for conversion to residential use. The north end of Stafford town centre is like a wasteland.

Patricia Tweed

[REDACTED]



To Whom It May Concern – Meecebrook Garden Settlement

I am writing as a third generation farmer and with a direct connection to Chebsey Parish.

I wish to object in the strongest terms possible to the siting of the Meecebrook Garden Settlement.

To use almost 974 acres of Grade 2 and Grade 3 farmland which is in direct production of food for our nation is absolutely appalling, just what the planners are thinking about, clearly you have no idea of farming practice. The only reason the landowners who are happy to sell their land is because they have no real connection to their land and are happy to up root at the idea of making mega bucks and to move on, they don't personally farm their land. Many true farmers just couldn't and wouldn't want to accept any proposal like this as they couldn't uproot their livelihood even for the sake of a lot of money.

My family have worked hard for many generations to work the land both to produce food but also to care for its natural habitat and the biodiversity that it offers, only for the likes of yourselves to even consider building houses on it. This agricultural land and farming practice and will be lost forever.

I appreciate the need to build houses in your borough and other surrounding councils/boroughs but not at the expense of prime agricultural land. There are other alternatives in your borough which have brown field sites attached, surely common sense would say this is where you should begin to consider building – Agricultural land is the cheap option for developers hence why they're not keen on brownfield sites, the cost of decontaminating eats at their profits!

I would also challenge and seriously oppose the fact that Stafford Borough Council is agreeing to meet other local authorities housing needs eg. areas of the West Midlands. Whilst I accept in principle you should be considering helping out, quite definitely not at the expense of prime agricultural land, all you appear to be doing is meeting an obligation the Government are looking for so it appeases a Planning Inspectorate later down the line. The Black Country has many, many brownfield sites which could be used but they won't want to consider them as the developers won't be interested in building houses on them due to cost as mentioned above. Well tough, don't lose our green open spaces and prime agricultural land at the expense of profiteering developers.

As mentioned I object to the siting of the Garden Community at Meecebrook and are appalled that you're even considering treating our land with such contempt.



David Wainwright - A Proud and Hardworking Farmer



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

### How we will use your details

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

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

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

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

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

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

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

### Local Plan 2020-2040: Summary

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

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

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

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

### Contact Details

Full name (required): DAWN WAKEFIELD

Email (required):



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

- Statutory Bodies and Stakeholders
- Agents and Developers

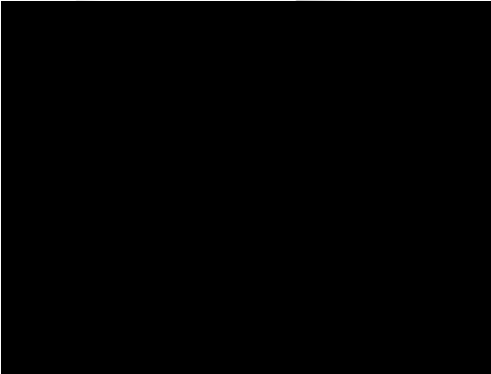
Residents and General Public

Prefer not to say

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

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

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



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



## Contents

The Local Plan Preferred Options includes the topics listed below.

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

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

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



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

"A prosperous and attractive borough with strong communities."

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

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

Local Plan Preferred Options document reference: Page 12

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

**Development Strategy and Climate Change Response**

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

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

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

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

Local Plan Preferred Options document reference: Pages 19 to 40

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

Yes /  No

Policy 1 Comments:

FAR TOO MANY HOUSES PROPOSED FOR MEECEBROOK.  
 THE BUILDING OF THE DEVELOPMENT WILL MAKE LOCAL RESIDENT'S LIVES MISERABLE WITH THE DISRUPTION TO ROADS, ALONG WITH HS2.

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

Yes / No

**Policy 2 Comments:**

DIVIDING THE DEVELOPMENT INTO TIERS SEEMS TO MAKE SENSE.

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

Yes / No

**Policy 3 Comments:**

I LOOK FORWARD TO REUSING AND REDEVELOPING BROWN FIELD LAND. UNFORTUNATELY BUILDING SO MANY HOMES WILL EAT INTO GREEN COUNTRY-SIDE

**Policy 4. Climate change development requirements**

Yes / No

**Policy 4 Comments:**

WE SEEM TO BE SHORT OF ELECTRIC CAR CHARGING POINTS SO PEOPLE WILL NOT BE CHOOSING THAT OPTION WHEN CHOOSING A NEW CAR. LACK OF TRANSPORT MEANS PEOPLE NEED CARS

**Policy 5. Green Belt**

Yes / No

**Policy 5 Comments**

Empty box for Policy 5 Comments.

Policy 6. Neighbourhood plans

Yes / No

Policy 6 Comments:

**Meecebrook Garden Community**

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

Do you agree with the proposed new garden community?

Yes/No

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

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

Local Plan Preferred Options document reference: Pages 41 to 45

Comments:

ALREADY THERE HAVE BEEN UNANNOUNCED ROAD CLOSURES AND TRAFFIC LIGHT MANAGEMENT ON ROADS IN YARNFIELD CAUSING ANNOYANCE TO LOCAL RESIDENTS BECAUSE OF EXISTING SERVICES WORKS. WE ARE ABOUT TO HAVE ANOTHER MONTH OF THIS AND DRILLING BORE HOLES LOCALLY FOR HS2. WE ARE GOING TO HAVE TO AVOID USING YARNFIELD LIKE TO STONE AHEAD. THE ROUNDABOUT ON THE DIVERSION TOWARDS ECCLESHALL THAT TURNS TOWARDS STONE HAS MANY POT HOLES BUT WILL TAKE MORE TRAFFIC.

IN SHORT  
 TOO MANY ROAD WORKS ALREADY - ROADS TOO HEAVILY USED AND NEED REPAIR.  
 DISRUPTION TO RESIDENTS WITH SUCH A MASSIVE CONSTRUCTION PROJECT.  
 THE ROADS CAN'T cope WITH EXISTING TRAFFIC.



**Site Allocation Policies**

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

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

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

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

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

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

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

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

**Policy 9. North of Stafford**

Yes / No

?

**Policy 9 Comments:**

WE'RE ONLY LIVED HERE SIX WEEKS SO DON'T KNOW THE AREA WELL ENOUGH.

**Policy 10. West of Stafford**

Yes / No

**Policy 10 Comments:**

AS ABOVE RE POLICY 9

**Policy 11. Stafford Station Gateway**

Yes / No

**Policy 11 Comments:**

AS ABOVE RE POLICY 9.

THERE DOESN'T SEEM TO BE MUCH OF A MARKET IN STONE EITHER, PROBABLY BECAUSE OF IT BEING ENCLOSED BY BUSY TRAFFIC.

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

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

Yes / No

**Policy 12 Comments:**

[Empty comment box]

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

The policies which relate to these proposals are listed below.

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

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

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

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

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

**Policy 13. Local Green Space**

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

Yes / No

**Policy 13 Comments:**

LG8 - PO - 53 - GREEN LAND IN THE CENTRE OF YARNFIELD. WE MOVED HERE BECAUSE OF THIS. WE LOVE IT.

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

Yes / No

8

IT WOULD BE GOOD TO LINK  
 YARNFIELD AND STAKE BY A  
 GREENWAY, ESPECIALLY WITH ALL  
 OF THE CONSTRUCTION TRAFFIC IN  
 YARNFIELD LINK WITH HS2 AND  
 MEECESROCK.

**Policy 15. Stone Countryside Enhancement Area**

Yes / No

**Policy 15 Comments:**

THE CHILDREN'S PARK NEAR M  
 AND S NEEDS REDEVELOPMENT.

**Economy Policies**

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

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

The relevant policies are: 16, 17 and 18.

Do you agree with these policies?

Yes / No

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

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

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

Local Plan Preferred Options document reference: pages 61 to 65

**Comments:**

BEING NEWLY MOVED IN RESIDENTS  
 WE WERE SHOCKED TO SEE THE  
 STATE OF STAFFORD TOWN CENTRE  
 AND THE EMPTY UNITS IN THE  
 SHOPPING CENTRE. OUT OF TOWN  
 SHOPPING HAS LESS ATMOSPHERE.

I'VE NOW FOUND THE WATERFRONT AND NOW I  
 CAN WALK TO THE NEW SHOPPING AREAS. GREAT!



9.  
Q7. The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals.

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

Do you agree with these policies?

Yes / No

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

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

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

Local Plan Preferred Options document reference: pages 65 to 71

Comments:

WE WELCOME THE ENCOURAGEMENT  
OF ~~SMALL~~ SMALL LOCAL CENTRES  
WITH ADEQUATE PARKING.  
WE ARE CONCERNED ABOUT STONE  
TOWN CENTRE DYING

AND SHOPS CLOSING

### Housing Policies

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

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

Do you agree with this policy?

Yes / ~~No~~

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

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

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

Local Plan Preferred Options document reference: pages 74 to 76

Comments:

THERE SHOULD BE SUFFICIENT  
SOCIAL HOUSING IN A MIXED  
NEIGHBORHOOD WITH OTHER  
HOUSING. NOT SILENT ESTATES.

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

Do you agree with this policy?

Yes / No

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

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

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

Local Plan Preferred Options document reference: pages 84 to 86

**Comments:**

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

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

**Do you agree with these policies?**

**Yes / No**

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

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

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

Local Plan Preferred Options document reference: pages 73 to 89

**Comments:**

### **Design and Infrastructure Policies**

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

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

**Do you agree with these policies?**

**Yes / No**

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



to a specific policy, please include the policy number.

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

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

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

**Comments:**

**Environment Policies**

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

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

**Do you agree with these policies?**

Yes / No

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

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

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

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

**Comments:**

We are too new to the area  
only have 8 sites so do not  
know all of these areas  
and the relevant points  
to consider.

**Connections**

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

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

**Do you agree with these policies?**

Yes/No

*I think its unlikely that people will stay local. People like their cars.*

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

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

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

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

**Comments:**

*The state of the roads need improving (eg. the two roundabouts leading to Walton from Eccleshall) before any further developments take place. There are numerous potholes and double the amount of traffic as it is used as a diversion route to Stoke when Yarnfield lane is closed to through traffic. (HS2 works)*

**Evidence Base**

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

The evidence base is available to view on our website here:

[www.staffordbc.gov.uk/new-lp-2020-2040-evidence-base](http://www.staffordbc.gov.uk/new-lp-2020-2040-evidence-base)

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

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

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

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

**Comments:**

We are not aware of what reports on structure are available as we have lived here just a few weeks.

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

Yes / No

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

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

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

**Comments:**

A study of the impact on existing residents in the parishes around Meecebrook of the disruption to life caused by the twin developments of HS2 and Meecebrook.

**General Comments**

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

I think the fact that schools, employment, health facilities, <sup>shops etc.</sup> are to be provided for new large communities like Meecebrook is laudable but as a resident of a small local village to that area, I worry that the houses will go up and the facilities will not be built so quickly, causing problems for existing <sup>roads</sup> ~~roads~~ <sup>services</sup>. I also worry that the ~~roads~~ will not cope with excess traffic during construction.

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

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

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

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

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

## Typed response provided by Dawn Wakefield

### Q2.

- **Policy 1 Comments:** Far too many houses proposed for Meecebrook. The building of the development will make local resident's lives miserable with the disruption to roads, along with HS2.
- **Policy 2 Comments:** Dividing the development into tiers seems to make sense.
- **Policy 3 Comments:** I look forward to reusing and redeveloping brownfield land. Unfortunately building so many homes will eat into green countryside.
- **Policy 4 Comments:** We seem to be short of electric car charging points so people will not be choosing that option when choosing a new car. Lack of transport means people need cars.

**Q3. Comments:** In short too many road works already. Roads too heavily used and need repair. Disruption to residents with such a massive construction project. Already there have been unannounced road closures and traffic light management on roads in Yarnfield causing nuisance to local residents because of existing services works. We are about to have another month of this and drilling boreholes locally for HS2. We are going to have to avoid using Yarnfield Lane to Stone again. The roundabout on the diversion towards Eccleshall that turns towards Stone has many potholes but will take more traffic. The roads can't cope with existing traffic.

### Q4.

- **Policy 9 Comments:** We've only lived here six weeks so don't know the area well enough.
- **Policy 10 Comments:** As above re Policy 9.
- **Policy 11 Comments:** As above re Policy 9. There doesn't seem to be much of a market in Stone either, probably because of it being encircled by busy traffic.

### Q5.

- **Policy 13 Comments:** LGS-PO-13 – Green Land in the centre of Yarnfield. We moved here because of this. We love it.
- **Policy 14 Comments:** It would be good to link Yarnfield and Stone by a greenway, especially with all of the construction traffic on Yarnfield Lane with HS2 and Meecebrook.
- **Policy 15 Comments:** The children's park near M&S needs redevelopment.

**Q6. Comments:** Being newly moved in residents we were shocked to see the state of Stafford town centre and the empty units in the shopping centre. Out of town shopping has less atmosphere. I've now found the waterfront and how I can walk to the new shopping areas – great!

**Q7. Comments:** We welcome the encouragement of small local centres with adequate parking. We are concerned about Stone town centre dying and shops closing.

**Q8. Comments:** There should be sufficient social housing in a mixed neighbourhood with other housing. Not sink estates.

**Q12. Comments:** We are too new to the area (only here 8 weeks) so do not know all of these areas and the relevant parts to consider.

**Q13. Comments:** I think it's unlikely that people will stay local. People like their cars. The state of the roads need improving (eg. the two roundabouts leading to Walton from Eccleshall) before any further developments take place. There are numerous pot holes and double the amount of traffic as it is used as a diversion route to Stone when Yarnfield Lane is closed to through traffic (HS2 works).

**Q14. Comments:** We are not aware of what reports or studies are available as we have lived here just a few weeks.

**Q15. Comments:** A study of the impact on existing residents in the parishes around Meecebrook of the disruption to life caused by the twin developments of HS2 and Meecebrook.

**General Comments:** I think the fact that schools, employment, health facilities, shops etc. are to be provided for new large communities like Meecebrook is laudable but as a resident of a small local village to that area, I worry that the houses will go up and the facilities will not be built so quickly causing problems for existing services. I also worry that the roads will not cope with excess traffic during construction.

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From: Preferred Options Consultation [REDACTED]  
Sent: 10 December 2022 17:47  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Stephen Wakeman**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **No reply**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? To deliver sustainable economic and housing growth to provide income and jobs.**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **No**

Comments: **South of Stafford which includes Brocton, Walton on the hill, Hill Croft park have green belt areas for a reason. Any encroachment of development will reduce the environmental benefits of these areas which allow all Stafford residents access to the AONB. Traffic is already an issue and further development can only mean more green space is taken to develop roads to accommodate extra traffic housing would bring. Further to this schools would be needed to be built and additional utilities secured to all new and probably existing properties creating even more upheaval. Personally if these plans are approved we will seek to leave the county town of Staffordshire before it becomes another swathe of concrete!!**

Policy 2 (Settlement Hierarchy): **Yes**

Comments: **No reply**

Policy 3 (Development in open countryside): **Yes**

Comments: **See earlier comments - green belt should remain green belt !!!**

Policy 4 (Climate change and development requirements): **No**

Comments: **No reply**

Policy 5 (Green Belt): **Yes**

Comments: **Oppose all development of green belt**

Policy 6 (Neighbourhood plans): **Yes**

Comments: **No reply**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **No reply**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Yes**

Comments: **No reply**

Policy 10 (West of Stafford): **No**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **Yes**

Comments: **No reply**

Policy 12 (Other housing and employment land): **Yes**

Comments: **Land and housing developments old Croft road , south of A34 and north of Brocton**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No**

Comments: **No reply**

Policy 14 (Penk and Sow): **No**

Comments: **No reply**

Policy 15 (Stone Countryside): **No**



Comments: **No reply**

## **Economy Policies**

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

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **Yes**

Comments: **No reply**

## **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **Yes**

Comments: **It is important when stating affordable housing IT ALLOWS ALL to be able to purchase and developers DO NOT continue to increase prices making affordable headlined properties UNAFFORDABLE.**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No**

Comments: **Travellers and gypsies -the clue is in the name !!**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **Yes**

Comments: **No reply**

## **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

**General Comments:**

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 11 December 2022 06:37  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Zoe Wallis**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **No reply**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? To develop a high value, high skill, innovative and sustainable economy. , To deliver infrastructure led growth supported by accessible services and facilities. and To provide an attractive place to live and work and support strong communities that promote health and wellbeing.**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **No reply**

Comments: **No reply**

Policy 2 (Settlement Hierarchy): **No reply**

Comments: **No reply**

Policy 3 (Development in open countryside): **No reply**

Comments: **No reply**

Policy 4 (Climate change and development requirements): **No reply**

Comments: **No reply**

Policy 5 (Green Belt): **No reply**

Comments: **No reply**

Policy 6 (Neighbourhood plans): **No reply**

Comments: **No reply**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **This proposal does not benefit the existing communities. Investment needs to be made in to those, rather than creating new conurbations that are essentially places that it's hoped that 'no one will want to leave'. The surrounding businesses and services, with appropriate investment, should be part of the facilities available to any new housing, rather than setting up competition. The assumption that a bus service that runs very sporadically will be sufficient to remove the need for cars is farcical.**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## Economy Policies

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

## Design and Infrastructure Policies

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## Environment Policies

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## Connections

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## Evidence Base

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

**General Comments:**

**No reply**

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From: Gill Ward [REDACTED]  
Sent: 09 December 2022 15:40  
To: Strategic Planning Consultations  
Subject: FAO [REDACTED] Re Gnosall Proposed Options Document

We would like to register the fact that we do not approve the Proposed Options Document with reference to Gnosall. The reasons behind this are many but we have stated below our key points.

1. Complete disregard for our Neighbourhood Plan. This was a significant document that was carefully and intelligently written and voted for by the people of the village. It should not be ignored. Suggesting this development is disrespectful to the villagers and their democratic rights.
2. Complete disregard of the Settlement Boundary leaving the opportunity for unsustainable developments in other parts of the village.
3. In 2014 SBC strongly objected to the land being developed for housing. The reasons that this was rejected at the time are still very relevant today. Why the change of direction?
4. There has been no improvement of the infrastructure in the village. In fact the opposite. We have lost several amenities over the last few years. The Co-op isn't big enough nor is the site. The local school was built with the knowledge that it wasn't going to be large enough. Subsequently extra housing has been built. The school is full. The doctor's surgery is stretched as is the County Hospital. Bus services are unreliable and often not adequate for the current population. The public transport is poor therefore the burden lies with usage of private vehicles. No bank, a small post office, no butchers...
5. Transport East to West is acceptable but North to South is small, narrow country lanes filled with potholes and uneven surfaces and already used more than the lanes can sustain. Road safety at the junction of Stafford Road is questionable, too, should a large development be permitted. The road is already busy due to the last houses that were built and any increase in traffic along there could impact on the safety at the school and the present new housing: pedestrians and car drivers.
6. A large development will be detrimental to the landscape with implications on the cemetery and other sensitive areas near by.
7. There are brownfield sites in Stafford that should be used not good agricultural land in Gnosall.

In summary. Gnosall has had a significant number of houses built in the last few years and therefore we object to the village being used again. Any disregard of the facts above will result in developers having free rein to build wherever they like. We do not approve the Proposed Options Document with reference to Gnosall.

Yours





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From: [REDACTED]  
Sent: 10 December 2022 23:10  
To: Strategic Planning  
Subject: Stafford Borough Council Local Plan Consultation  
Attachments: Personal response to Meecebrook consultation.docx

Please find attached an objection to the SBC Meecebrook development included in the Local Plan. This is a personal consultation response as a resident of Norton Bridge which will be affected greatly by the development. I would be grateful if you could provide an acknowledgement that this consultation response has been received.  
S Wardle

**Stafford Borough Council Local Plan 2020 Preferred Options Consultation Process.  
Objection to the Meecebrook 'Garden Village' Development**

As a resident of Norton Bridge, I wish to strongly object to Stafford Borough Council's inclusion in its Local Plan of the Meecebrook so called 'Garden Village'.

I totally endorse the objections made by Chebsey Parish Council and also those made by Friends of Norton Bridge that the development is unsustainable in the areas of

- Environmental and social impact
- Flooding and the impact of adjacent areas
- Transport infrastructure and connectivity,

and fails to take the impact of the development on local residents into account. It is particularly sad and hard to understand that the proposed development is on good agricultural land when other brownfield sites are available. The previous proposal for this settlement was on MOD land and the reasons for the change are not obvious and the new site is hard to justify. Developers, of course, do not want to develop brownfield sites as it is not as cheap and easy but that is the sustainable and right thing to do and the Borough Council should act for its residents, not developers.

I am particularly concerned that the concept of garden communities is being used as a convenient 'catch all' solution for local authorities to deliver their housing targets, when evidence shows that rather than being *a largely self-sufficient answer to long term housing needs is highly questionable* and as supporting evidence I have reproduced an extract from Chebsey parish Council's responses to the consultation, dated 6<sup>th</sup> December

**• Jenny Raggett, Project Coordinator at Transport for New Homes, said:**

*Far from being vibrant, green communities, Garden Villages and Garden towns are at high risk of becoming car-dependent commuter estates, research by Transport for New Homes has found. The group examined plans for 20 Garden Communities and found that they will create up to 200,000 car-dependent households, generating high levels of traffic on surrounding roads including motorways.*

*"Put forward by the government as an alternative to characterless estates, Garden Villages may well end up with more tarmac than garden, limited public transport, and few 'village' amenities to walk or cycle to."*

*Further, they squander land and are extremely profitable for landowners, developers and their consultants.*

**• A report by Smart Growth UK (February 2020) states:**

*Despite their obvious unsustainability, cost and community opposition, the Government continues to designate new garden communities and to lavish millions of pounds on their development. Garden communities:*

- *squander land*
- *maximise the infrastructure needs of new developments*
- *damage ecosystem services*
- *degrade biodiversity*
- *have lay-outs which often fail to meet their objective of encouraging walking and cycling*
- *mostly have limited public transport access.*
- *where they have public transport, it is seldom part of a comprehensive network.*
- *damage landscapes. o are often not "communities" in any sense at all - they are merely agglomerations of the sprawl developments around a town, or a series of towns.*

- *are a slow and expensive way of building houses.*
- usually fail to meet the required “Garden City Principles” on things like land value capture and long-term community ownership and control of assets.

Analysis of the current garden community schemes in England clearly confirms that they are:

- overwhelmingly greenfield.
- they are a mix of stand-alone, urban extensions or just agglomerations of all the sprawl in the area.
- few have rail adequate access, and none is closely linked to a dense city rail network.

The government has recently ditched compulsory house building targets for local authorities and new rules will mean that fewer homes can be built if they can show that hitting the target would significantly change the character of an area. This is exactly what Meecebrook will do, which is totally unnecessary, as housebuilding targets could be met in other ways. New Prime Minister Rishi Sunak has said that development should take place on “brownfield, brownfield, BROWNFIELD!” and Michael Gove has said that he would encourage local development plans that would lead to more homes that communities welcome to create neighbourhoods, not dormitories. Meecebrook flies in the face of these statements from both the Prime Minister and the Secretary of State for Levelling Up, Housing and Communities.

Stafford Borough Council does not need to take this poorly evidenced and disastrous step, that benefits landowners and developers and not local residents, so please do not.

Sue Wardle  
Resident of Norton Bridge

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From: Preferred Options Consultation [REDACTED]  
Sent: 11 December 2022 13:44  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Sue Wardle**

Email: [REDACTED]

**Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

**Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

**Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3 - Do you agree with proposed new garden community: No**

Comments: **As a resident of Norton Bridge, I wish to strongly object to Stafford Borough Council's inclusion in its Local Plan of the Meecebrook so called 'Garden Village'. I totally endorse the objections made by Chebsey Parish Council and also those made by Friends of Norton Bridge that the development is unsustainable in the areas of**

- Environmental and social impact
- Flooding and the impact of adjacent areas
- Transport infrastructure and connectivity, and fails to take the impact of the development on local residents into account. It is particularly sad and hard to understand that the proposed development is on good agricultural land when other brownfield sites are available. The previous proposal for this settlement was on MOD land and the reasons for the change are not obvious and the new site is hard to justify. Developers, of course, do not want to develop brownfield sites as it is not as cheap and easy but that is the sustainable and right thing to do and the Borough Council should act for its residents, not developers. I am particularly concerned that the concept of garden communities is being used as a convenient 'catch all' solution for local authorities to deliver their housing targets, when evidence shows that rather than being a largely self-sufficient answer to long term housing needs is highly questionable and as supporting evidence I have reproduced an extract from Chebsey parish Council's responses to the consultation, dated 6th December
- Jenny Raggett, Project Coordinator at Transport for New Homes, said: Far from being vibrant, green communities, Garden Villages and Garden towns are at high risk of becoming car-dependent commuter estates, research by Transport for New Homes has found. The group examined plans for 20 Garden Communities and found that they will create up to 200,000 car-dependent households, generating high levels of traffic on surrounding roads including motorways. "Put forward by the government as an alternative to characterless estates, Garden Villages may well end up with more tarmac than garden, limited public transport, and few 'village' amenities to walk or cycle to." Further, they squander land and are extremely profitable for landowners, developers and their consultants.
- A report by Smart Growth UK (February 2020) states: Despite their obvious unsustainability, cost and community opposition, the Government continues to designate new garden communities and to lavish millions of pounds on their development. Garden communities:
- squander land
- maximise the infrastructure needs of new developments
- damage ecosystem services
- degrade biodiversity
- have lay-outs which often fail to meet their objective of encouraging walking and cycling
- mostly have limited public transport access.
- where they have public transport, it is seldom part of a comprehensive network.
- damage landscapes.
- are often not "communities" in any sense at all - they are merely agglomerations of the sprawl developments around a town, or a series of towns.
- are a slow and expensive way of building houses.
- usually fail to meet the required "Garden City Principles" on things like land value capture and long-term community ownership and control of assets. Analysis of the current garden community schemes in England clearly confirms that they are:
- overwhelmingly greenfield.
- they are a mix of stand-alone, urban extensions or just agglomerations of all the sprawl in the area.
- few have rail adequate access, and none is closely linked to a dense city rail network. The government has recently ditched compulsory house building targets for local authorities and new rules will mean that fewer homes can be built if they can show that hitting the target would significantly change the character of an area. This is exactly what Meecebrook will do, which is totally unnecessary, as housebuilding targets could be met in other ways. New Prime Minister Rishi Sunak has said that development should take place on "brownfield,

**brownfield, BROWNFIELD!” and Michael Gove has said that he would encourage local development plans that would lead to more homes that communities welcome to create neighbourhoods, not dormitories. Meecebrook flies in the face of these statements from both the Prime Minister and the Secretary of State for Levelling Up, Housing and Communities. Stafford Borough Council does not need to take this poorly evidenced and disastrous step, that benefits landowners and developers and not local residents, so please do not.**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No**

Comments: **See comment on Meecebrook**

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

Comments: **The evidence of why Meecebrook is a more preferable option than brownfield site developments**

### **General Comments:**

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 11 December 2022 10:10  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Alan Weaver**

Email: [REDACTED]

**Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Environment Policies**

**Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

**Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**



Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Not asked**

Comments: **Not asked**

Policy 10 (West of Stafford): **Not asked**

Comments: **Not asked**

Policy 11 (Stafford Station Gateway): **Not asked**

Comments: **Not asked**

Policy 12 (Other housing and employment land): **Not asked**

Comments: **Not asked**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Not asked**

Comments: **Not asked**

Policy 14 (Penk and Sow): **Not asked**

Comments: **Not asked**

Policy 15 (Stone Countryside): **Not asked**

Comments: **Not asked**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **Not asked**

Comments: Not asked

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and

forestry development, tourism development and canals. Do you agree? **Not asked**

Comments: **Not asked**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **Not asked**

Comments: **Not asked**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Not asked**

Comments: **Not asked**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **Not asked**

Comments: **Not asked**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Environment Policies**

**Q12** - Do you agree with policies? **Yes**

Comments: **Why destroy areas of natural beauty and outdoor facilities when brown field sites should be utilised for building developments**

### **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

### **General Comments:**

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 11 December 2022 23:31  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **James Went**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **You will already be aware that there is not sufficient infrastructure to support a development in the area around the Meece Brook of up to (potentially) 6,000 houses. This is approaching two and a half times the number of houses in the entire parish of Eccleshall\*. In particular, the road network only comprises 'B' roads and unclassified roads, and the drainage for this area relies on the Meece Brook and the River Sow, the waters of which flow through Stafford Town Centre before discharging into the Trent. The proposed railway station would have no direct access to Stoke-on-Trent without having to travel to Stafford or Crewe first, and then changing trains. This will, undoubtedly, put far too much pressure on local roads not capable of supporting an increase in traffic on this scale. Given that new schools, a surgery, shops and sewage works will have to be provided, the size of the proposal which includes, reportedly, "974 acres of employment land" will devastate this relatively quiet part of rural Staffordshire, predominantly dairy pasture (Staffordshire accounts for 8% of England's dairy production) \*\*. It is surprising that this location is being considered at all, when another of the proposed areas (Hixon and Weston) has so much more to recommend it for a development of this scale, being adjacent to the A51, draining into the Trent and having level land on, and surrounding, the former airfield where visual impact will be minimised. In addition, if a railway station were to be provided at Hixon it would have a direct link with Stoke-on-Trent as well as Rugeley and Lichfield. The Trent and Mersey Canal running adjacent to the A51 is an asset that can't be replicated at Meece Brook, offering both fishing and an opportunity to establish boat hire in the vicinity. Aston Marina and Great Haywood Marina are outstanding and profitable examples of how popular this canal has become. To sum up, the area at Hixon and Weston has superior infrastructure with the River Trent, the A51, the railway and a canal all running in parallel adjacent to land on and surrounding the former airfield. Development of the area would have far less visual impact than the area surrounding Meece Brook. Taking these facts into account, planners have an opportunity, even now, to reconsider where to site this huge development. \***

**<https://www.ukcensusdata.com/eccleshall-e05007019> \*\* <https://www.staffordshire-live.co.uk/news/local-news/plan-build-entire-new-village-7636892> \*\***

**<https://www.staffordshire.gov.uk/environment/Environment-and-countryside/Documents/Staffordshire-Agri-food-Economy-Review-Final-Report.pdf>**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No**

Comments: **The A34 north of Stafford has become a feeder for rapid development either side of the trunk road. The area has many Staffordshire County Council smallholdings which are offering young farmers an essential opportunity to start up in agriculture. How many years at the current rate will it take for this urban sprawl to link up with Stone Business Park?**

Policy 10 (West of Stafford): **No**

Comments: **The area to the west of the M6 up to the Shropshire border comprises Staffordshire's parkland contributing to agricultural wealth. The land is far better managed in this way than developing it for residential or industrial use.**

Policy 11 (Stafford Station Gateway): **Yes**

Comments: **No reply**

Policy 12 (Other housing and employment land): **Yes**

Comments: **The area west and north of Hixon has much to recommend it for a development of this scale, being adjacent to the A51, draining into the Trent and having level land on, and surrounding, the former airfield where visual impact will be minimised. In addition, if a railway station were to be provided at Hixon it would have a direct link with Stoke-on-Trent as well as Rugeley and Lichfield. The Trent and Mersey Canal running adjacent to the A51 is an asset offering both fishing and an opportunity to establish boat hire in the vicinity. Aston Marina and Great Haywood Marina are outstanding and profitable examples of how popular this canal has become. In brief, the area at Hixon has superior infrastructure with the River Trent, the A51, the railway and a canal all running in parallel adjacent to land on and surrounding the former airfield. Development of the area would have far less visual impact than some of the other areas proposed.**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## **Economy Policies**

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

Comments: The former GEC / Lotus factory in Stone presents a wonderful opportunity and could be utilised in one or more of the following ways: 1) Affordable residential flats (similar to the adaption of the King Edward VI School buildings in Friars' Terrace, Stafford). Far too many houses being built in Stafford Borough at present have a prohibitive price tag for first time buyers or single people. 2) Artisan workshops for start up businesses (an example being the 'Big Peg' in Hockley, Birmingham, and no doubt similar schemes nearer to home). Currently, available units in Stone tend to be on a much larger scale. 3) A shopping centre (along the lines of the old Shrewsbury Hospital conversion). Given the UK's current financial situation it is likely many businesses will be looking for less expensive accommodation in order to survive.

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and

forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Yes**

Comments: **Gypsies and Travellers are very much in need of land where they can reside without fear of harassment. If every planning authority were to provide these sites, it would lessen tensions between the travelling communities and landowners.**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

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

Comments: **The evidence for siting a so called 'garden community' in the area of the Meece Brook is sorely lacking - much of it has not yet been published, so the public are rather in the dark. The plan should be put on hold until the Borough Council has published sufficient evidence to allow proper consultation to take place.**

### **General Comments:**

**No reply**

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From: Keith Weston [REDACTED]  
Sent: 06 December 2022 15:36  
To: Strategic Planning  
Subject: Stafford Borough Local Plan 2020-2040 Preferred Options Consultation  
Attachments: 2020-2040 local plan submissionl.doc

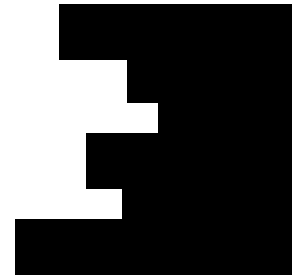
Please find attached letter for your attention.

Regards

Keith Weston

Sent from [Mail](#) for Windows





Ref. Stafford Borough Local Plan 2020-2040

Dear Sir or Madam,

Further to my attendance at the Consultation Event held at Eccleshall Community Centre on the 10<sup>th</sup> November 2022 please find my comments to be associated with the Preferred options consultation. My main concerns centre on services, which will be required for the proposed Meecebrook Garden Community and the phasing of facilities proposed for the site.

Flooding and sewerage are major concerns in Eccleshall and without clear statements as to how the issues will be dealt with will cause wide spread concern and opposition to the scheme. This situation can be illustrated by the following facts. Manhole covers being lifted in the middle of carriageways due to the volume of surface water entering the sewer during times of heavy/continual rain. Currently sewerage from the existing plant is being discharged into the river Sow when the existing plant cannot cope.

All of these issues need very careful consideration and planning before the go ahead for this scheme can take place. If past experience of planning is anything to go by anything could happen. The last developments in Eccleshall were clearly not properly researched and planned. This is backed up by the need to install 15Km of electric cable and the building of a new sub station at Johnson Hall as the grid was not able to cope. All done after building completed.

Similar planning consideration will need to be given to items the new development is proposed to deliver. For example schools, shops and health care. It will be of little use if at least some temporary solutions are not in place when the first house is occupied.

Again history shows that the old Middle school building and site were taken for development of houses. Only to find children came with some

of the new house owners requiring mobile classrooms to be erected as the existing school building had been demolished.

Yours faithfully

Keith Weston

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From: Preferred Options Consultation [REDACTED]  
Sent: 26 November 2022 18:59  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Craig white**

Email: [REDACTED]

**Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Site Allocation Policies**

**Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

**Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No**

Comments: **No reply**

Policy 10 (West of Stafford): **Yes**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **Yes**

Comments: **No reply**

Policy 12 (Other housing and employment land): **Yes**

Comments: **No reply**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

### **Economy Policies**

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

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and

forestry development, tourism development and canals. Do you agree? **Yes**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

### **General Comments:**

**No reply**

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From: [REDACTED]  
Sent: 07 December 2022 18:43  
To: SPP Consultations  
Subject: Meecebrook garden settlement

Dear Sir/ madam,

I wish to strongly object to the proposed plan for 6000 homes in an area that simply cannot take anymore development.

There appears to be no plans to create new roads or even update the current network which is already overstretched at peak times. The strain on other vital services, such as doctors, schools, dentists, police has already gone beyond a tipping point as it is. It really is incumbent on you to stand up to central government and resist any financial incentives. Yours faithfully

Jason White.

Sent from my Galaxy

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From: Preferred Options Consultation [REDACTED]  
Sent: 10 December 2022 20:38  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Lee White**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Vision and Objectives**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? To develop a high value, high skill, innovative and sustainable economy. , To strengthen our town centres through a quality environment and flexible mix of uses. and To deliver infrastructure led growth supported by accessible services and facilities.**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **No**

Comments: **The Meecebrook site is not being fully exploited. The Stone settlement strategy is flawed in that development which should be placed at Meecebrook to create a fully sustainable settlement is located in Stone. The idea that Stone can be subjected to planning uncertainty by what amount to urban fringe 'option sites is flawed and fails the tests of soundness for the lack of certainty. The evidence base does not support what amounts to the provisional allocations of PHAs STO13 and STO16.**

Policy 2 (Settlement Hierarchy): **No**

Comments: **the settlement hierarchy is flawed as this does not recognise the importance of the Meecebrook settlement.**

Policy 3 (Development in open countryside): **No**

Comments: **The previous plan created a loophole where 'rural exception sites' slipped**

**through when in countryside adjacent to the settlement boundaries. This type of development should be stopped.**

Policy 4 (Climate change and development requirements): **No reply**

Comments: **No reply**

Policy 5 (Green Belt): **No reply**

Comments: **No reply**

Policy 6 (Neighbourhood plans): **No**

Comments: **The Stone NP has a defensible settlement boundary that the allocation of PHAs STO13 and STO16 ignores.**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Yes**

Comments: **the new development is not large enough. the development potential needs to be maximised. The railway station and other infrastructure should be front loaded. As this appears to be reliant on public capital funding subsidy the Council should provide clarity in the viability assessment as to how this will be achieved.**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Yes**

Comments: **No reply**

Policy 10 (West of Stafford): **Yes**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **Yes**

Comments: **Fully support this. HS2 readiness needs to be considered**

Policy 12 (Other housing and employment land): **No**

Comments: **STO13 and STO16 are not required, have no proven evidence base and should not be allocated. Flooding in this area is well known with limited analysis in the SFRA. The transport 'position paper' is weak and lacks details of the transport effects of the specific site allocations. This lack of attention to detail makes the individual allocations suspect and the plan not in compliance with the NPPF.**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**



Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

## Economy Policies

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No**

Comments: **The rural exception site loophole seen in the last plan needs to be closed to prevent the unfettered exploitation of sites immediately outside of settlement boundaries.**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No**

Comments: **The rural exception site loophole seen in the last plan needs to be closed to prevent the unfettered exploitation of sites immediately outside of settlement boundaries.**

## Design and Infrastructure Policies

**Q11** - Do you agree with policies? **Yes**

Comments: **No reply**

## Environment Policies

**Q12** - Do you agree with policies? **Yes**

Comments: **No reply**

## Connections

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **Yes**

Comments: **Transport evidence is weak and provides no narrative on the site allocations made.**

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

Comments: **More detailed transport evidence**

## **General Comments:**

**The Meecebrook site is a major opportunity for the Borough. The current plan fails to make the most use of this opportunity with poor proposed build out rates and relatively low density development. This plan fails to firmly close the rural exception sites loophole seen in the last plan to prevent unfettered opportunistic development of such sites near / adjacent to the defined existing settlement boundaries. Site allocations have an evidence base which is limited in scope and fails to justify the allocations; leaving these sites as effectively 'option sites' is unwarranted and imports into the plan a degree of uncertainty which fails the NPPF tests of soundness.**

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From: Preferred Options Consultation [REDACTED]  
Sent: 12 December 2022 11:34  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Adrian Whitehouse**

Email: [REDACTED]

**Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **General Comments**

**Vision and Objectives**

**Q1** - Which 3 are most important to you? **Not asked**

**Development Strategy and Climate Change**

**Q2** - Do you agree with each of the policies in this chapter?

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Not asked**

Comments: **Not asked**

Policy 10 (West of Stafford): **Not asked**

Comments: **Not asked**

Policy 11 (Stafford Station Gateway): **Not asked**

Comments: **Not asked**

Policy 12 (Other housing and employment land): **Not asked**

Comments: **Not asked**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Not asked**

Comments: **Not asked**

Policy 14 (Penk and Sow): **Not asked**

Comments: **Not asked**

Policy 15 (Stone Countryside): **Not asked**

Comments: **Not asked**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **Not asked**

Comments: Not asked

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and

forestry development, tourism development and canals. Do you agree? **Not asked**

Comments: **Not asked**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **Not asked**

Comments: **Not asked**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Not asked**

Comments: **Not asked**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **Not asked**

Comments: **Not asked**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Environment Policies**

**Q12** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Connections**

**Q13** - Do you agree with policies? **Not asked**

Comments: **Not asked**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **Not asked**

Comments: **Not asked**

**Q15** - Do you think there is any further evidence required? **Not asked**

Comments: **Not asked**

### **General Comments:**

Having considered the Local Plan 2020-2040 proposed options consultation information, my feedback and commentary, relating to Woodseaves service village is as follows: 1. I am in favour of a single, sizeable development on one site in the village, as opposed to

multiple smaller in-fills, as I believe this will bring to the village required infrastructure investment, and will better benefit the local school, local businesses and the community. 2. A single, sizeable development should only be permitted with appropriate access to the highways that minimises impact to current residences. 3. A car park for the local school must be a requirement of any single, sizeable development, wherever the development is ultimately located. 4. Play facilities accompany development over a certain scale. This is something that will benefit the community, and should be sited on or adjacent to any housing development. 5. A single, sizeable development should not exceed the volume of homes for that site in the current proposed options, and should be considered in line with the announcement from Secretary of State for Levelling Up, Housing and Communities, Michael Gove on Monday 5th December 2022 that 'new development must have the support of local communities,' and the removal of housing targets. 6. I agree with the individual site assessment evaluation outcomes of sites from the non-finalised High Offley Neighbourhood Plan. 7. Willowcroft's green area should be protected as an official 'green space'.

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From: THELMA WHITFIELD [REDACTED]  
Sent: 10 December 2022 18:13  
To: Strategic Planning  
Subject: Meecebrook - Garden Settlement

Dear Sir/Ms.,  
re Meecebrook Garden Settlement - the proposal to build 6,000 homes, more than half of which will be in the very rural Chebsey parish.  
I object strongly to this development as the agricultural ground it will destroy is too precious to lose.

Nationally we find that increasing populations need increasing amounts of food, and importing food to meet our deficit is the route to dependence, problems and probable poverty.

There are many other areas that are unsuitable for growing crops which would be by far a better choice for development.  
There are other points to support my objection, such as the flooding we already experience which would be worsened by having more natural 'soak it up' land replaced by hard concrete and tarmac, the increased traffic and related problems and the deciduous woodland that should be preserved, not destroyed.

Please note my strong objection to this development  
Yours faithfully  
Mrs. Thelma Whitfield  
My husband Mr. David Whitfield objects as well but his letter may be late because of the post and he does not use the internet.

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

10th December 2022

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From: Preferred Options Consultation [REDACTED]  
Sent: 15 November 2022 12:22  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Dianne Whittingham**

Email: [REDACTED]

**Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

**Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

**Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**



Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **I have a number of concerns about this new proposed development:-** 1. You state in your consultation material that SBC need to build 10700 new homes between 2020-2040, but you also state that 6200 are already underway, so why is there a need to build 3000 houses followed by another 3000 house at a new proposed site of Meecebrook Garden Community? Coupled with the new Stafford Gateway development, continuing development of Marston Gate, surely all of these developments will deliver way beyond the 10700 homes? 2. I am interested to know who and when it has been decided that this area is to be designated for such a large-scale development, one can only assume that the landowners, developers, planners, Councillors and MPs are working together with no regard for local residents and countryside environment 3. If this proposed mixed use development goes ahead, what are the detailed proposals to manage the extensive increased volume of traffic, both for residents' cars but also heavy HGVs etc servicing the new employment Land? The consultation only mentions High Quality Transport Routes 4. The wider local area suffers badly from flooding already, not just within the existing villages and towns but also across the existing roads and county lanes, building on these green pastures will only result in increasing these problems? 5. What about the local flora, fauna and characteristic of the local area, this development will completely and dramatically devastate and change the local character of the area. It is stated that development will be focused on the higher tiers to ensure that development takes place in the most sustainable locations, how can devastating and destroying such a large area of green space be classed as "sustainable"? 6.If the existing residents and community wanted to live a "New Town" they would live in areas such as Telford and Milton Keynes, this proposal is being forced upon us with no consideration to preserve the quality and way of life of local residents, all for the sake of individual wealth. The new revised plan is now so close to Eccleshall, it is effectively simply an urbanisation of Eccleshall rather than a sold called "Garden Community" 7. Stafford Town centre continues to be in decline, even with the new Stafford Gateway proposal, surely this volume of new inhabitants destined for the new development of Meecebrook Garden Community would be far better suited to be located closer to Stafford Town Centre to support and recreate a vibrant market town, which in turn will support the wider area.

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Yes**

Comments: **This was already outlined in the local plan of 2014 and is closer enough to Stafford Town Centre to support its much needed regeneration to ensure it is a vibrant Staffordshire County Town**

Policy 10 (West of Stafford): **Yes**

Comments: **This was already outlined in the local plan of 2014 and is closer enough to Stafford Town Centre to support its much needed regeneration to ensure it is a vibrant Staffordshire County Town**

Policy 11 (Stafford Station Gateway): **Yes**

Comments: **Support the regeneration of Stafford Town Centre into a vibrant successful Staffordshire County Town**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **No reply**

Comments: **No reply**

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

## **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

## **General Comments:**

**No reply**

---

From: Robert Whitworth [REDACTED]  
Sent: 10 December 2022 08:58  
To: SPP Consultations  
Subject: Meecebrook Garden Village

I wish to protest against the above proposed new development on the outskirts of Eccleshall putting unacceptable strain on services on the Village of Eccleshall roads and infrastructure.

Robert & Valerie Whitworth  
[REDACTED]

Sent from my iPhone



As a resident in the vicinity of the proposed development area, for the new garden community/town of Meecebrook, this is a representation voicing my concerns.

I have reservations about the development including the use of nearly a 1000 acres of the best and most versatile agricultural land. With large pockets of woodland, planting and habitat that will be lost. It's inclusion comes with no evidence of a new Issues and Options review after the M O D pulled their land.

At this point I have seen no evidence of the viability of building primary and secondary schools, social areas, commercial premises and community centres to accommodate the many occupants of new housing. All local doctors are stretched to their limits, hospitals are full and ambulance waiting times are at an all time high. Feasibility studies provide compelling proof that building rate assumption is unrealistic and would not be delivered on time.

Considering that Meecebrook has NO strategic road network expensive and massive infrastructure would need to be delivered before any dwellings are built. There is already significant pressure on surrounding villages and the town of Eccleshall. The development of 6000 houses would undoubtedly cause major disruption due to traffic congestion, sewage and rainwater drain off. The rivers Sow and Meece have already flooded on numerous occasions threatening property and main shops, especially in Eccleshall. A police station would be advisable, as considering the lack of amenities for younger people, this could lead to more crime and anti social behaviour.

Sustainability of food production is very much under threat. This area grows substantial amounts of vegetables for the local shops and



population, grain and maize for local farmers and animal feed companies. Where is the production land coming from ? As stated in your Local Plan the Borough Council aims "to sustain the attractive and distinctive quality of the natural environment ". How can this be maintained with the destruction of agricultural land and your " priorities of environmental enhancement ".

Destroying the natural environment of mature trees ,hedgerows and arable land ,not only for the abundance of wildlife we have in the beautiful countryside around are area, but to maintain your duty to reduce " carbon footprint. " Wouldn't garden communities be better sited on brown field areas or locations that already have road networks, adequate services and infrastructure in place to be available to facilitate early residents.

To sum up ,the current development strategy would , by accounts, be unrealistic and undeliverable on time undermining the Borough strategic plan and a total disaster for the natural environment and climate change. To reconsider attaching garden communities to existing settlements and brownfield would be a far better solution

Yours faithfully

[Redacted signature]

Mr. R. Whitworth

Stafford Council  
12 DEC 2022  
-Received

[Redacted address]

Strategic Placement and Placemaking  
Stafford Borough Council  
Civic Centre  
Riverside  
Stafford  
ST16 3AQ

7th December 2022

**Meecebrook-New-Garden Settlement. OBJECTION**

Dear Sirs

I am writing to **formally object** to the proposal for a new garden settlement at Meecebrook.

As a resident of Chebsey Parish, I am alarmed and concerned at the proposal, within the Local Plan, with little consultation of the residents who live within the outlying villages, and no confirmed reasons for this location.

The environmental impact on this area does not seem to have been thought through, as the proposal is to be approx 6000 homes built on Greenfield land, a large proportion which is graded 2 and 3 agricultural land., with large areas of deciduous woodland, as well as important habitat. The brownfield area has been withdrawn and no updated policy can be viewed as to why the BC is continuing with this location.

Surely this is not in keeping with the Boroughs stated objectives within its own Biodiversity Policies.

Building such a large development on this land may increase the risk of further extensive and more frequent flooding on an already recognised flood risk area. If you refer to the SBC's Environment Agency's Review Policy (JULY 2021), can you support and justify why you are ignoring this guidance.

There is a suggestion that there will be some infrastructure to support the residents of Meecebrook, but there is no evidence of any constructive research to support this idea.

The roads , along with all the other services; schools GP surgeries, hospitals etc. , are overburdened now, so the impact on these services would be catastrophic, within such a rural area.A proposal for a railway link is suggested. Again no evidence that any survey by Network Rail has been carried out.

**I therefore strongly object to the Meecebrook option for a garden settlement and hope that the Borough Council will rethink its proposal, based on this being a totally unsuitable location.**

**Trevor Whyte**

A large black rectangular redaction box covering the signature area.

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From: Andrew Wildblood [REDACTED]  
Sent: 06 December 2022 21:23  
To: SPP Consultations  
Subject: Stafford Borough Local Plan 2020-2040 'MeeceBrook Development'

Hello,

Reference your Site Plan (dated August 2022) illustrating the Meecebrook footprint in orange.

The Inclusion of the 'active' MOD Firing Range plus ex-VOSA Test Centre/Cold Meece Railway Station site is perhaps faulty and should be re-considered. This area contains underground 'wartime' bunkers and un-exploded ordnance as seen by the MOD Warning signs which surround this area.

The original plan was to re-lay the Yarnfield Spur Railway line from Stone to Crewe with the station close to where it had been during the war. A much more useful idea.

The current development is to not re-purpose the ex-Badnall Wharf station, but to build south/east of it around the 'balance lakes' for Meece Brook, why?

I was under the impression that other sites were appraised including Hixon & Seighford Airfields along with Meecebrook. As Hixon and Seighford are/were to an extent 'brownfield' (due to being built over by Airfield infrastructure), why was the decision made to develop green farmland at Meece Brook? Is it easier to dig-up/develop (less hassle)?

M6 Connections don't seem to be included/available to Meece Brook development, where-as the development corridor at J14 is being pursued

with vigor, what thoughts on this issue?

Best Regards

Andrew Wildblood



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From: [REDACTED]  
Sent: 09 December 2022 08:17  
To: SPP Consultations  
Subject: Proposed Development Meecebrook

Dear Sirs

We would like to express our concerns regarding the proposed development near Swynnerton, Slindon and Eccleshall - 'Meecebrook'

The proposal is for development to such a size that in reality it would be impossible to service.

Currently Eccleshall is a conservation zone which is already under great pressure. Increased traffic and people would bring Eccleshall to a grinding halt, affecting existing Business' and Residents. This would hugely impact upon the capacity for treatment of sewage. There are already existing problems with flooding in these areas which would become unmanageable with more infrastructure.

We do not feel the existing Community has been adequately consulted and the Human Rights of the Community are largely being ignored.

This project would be better placed on land closer to the M6 for ease of transport links and public utilities.

Yours faithfully

Mr & Mrs E L Wilkinson  
Residents  
Slindon  
Staffordshire

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From: Preferred Options Consultation [REDACTED]  
Sent: 12 December 2022 01:44  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Hazel Ann Williams**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Development Strategy and Climate Change Response**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **No**

Comments: **Stone has been allocated 7% of new housing for the borough of Stafford. This is a total of 370 new houses which will be in addition to the 511 houses ( 243 completed plus 268committed). This represents a disproportionate allocation to Stone.**

Policy 2 (Settlement Hierarchy): **No**

Comments: **Stone is currently classed as Tier2. Meecebrook is likely to have 6,000 new houses by 2050, so it is difficult to understand why theCouncil is forging ahead with Tier 2proposals despite Meecebrook provision.**

Policy 3 (Development in open countryside): **No**

Comments: **I understand there is a widely held principle that development does not usually take place outside the settlement boundary - however that is the proposal - which is on agricultural land**

Policy 4 (Climate change and development requirements): **No**

Comments: **There are concerns about what source of heating and cooking will be provided in new homes if there is”no on site fossil fuel consumption”**

Policy 5 (Green Belt): **No**

Comments: **Aston Lodge Park does not enjoy the protection of any green belt areas.**

Policy 6 (Neighbourhood plans): **Yes**

Comments: **No reply**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Yes**

Comments: **The proposal for Meecebrook development includes vital new infrastructure**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Yes**

Comments: **No reply**

Policy 10 (West of Stafford): **Yes**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **Yes**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No**

Comments: **STO13 and STO16 proposed developments are both adjacent to Aston LodgePark which would result in228 additional houses . These would further worsen the traffic congestion around the level crossing plus place unmanageable pressure on already overloaded schools,GPsurgeries, Dentists, pedestrian access and safety.**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Yes**

Comments: **No reply**

Policy 14 (Penk and Sow): **Yes**

Comments: **No reply**

Policy 15 (Stone Countryside): **Yes**

Comments: **No reply**

## Economy Policies

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

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **Yes**

Comments: **No reply**

## Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No**

Comments: **Affordable Housing -it is important that C5A Rural Exception Policy is not used again to circumvent planning restrictions,which has happened recently with areas outside the settlement boundary.**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Yes**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No**

Comments: **No reply**

## Design and Infrastructure Policies

**Q11** - Do you agree with policies? **Yes**

Comments: **No reply**

## Environment Policies

**Q12** - Do you agree with policies? **No**

Comments: **There has been flooding on AstonLodge previously, back in 2004. This was then improved by the flood alleviation scheme - however development on STO13 could increase the risk of flooding.**

## Connections

**Q13** - Do you agree with policies? **Yes**

Comments: **No reply**

## Evidence Base

**Q14** - Have we considered all relevant studies and reports? **Yes**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

**General Comments:**

**No reply**

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From: [REDACTED]  
Sent: 22 November 2022 15:42  
To: Strategic Planning  
Subject: Stafford station gateway

As a resident of castlefields i have seen the development of burleyfields and now we are going to have development around Stafford station. We understand the need for sufficient housing but we are concerned about the facilities and services for the extra housing. We do not have a good bus service on castlefields, the doctors seem to be unable to cope and what about a primary school for all the extra families how far do people have to go to access basic services. We require the services and facilities to cope with the extra amount of people and housing.

From Susan & Keith Williams

Sent from my iPad

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From: Preferred Options Consultation [REDACTED]  
Sent: 22 November 2022 19:39  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **David Wills**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **As a resident of Norton Bridge I strongly object to the proposed large scale development at Meecebrook which seems to have moved from brownfield land at Swynnerton to greenfield land just up the road, conveniently. Are there not more suitable brownfield sites in the Borough which should be considered instead, as per planning policy?? My concern is that despite being marketed as a garden village, this is essentially going to be a massive densely built up housing estate, plonked in the middle of nowhere. The railway station which the plans all seem to promote as making it viable, is in no way guaranteed or agreed, and in fact unlikely, given we already had a local station in Norton Bridge serving Eccleshall and all the local villages, which was closed. My concern is the local infrastructure is not suitable for such a large scale development. You talk about creating local amenities and infrastructure, in reality most people living there are going to commute by car. There are not many employers in the Borough easily accessible to commute by rail. The lanes round here are already used to capacity and will not be able to cope with any more vehicles at rush hour. If say 1000 people from this development need to get to the M6 J14 every morning, they have got 3 choices - via the Eccleshall mini roundabout which already gets to a standstill at rush hour, via the Walton roundabout at Stone, which again already gets heavily backed up, or through Norton Bridge, which is the shortcut many people will take. Many commuters from Yarnfiels already commute through our village to avoid the traffic jams at Stone. Our village already sees far too much traffic speeding through and not observing our 30mph limit - and if you have ever used the bridge just past Worston you will know that bridge is already dangerous with the current level of traffic, it can't cope with any more. IF this development is passed, regardless of all the local objection, which I know it inevitably will be... Then there should be conditions put in place: 1) schools and doctors surgery should be built and open and operational BEFORE any houses are built; otherwise people moving in will be forced to register at schools/doctors in Eccleshall/Stone who cannot handle any more capacity; 2) a substantial upgrade should be done to the road through Norton Bridge and the Worston Bridge, including traffic calming measures that the village is crying out for, there is strong feeling about this locally; I would like to see traffic buildouts or raised speed bumps. The bridge at Worston should also be bypassed with a new road bridge going behind the houses, leaving the current very narrow twisty bridge as a one way bridge, a cul de sac just leading to the houses; or a pedestrian footbridge. I hope these comments and our local concerns can be taken into account, as this development will impact us massively in Norton Bridge. Many Thanks.**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**



Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

### **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

### **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

### **General Comments:**

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 11 December 2022 17:07  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Ian Willshaw**

Email: [REDACTED]

**Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

**Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

**Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **With Stafford Borough Council declaring a climate emergency, I find it incredible that there is a proposal to destroy approx. 1000 acres of prime green belt agricultural land to provide housing for Stafford and Dudley. Towns are places for houses and if the council are really committed to reviving Stafford town centre then a rural new town would seem to be contra to this ideal. The placement of 6,000 houses in the Meecebrook new town, it cannot seriously be referred to as a village, will add approx. 10,000 cars to an already stretched local road network. The millions spent to improve rail speeds on this stretch of track, including the closure of Norton Bridge Station, leads one to suppose that any new station would negate the rail speed improvement schemes recently undertaken. I am objecting to the proposal as a local resident of this new town development.**

## **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **Yes**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No**

Comments: **No reply**

## **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Yes**

Comments: **No reply**

Policy 14 (Penk and Sow): **Yes**

Comments: **No reply**

Policy 15 (Stone Countryside): **Yes**

Comments: **No reply**

## Economy Policies

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

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **Yes**

Comments: **No reply**

## Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **Yes**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **Yes**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **Yes**

Comments: **No reply**

## Design and Infrastructure Policies

**Q11** - Do you agree with policies? **Yes**

Comments: **No reply**

## Environment Policies

**Q12** - Do you agree with policies? **Yes**

Comments: **No reply**

## Connections

**Q13** - Do you agree with policies? **Yes**

Comments: **No reply**

## Evidence Base

**Q14** - Have we considered all relevant studies and reports? **Yes**

Comments: **No reply**

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

Comments: **No reply**

**General Comments:**

**No reply**

---

From: [REDACTED]  
Sent: 07 December 2022 19:33  
To: Strategic Planning  
Subject: Meecebrook Garden Settlement

Mark Wilson  
[REDACTED]  
[REDACTED]  
[REDACTED]

### Meecebrook Garden Settlement

Please be advised our household strongly object to the subject development on the following grounds:

Impact on House Prices – The prospect of such a huge development and the inherent disruption this will cause on the area, will undoubtedly result in our homes becoming less attractive and ultimately cause house prices to drop considerably. Norton Bridge has been our family home for over 20 years. If the development goes ahead will have no choice but to move out of the area. We chose to live our lives in a rural location, not on the fringes of a town.

Concurrent HS2 Work – The combination of such a huge development and the HS railhead will have significant compound effect on the local highway infrastructure. During the 3-year period of Staffordshire Alliance rail work at Norton Bridge in 2015, the highways disruption was significant. This was despite highway mitigations which simply didn't work. Examples include mud on roads all year round, traffic lights which constantly failed and traffic diversions through rural locations not suitable for the volume of traffic.

Lack of Highway Consideration – During the recent public consultation I was informed the project had been running almost for 5 years, yet when I asked what highway surveys had been conducted, I was amazed to be told these had yet to be factored in. The impact of any amount of traffic increase at the following locations would have a significant impact on road safety and ability for the network to cope.

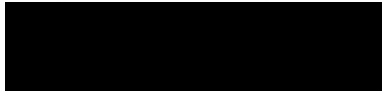
- Walton Roundabout
- Eccleshall Town Centre
- Norton Bridge to Worston Lane

I have not spoken to a single person that supports the notion of a new town located in our beautiful rural area. Please take onboard my comments and those from other very unhappy residents; and hopefully Stafford BC and stakeholders will conclude the idea is a non-viable development.

Mark Wilson



11<sup>th</sup> December 2022



Stafford Borough Council  
Stafford



Dear Sir

Re: Proposed Options

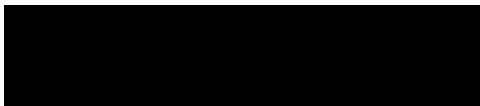
I am a resident of Gnosall and am very concerned about the option to build a large number of new properties, in particular the mass of 100 houses off the A518.

Gnosall has had many new houses built recently and this has put a strain on existing services, in particular:

1. Our Surgery and Pharmacy – these are both are under a great deal of strain to cope with the current existing patients – they cover Gnosall and outlying villages and cannot cope with current demand - it already takes approx two weeks to get an appointment with the doctor.
2. Our school is also under strain – there are already parents who cannot get their children into the school, even if they already have siblings attending. Parents are already having to drive to schools outside the village because of the lack of space for the existing children.
3. The proposal is undemocratic inasmuch as it is outside the Settlement Boundary which had massive support of over 90% of voters. If allowed, this and other planning applications would quickly follow putting even more strain on existing services.
4. Stafford Borough Council very strongly objected to development on this agricultural land back in 2014 and presumably spent a great deal of time and money in doing so. All those reasons you put forward then are still relevant and therefore must still apply.

I hope you will take all these points into consideration – Gnosall is a village which is loved by all residents – it is not a town with a lot of infrastructure and doesn't want to be. Please help us to keep us a pleasant and friendly village which is not targeted by developers.

Yours faithfully



Mrs J M Winkle,







10<sup>th</sup> December 2022



Principal Planning Officer  
Stafford Borough Council  
Stafford

Dear Sir,

I wish to comment on the proposed development of 100 houses off the A518 in Gnosall.

This proposed development is outside the existing Settlement Boundary which was supported by the majority of residents when it was formulated and accepted. If this proposal is actioned, it would open the doors to developers who would immediately want to build outside the settlement boundary.

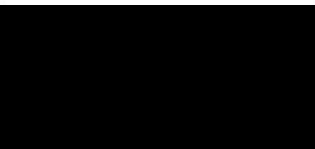
Our village has had more than its fair share of development in recent years which has put a lot of strain on present infrastructure . Our school and surgery are both full to capacity and struggle to cope, a number of our small shops have closed and the replacement Co-op carries only a limited amount of stock.

The land proposed is good agricultural land and should be maintained as such, particularly as we are now having to take food production and safety into consideration.

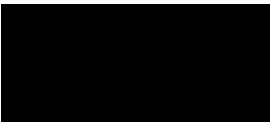
The mass and scale of this particular proposal would severely adversely affect existing older properties and and also the peace and tranquillity of the cemetery.

In conclusion, please let our village remain a village and not an over-populated, under-resourced, sprawling conurbation.

Yours faithfully



R.J. Winkle



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From: Preferred Options Consultation [REDACTED]  
Sent: 22 November 2022 22:58  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Matthew Wood**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **No reply**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? To develop a high value, high skill, innovative and sustainable economy. , To strengthen our town centres through a quality environment and flexible mix of uses. and To secure high-quality design.**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **No**

Comments: **Adding more housing to Stone is completely unworkable in the current locations. The road system is already overworked. There are a lack of GP and Dentistry spots and the increased flood risk is a major concern for safety and the environment**

Policy 2 (Settlement Hierarchy): **No**

Comments: **Meecebrook should be the preferred settlement. Stone is unworkable**

Policy 3 (Development in open countryside): **No**

Comments: **No reply**

Policy 4 (Climate change and development requirements): **No**

Comments: **No reply**

Policy 5 (Green Belt): **No**

Comments: **No reply**

Policy 6 (Neighbourhood plans): **No**

Comments: **No reply**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Yes**

Comments: **Far more workable than cramming homes in to towns that can't accommodate them like Stone. Baffling that this isn't the preferred option**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No**

Comments: **Adding more housing to Stone is completely unworkable in the current locations. The road system is already overworked. There are a lack of GP and Dentistry spots and the increased flood risk is a major concern for safety and the environment**

Policy 10 (West of Stafford): **Yes**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **Yes**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No**

Comments: **Adding more housing to Stone is completely unworkable in the current locations. The road system is already overworked. There are a lack of GP and Dentistry spots and the increased flood risk is a major concern for safety and the environment**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No**

Comments: **Adding more housing to Stone is completely unworkable in the current**

**locations. The road system is already overworked. There are a lack of GP and Dentistry spots and the increased flood risk is a major concern for safety and the environment**

## **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree? **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

## **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No**

Comments: **Adding more housing to Stone is completely unworkable in the current locations. The road system is already overworked. There are a lack of GP and Dentistry spots and the increased flood risk is a major concern for safety and the environment**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**

Comments: **No reply**

## **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No**

Comments: **Adding more housing to Stone is completely unworkable in the current locations. The road system is already overworked. There are a lack of GP and Dentistry spots and the increased flood risk is a major concern for safety and the environment**

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

Comments: **Adding the housing the the locations in stone is obviously unworkable. More effort needed to see road infrastructure problems and flood risk**

### **General Comments:**

**No reply**

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From: Preferred Options Consultation [REDACTED]  
Sent: 10 December 2022 11:54  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Michael Graham Woodhead**

Email: [REDACTED]

**Residents and General Public**

Organisation or Company: **No reply**

Age: [REDACTED]

Added to database: [REDACTED]

Topics (Contents page): **Meecebrook Garden Community**

**Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

**Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

## Meecebrook Garden Community

**Q3** - Do you agree with proposed new garden community: **No**

Comments: **This proposed development adds further major disruption to the surrounding area it will occupy. We live in Yarnfield. During the last 10 years we have been impacted by: 1. The housing development at Yarnfield Park which has resulted in approx 200 dwellings, having an impact on the daily traffic in and out of the village. Although promised at the outset there has been little improvement to the existing village infrastructure, despite the additional revenue resulting from increased council tax. Just take a look at the broken pavements in the village! 2. The modifications to the West Coast Mainline / Stone branch line at Cold Norton caused traffic problems in the surrounding area during its construction. 3. The widening of the M6 between junctions 14 and 15 resulting in many HGV movements along Yarnfield Lane and other surrounding roads, removing waste material and importing engineering materials via the motorway access off Yarnfield lane. Resulting wear and tear to Yarnfield Lane has not been repaired to date. 4. Preparatory work on Yarnfield Lane for the construction of HS2 and its railhead and maintenance depot continues to disrupt traffic flow locally. 5. The laying of HV cables and optical fibre ductwork by Network Plus along Eccleshall Rd, Meece Rd and Yarnfield Lane during 2021 and 2022 disturbed traffic flow for many months. The resulting damage to the carriageway and its grass verges along Yarnfield Lane has not been repaired to a satisfactory standard, and has increased the likelihood of flooding in several places during wet weather. Now and into the future: The imminent construction of HS2 and its associated railhead and maintenance depot adjacent to and crossing Yarnfield Lane, and also crossing Eccleshall Road at Stone and the A51 at Swynnerton will have significant disruption to the highway infrastructure, local traffic flow and the general environment cause by hundreds of diesel powered HGVs and construction machinery over the coming years. It is well known that the current road network in this area falls way short of current standards for the existing volumes of traffic, let alone when overlaid by massive levels of construction traffic. Examples of this are the volume of heavy traffic travelling along the narrow, yet national speed limit Meece Rd and Swynnerton Rd to the Meece landfill site at Pitstones Rd. It will be 10 to 15 years before this HS2 disturbance will decline. Now Stafford BC are proposing to build 3,000 (or perhaps 6,000?) homes in the area contained between Meece Rd, Ecclehall/Stone Rd, Swynnerton Rd and the A519 Newcastle Rd. This will add significantly to the impact on local roads in terms of traffic flow, infrastructure damage and pollution caused by diesel powered HGVs, and beyond due to increases in private vehicle traffic and associated service traffic. It seems that our local authorities (Stafford BC and Staffordshire County Council) together with HS2 and its contractors are very keen to promote new and 'exciting' projects, but have little regard for the local communities that currently live and work in them, and are happy to allow existing infrastructure to decline at a greater rate because of them without the necessary remedial work. I oppose this Meecebrook plan.**

## Site Allocation Policies

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **No reply**

Comments: **No reply**

Policy 10 (West of Stafford): **No reply**

Comments: **No reply**

Policy 11 (Stafford Station Gateway): **No reply**

Comments: **No reply**

Policy 12 (Other housing and employment land): **No reply**

Comments: **No reply**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **No reply**

Comments: **No reply**

Policy 14 (Penk and Sow): **No reply**

Comments: **No reply**

Policy 15 (Stone Countryside): **No reply**

Comments: **No reply**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **No reply**

Comments: No reply

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and forestry development, tourism development and canals. Do you agree? **No reply**

Comments: **No reply**

### **Housing Policies**

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No reply**

Comments: **No reply**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No reply**



Comments: **No reply**

## **Design and Infrastructure Policies**

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Environment Policies**

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

## **General Comments:**

**No reply**



Strategic Planning & Placemaking,  
Stafford Borough Council,  
Civic Centre, Riverside,  
Stafford, ST16 3AQ.

5 DEC 2022

05/12/2022

Dear Sirs

**Consideration of the SBC 2020 / 2040 Plan**  
**Encompassing views on how this affects Woodseaves Village.-**

1/ Woodseaves is supposed to be a rural village not an urban town, which these proposed plans are trying to make it into. When you live in a village you expect to be able to look out over fields and animals, and trees, not a large housing estate as proposed under HG13.

2/ If this specific proposal, HG13, proceeds it should not be more than for 25 properties, as even this number will add about another 50 vehicles to our already busy roads, with even more pollution, with articulated lorries, even though we are told to make less pollution. It has been shown already that people do not use their cars and vans any less in this village because public transport is so poor, and the less people use it, the poorer it becomes.

3/ As I said at a local 'public meeting' on the SBC 2020/40 plan there is very little infrastructure in the village now, for the people already living here, not doctors or dentists. The placing in the village school is based on 'modelling' that may or may not prove correct. We have to travel to Eccleshall or Gnosall for the doctors which is not easy when you rely on public transport because you do not drive any more, so you have to have a car which is counter productive to what you are trying to achieve. Eccleshall Crown Surgery is already struggling with patient numbers from other villages, the opposite end of Eccleshall, as well as the extra houses recently built in Eccleshall, and here in Woodseaves.

4/ Should the site HG13 be adopted into the eventual SBC 2020/40 plan any subsequent planning be granted for there should be no amendment to allow access into 'Woodhaven' from the site, irrespective of how many properties are to be built, as we already have issues with peoples inconsiderate parking in the road, without adding to it. The road is also unsuitable for more traffic as there are only pavements on one side of the road so on our side of the road in Woodhaven we have no pavement so have to walk on the road to get anywhere, so we do not expect to have to contend with even more traffic.

5/ At the village of Creswell there is a plot of a greenfield land on our side of the M6 motorway which had a sign up before the pandemic for new housing, and a road was built through it, so why is that not being used instead of building on another 'greenfield land site', if there is a shortage of houses? I am pretty sure there are not '88' younger ones in our village who need new homes, when there is no work in the village, so everybody has to travel to work.

6/ Furthermore it is hoped that consideration in your deliberations on the SBC 2020/40 plan **will take account of the** forthcoming 'Levelling Up and Regeneration Bill', which it is understood will now include, after agreement with the Minister Michael Gove,

- 'Targets remain, but they will be only "advisory". In the words of our agreement, they become a "starting point, a guide that is not mandatory".
- Targets will now be more influenced by constraints **such as density and the existing character of an area. This will help prevent** suburbs feeling they are being turned into cities, **and rural areas into suburbs**. Where councils can show genuine constraints on their capacity to meet the target generated by the centrally determined methodology, they will be able to put a reduced figure in their local plan, and the power of the Planning Inspectorate to block this will be curtailed.
- Inspectors will be required to take a more "reasonable" and "pragmatic" approach to "plans that take **account of the concerns of the local community**".

Sincerely

Margaret Woods

Mary Snoding

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**From:** [REDACTED]  
**Sent:** 26 November 2022 15:49  
**To:** Strategic Planning Consultations  
**Subject:** Stafford Borough Local Plan Preferred Options

## **Stafford Borough Local Plan 2020-2040 Preferred Options Response**

### **Site Allocation Policies – Policy12 Section A LAND AT ASHFLATS (STAFMB03) CAPACITY 268**

There is no suitable means of access to this land for a development of this capacity due to road and highway safety concerns. Indeed a planning application in 2013 was refused for this very reason.

There is no obvious entry point. Access from the A449 is not feasible and would constitute a major traffic hazard.

Any access from Ashflats Lane is most unsuitable for an increased volume of traffic. All lanes leading to the allocated site are restricted in width, two vehicles pass each other with extreme caution. These narrow lanes have no footpaths and the many pedestrians and dog walkers have to walk on the road.

The local plan includes under Policy 52(Transport) – 52.6 and 52.7 that:

“Proposed development should provide safe and suitable access for all potential users and not cause unacceptable highway safety issues”

This would certainly not be the case in relation to a housing development at Ashflats and this allocated site should not feature in the new local plan.

Mr A Woolley and Mrs J Woolley

Sent from [Mail](#) for Windows

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From: Preferred Options Consultation [REDACTED]  
Sent: 11 December 2022 19:51  
To: Strategic Planning Consultations  
Subject: Preferred Options Consultation - Submitted Response

Full name: **Pat Wragg**

Email: [REDACTED]

### **Residents and General Public**

Organisation or Company: **No reply**

Age: **Prefer not to say / not applicable**

Added to database: [REDACTED]

Topics (Contents page): **Housing Policies**

### **Vision and Objectives**

**Q1 - Which 3 are most important to you? Not asked**

### **Development Strategy and Climate Change**

**Q2 - Do you agree with each of the policies in this chapter?**

Policy 1 (Development Strategy): **Not asked**

Comments: **Not asked**

Policy 2 (Settlement Hierarchy): **Not asked**

Comments: **Not asked**

Policy 3 (Development in open countryside): **Not asked**

Comments: **Not asked**

Policy 4 (Climate change and development requirements): **Not asked**

Comments: **Not asked**

Policy 5 (Green Belt): **Not asked**

Comments: **Not asked**

Policy 6 (Neighbourhood plans): **Not asked**

Comments: **Not asked**

### **Meecebrook Garden Community**

**Q3** - Do you agree with proposed new garden community: **Not asked**

Comments: **Not asked**

### **Site Allocation Policies**

**Q4** - Do you agree with the proposed allocations?

Policy 9 (North of Stafford): **Not asked**

Comments: **Not asked**

Policy 10 (West of Stafford): **Not asked**

Comments: **Not asked**

Policy 11 (Stafford Station Gateway): **Not asked**

Comments: **Not asked**

Policy 12 (Other housing and employment land): **Not asked**

Comments: **Not asked**

### **Site Allocation Policies (continued)**

**Q5** - Do you agree with the proposed allocations?

Policy 13 (Local Green Space): **Not asked**

Comments: **Not asked**

Policy 14 (Penk and Sow): **Not asked**

Comments: **Not asked**

Policy 15 (Stone Countryside): **Not asked**

Comments: **Not asked**

### **Economy Policies**

**Q6** - The local plan seeks to protect previously allocated and designated industrial land and support home working and small-scale employment uses. Do you agree: **Not asked**

Comments: Not asked

**Q7** - The Stafford Borough Plan proposes policies around the town centres uses, agriculture and

forestry development, tourism development and canals. Do you agree? **Not asked**

Comments: **Not asked**

## Housing Policies

**Q8** - The local plan proposed a policy (23) on affordable housing. Do you agree? **No**

Comments: **Stafford B C Has never printed as to what they class as affordable housing. Would it be £50,000.00 £150,000.00 or half a million. /Council housing/Council Flats .. If you were to build new affordable housing in Rural Areas will Stafford BC/county Council be prepared to updated the infrastructure ie Roads. The up keep of these roads gritting them for the people who do not have a suitable vehicles for icy conditions /Public Transport/ Schools /enlarging and staffing them. It would be great for people to live where ever they choose BUT this is not a Fairy Tale World. People move to where is convenient to their Work Place/Schooling for children /Convenient shopping..Doctors ..Dentist.ect... and accessibility to Transport. Looking at the figures for the Affordable Housing in Rural Areas is a Fairy Tale BUT this Fairy Tale would cost an awful lot of Public Money to become reality . Rural areas have grown and will grow with the use of using redundant farm buildings /what ever they are made of. Farming is like all the other industries in this country, a dying trade if not helped. People who are lucky enough to move to these rural areas whether working from home /in agriculture/equestrian or of a age to take the slower pace of life do so because of those Green Fields. Dont take that away, you will never get it back.**

**Q9** - The local plan proposes a policy (30) to help meet identified local need for pitches for Gypsies and Travellers. Do you agree? **No reply**

Comments: **No reply**

**Q10** - The local plan proposes policies around homes for life, rural exception sites, new rural dwellings, replacement dwellings, extension etc. Do you agree? **No**

Comments: **26. As "Affordable Homes section" New Rural Dwellings ..There are still many redundant Farm buildings whatever there construction ripe for conversion to dwellings in rural villages. The funding to upgrade all the infrastructure in rural areas for affordable homes just is not available . A feasibility study has not taken place with the figures printed in this Local Plan .There has been NO mention in the Plan to make the procedure easier for Retirement Agricultural homes . Relaxing the sale ability of these dwelling once redundant . No one seems to have thought what the Borough /county was know for . What the borough/county is going to be known for. Really more consideration should be taken in to account of what the Borough already has and make better use of. If you are going to do a job do it correctly. Start with what you have already have got and work with that . Do not dismiss redundant building, that is a complete waste.**

## Design and Infrastructure Policies

**Q11** - Do you agree with policies? **No reply**

Comments: **No reply**

## Environment Policies

**Q12** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Connections**

**Q13** - Do you agree with policies? **No reply**

Comments: **No reply**

## **Evidence Base**

**Q14** - Have we considered all relevant studies and reports? **No reply**

Comments: **No reply**

**Q15** - Do you think there is any further evidence required? **No reply**

Comments: **No reply**

## **General Comments:**

**No reply**



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From: adam yeomans [REDACTED]  
Sent: 04 December 2022 22:07  
To: Strategic Planning Consultations  
Subject: STAFFMB03

To whom it may concern,

With reference to STAFFMB03 and the land at Ashflats lane being included in the proposed plan for the development of houses I would like to strongly object.

My family and I are directly affected by this on two sides of our property, we originally moved to this house to be able to have some view of the country side providing a better environment to raise our son, it will also drastically reduce the value of our property.

Building on this site would further reduce the already limited green field sites Stafford has available, There are more suitable brown field sites available in need of renovation in the local area. A good example of this would be the area of Doxey and the regeneration of the brown field land there.

Building on this site would have a negative impact on the farming industry as it is reducing land they rely on to provide them with an income.

It will destroy habitats that wildlife currently occupy leaving them homeless. It will destroy trees which are vital to our environment and be detrimental to the area.

New builds will not be in-keeping with the houses currently built in the local area and will cause devaluation of these properties and a loss of privacy.

It will be a bad decision for the area with regards to the lack of amenities, including but not exclusive to hospitals already struggling to cope with numbers, schools, local GP practices, shops and a town centre that is not appealing to current local residents never mind new residents from other areas, parking and traffic congestion which is already a major issue in the Stafford area.

There is no suitable or safe access to the land to cope with the traffic for the proposed new houses.

With the housing quota already being met there is no such need for this proposed development.

The proposed land is also subject to more sever flooding and the outlaid flood plane on the proposed site is not large enough. It is also next to a train line and to one of the main and busiest motorways in the country.

Finally I believe it will have a catastrophic impact on peoples mental health that use the area for recreational purposes. They will not longer be able to walk over the fields and enjoy the peace and quiet of their surroundings taking in valuable fresh air.

I therefore consider the land at Ashlats to be extremely unsuitable and should not be included in the Stafford Borough Local Plan 2020-2040.

Yours Sincerely

Adam Yeomans

