



**The Parish of Sandon and Burston in the
Borough of Stafford**

Neighbourhood Plan 2031

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1.0 - The Neighbourhood Plan – An Introduction

Welcome to the Submission Version of the Sandon and Burston Neighbourhood Plan on behalf of Sandon and Burston Parish Council.

The purpose of our Plan is to shape, display and take forward our vision for our Parish in the future, enabling it to deliver and maintain the long term goal of a balanced and vibrant neighbourhood over the Plan Period, being until 2031.

Our Plan has been prepared and produced by Sandon and Burston Parish Council both on behalf of and in conjunction with our residents.

This follows extensive previous Public Consultation with the Parish and its residents, along with further consultation with the Local Authority, relevant external parties and stakeholders alike at various stages throughout this process.

Throughout this process, details of this consultation, where our NP and its proposals could be inspected, and details of how to make representations were conveyed via posted notices and delivered leaflets, and conveyed orally to parishioners and the public alike at every opportunity by all PC/Working Party members, including all PC meetings.

In addition to being fully available at all PC meetings, our NP has also been continually on display and publicly available, along with comment and response forms, at both Sandon Village Rooms and Sandon Village Stores, being the 2 optimum community hub locations.

Our Plan seeks to provide a diverse range of opportunities such as limited expansion of market housing, additional local employment, affordable housing and protection and enhancement of our Parish amenities and facilities for the betterment of all concerned, whilst preserving the picturesque and historical environment and the integrity of the same.

Such opportunities proposed herein will serve to promote, enhance and ensure the sustainability of our Parish as the thriving community it is throughout the Plan Period.



2.0 - The Parish of Sandon and Burston

Our Parish of Sandon and Burston is located some 3 miles to the South East of the MarketTown of Stone and some 5.7 miles North of the County Town of Stafford in the Borough of Stafford, with our two principal settlements being the Villages of Sandon and Burston.

It extends to some 1,611 Hectares, being some 3,930 Acres overall, with a population of some 363 residents.

It is within the River Trent Valley, accommodating stretches of the River Trent, Trent and Mersey Canal Conservation Area, and a multitude of picturesque and unspoilt scenes, views and walks within its boundaries.

It is steeped in history with this historical context being an important feature of the same. This history is recorded back to The Domesday Book of 1086, listing both 'Scandone' (Great Sandon) and 'Parva Sandone' (Little Sandon), both situated within the modern day Parish of Sandon and Burston.

In addition, our Parish impressively includes within its boundaries no less than,
One Ancient Monument,
One Registered Park and Garden of Special Historic Interest,
Three Ancient Woodlands,
Twenty Eight registered sites within the Sites and Monuments Record,
and some Thirty Five Listed Buildings.

The centre piece is of course Sandon Hall.

The Grade 11* Listed Hall sits in some 50 Acres of formal gardens and some 400 Acres of Historic Parkland, being regarded as one of the best examples of their type in the Country.

Sandon Hall has been the ancestral home of the Harrowby Family since 1776 to the present day. Following a disastrous fire in 1848, the neo-Jacobean Hall of today was re-built, being completed in 1854.

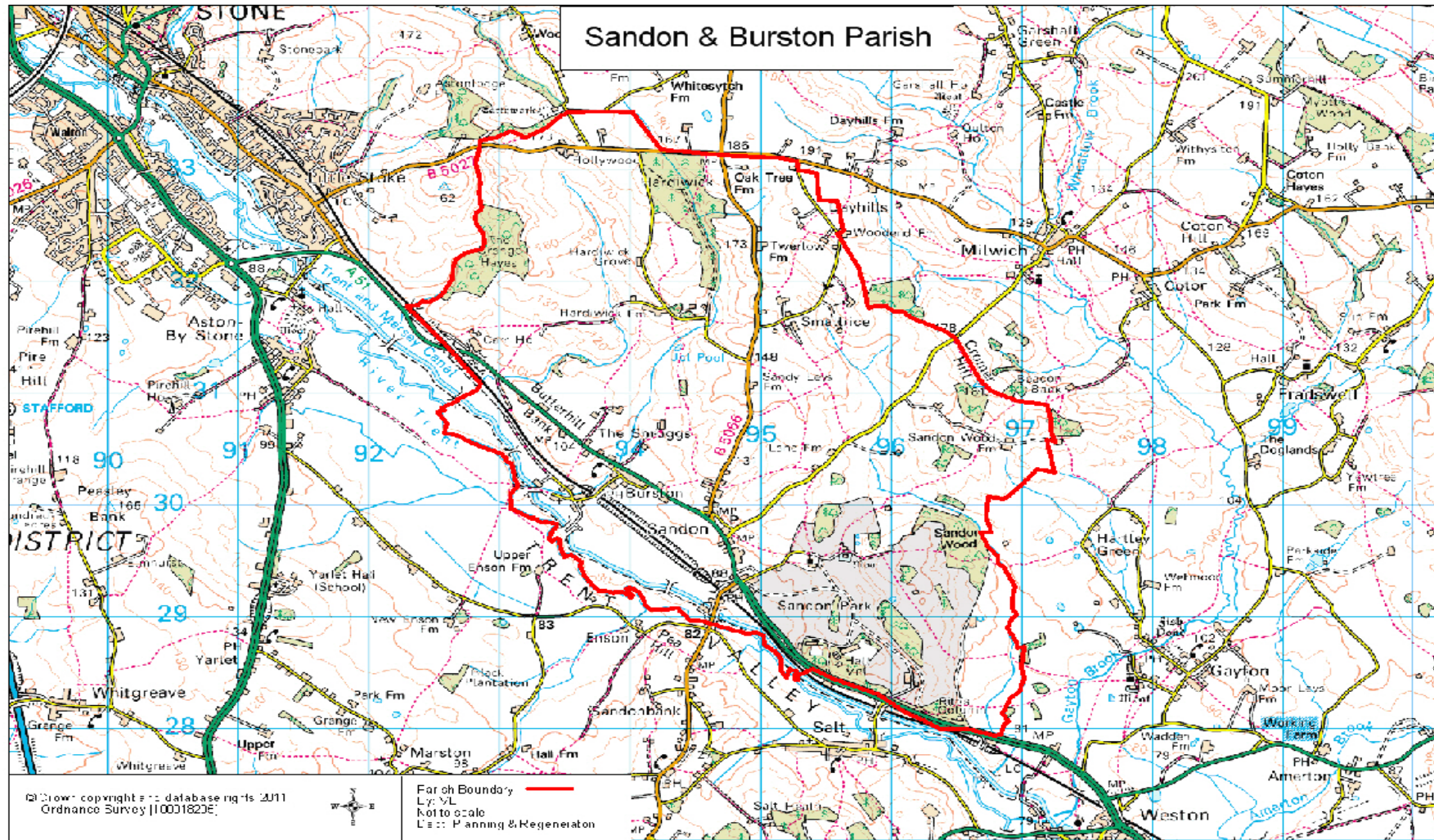
Sandon Hall forms part of The Sandon Estate, which in turn is part of Harrowby Estates.

The Sandon Estate extends to over 4,750 acres.

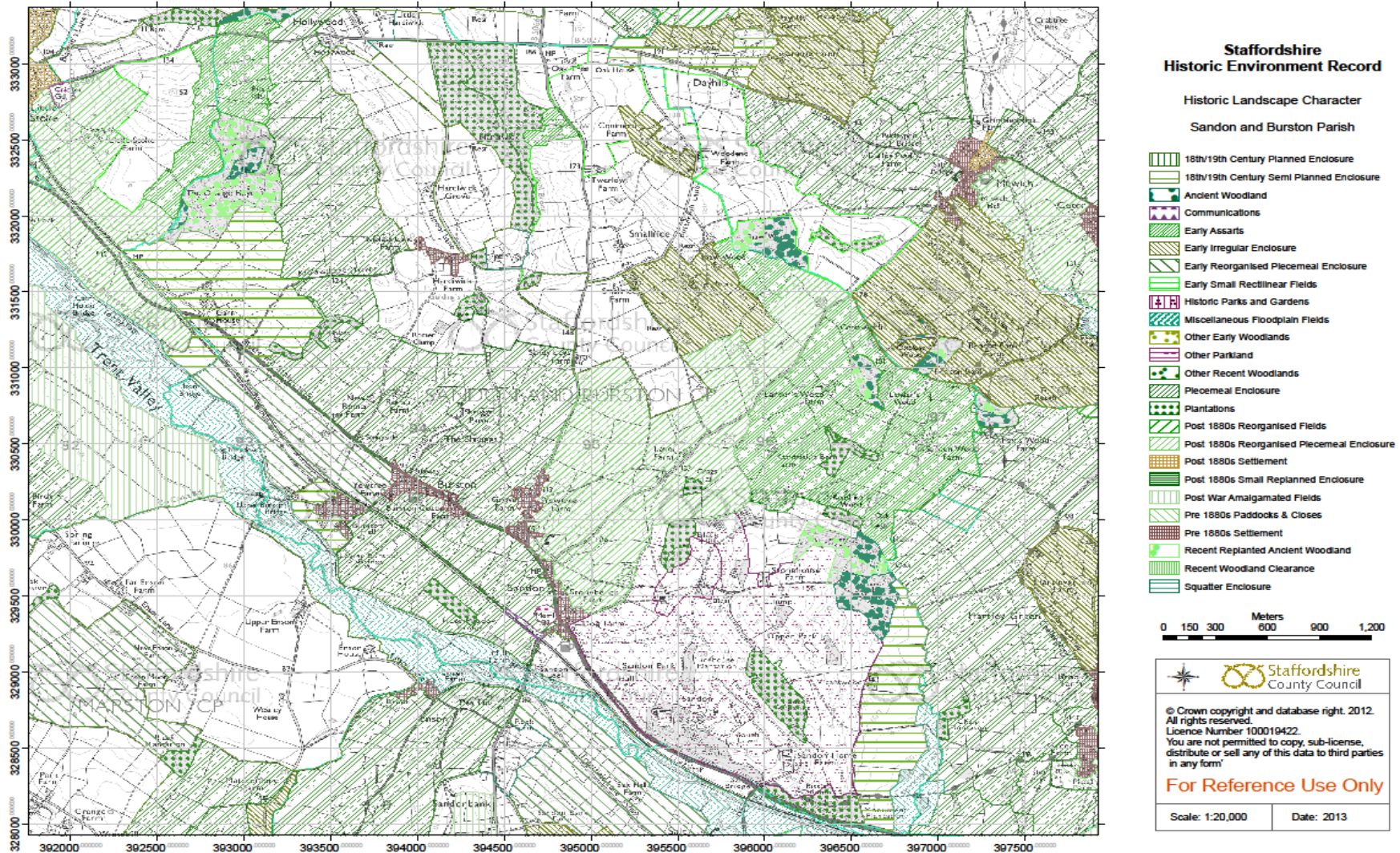
Aside from Sandon Hall itself and its grounds, it does include over 80 houses and some 30 farms, with some 900 acres of grazing.

Plans showing our Parish, its extent and boundaries, and historic landscape character can be found overleaf in sections 2.1 and 2.2 respectively.

2.1 – Sandon and Burston Parish Boundary Plan



2.2 – Sandon and Burston Parish Historic Landscape Character Map





3.0 - The Parish of Sandon and Burston – The Need for a Neighbourhood Plan

The Borough of Stafford, using the 2011 census currently has a population of some 130,869 people, broadly split between Stafford with some 65,716, Stone with some 16,385, and 35 rural Parishes with some 48,768.

This being the case, save the County Town of Stafford, these rural parishes collectively are the singularly most important in this context, accommodating some 37.25% of the Borough residents, across the majority of its land area.

This Parish of Sandon and Burston is no exception, and given it's close proximity to both the County Town of Stafford (some 5.7 miles to the South), and the Market Town of Stone (some 3 miles to the North West), along with its excellent highway and transport links via principally the A51 Highway which does dissect the same, this prominence is elevated.

The Borough of Stafford was identified and designated in 2008 as a New Growth Point by the Government.

In supporting the Borough of Stafford as a Growth Point, the Government committed to a long-term partnership with Stafford Borough Council and Staffordshire County Council by recognising their ambitions for growth.

Stafford Borough Council, within their adopted Local Plan 2031 – PSB Part 1, supporting and enabling the implementation of such growth, state that,

'The Councils remain committed to the objectives for growth to support Stafford's future, since these will help to secure major benefits both for the Town and the Borough as a whole through delivering Sustainable Communities'.

The Government introduced the Localism Act in November 2011, which, amongst other things, since April 2012 enacted Neighbourhood Planning, giving local communities the opportunity, via a Neighbourhood Plan and a Qualifying Body, in this instance being Sandon and Burston Parish Council, to shape and influence the future of the area in which they live, work and recreate.

It is a sad reality that over recent times, many rural communities have suffered and declined as a result of a number of factors, including, a lack of affordable homes for the younger and less wealthy inhabitants resulting in an exodus, a decline in rural employment and enterprise reducing local job opportunities, and a lack of funding and support to sustain and enhance local facilities and amenities resulting in these being diminished and sometimes lost, for example.

All of these factors, amongst others, have contributed towards a decline in what once were thriving communities.

Sandon and Burston Parish Council, in working with our local community and producing this Neighbourhood Plan, has recognised this 'once in a generation' opportunity.

Now is the time to embrace this opportunity for growth both in the National context, through Neighbourhood Planning, and in the Local context, through the Boroughs designation as a Growth Point, and the Councils commitment to these objectives by delivering sustainable communities. Now is the time to reverse the decline of this rural community by creating additional opportunities for housing and employment, and protection and enhancement of its amenities and facilities, whilst doing so in a controlled and sustainable manner in order to enable limited expansion whilst preserving the picturesque and historical environment and integrity of the same.

This limited expansion and other benefits proposed will serve to ensure and further promote the sustainability and well being of our Parish into the future and throughout the plan period.



4.0 - How this Neighbourhood Plan was Prepared

Our Plan has been prepared and produced by Sandon and Burston Parish Council both on behalf of and in conjunction with our residents.

This follows extensive previous Public Consultation with the Parish and its residents, along with further consultation with the Local Authority, relevant external parties and stakeholders alike at Draft Submission stage.

This extensive and prolonged period of Consultation has effectively formed our Parish Audit and Survey, our Parish Needs Assessment, identifying Parish problem areas and possible solutions, along with our needs, requirements and aspirations as a community, to both preserve and enhance our Parish and its sustainability into the future.

It is important to note at this point, the uniqueness of this Parish in this context of a Neighbourhood Plan for the same, in that a vast majority of the land and property within its boundaries falls within the ownership of one single party, The Sandon Estate of Lord Harrowby.

The Localism Act gained Royal Assent on the 15th November 2011, with Neighbourhood Planning legislation coming into effect in April 2012.

The widely reported Localism Bill, as it was until becoming an Act in November 2011, received its first reading in the House of Commons on the 13th December 2010, the first of some 57 stages leading up to its Royal Assent.

On the 3rd March 2011, when this Bill was well advanced, recognising the importance of the Governments Big Society and Localism Agenda, Stafford Borough Council, in conjunction with Staffordshire Parish Councils Association held a presentation to its member Councils on Neighbourhood Planning.

The Borough Council invited all Parish Councils to go away and revert back to them by the Summer of 2011 with their individual views on a number of relevant matters, including 'preparation of Parish/Neighbourhood Plans'.

At our subsequent Parish Council meeting of the 9th March 2011 we received a report from the Parish Clerk on the presentation of the 3rd March and commenced a discussion on Neighbourhood Planning in respect of Sandon and Burston.

From this Parish Council Meeting of the 9th March 2011 to the present day, our Neighbourhood Plan has formed part of every monthly Meeting, involving discussions, presentations and representations as we have progressed and our Plan has evolved.

Relevant Agenda and Minute extracts from each meeting over this extensive period can be found within our Consultation Statement Appendices at Appendix 6.2, 6.3, 6.4.

At our Parish Council meeting of the 13th April 2011, we resolved to move forward and consider the formulation of a Neighbourhood Plan for this Parish, commencing our 'Parish Conversation'.

At this point we set up a Neighbourhood Plan Working Party made up of Council members to provide a clear focus, coordination and management of this process.

At our Parish Council meeting of the 13th July 2011, we distributed Parish Maps to our members for wider distribution and discussion in the Parish, asking the question 'what would Parishioners like to see in terms of the future of the Parish, including development, facilities, conservation etc.'

At our Parish Council meeting of the 10th August 2011, we further discussed the shape and future of the Parish and future consultation with Parishioners, using the Parish Maps as a tool to commence identifying relevant areas and perceived needs and requirements etc.

At our Parish Council meeting of the 14th September 2011, we continued the discussion on potential proposals for the Parish.

At our Parish Council meeting of the 9th November 2011, with our members having now conducted a degree of consultation with their parishioners, tabled a number of possible proposals upon the Parish Maps to the Council.

It was proposed to place advertisements in the Compass Magazine and to conduct a display to be discussed and taken forward with parishioners sometime in January or February 2012.

It was further proposed to consult and hold discussions with the Sandon Estate, as the single majority land and property owner in the Parish.

The Localism Act gained Royal Assent on the 15th November 2011

At our Parish Council meeting of the 14th December 2011, following Royal Assent of the Localism Bill into an Act, we confirmed a meeting date with Stafford Borough Council Forward Planning Department for the 12th January 2012 to discuss and progress this matter further.

It was resolved to arrange a meeting with the Sandon Estate Manager as soon as possible.

A number of Parishioners attended and a discussion was held in respect of the proposed Neighbourhood Plan and potential areas of interest.

At our Parish Council meeting of the 11th January 2012, we confirmed the meeting with Stafford Borough Council for the 12th January, and also a meeting with the Sandon Estate for the 13th January.

At our Parish Council meeting of the 8th February 2012, we discussed the useful meeting it held with Stafford Borough Council of the 12th January, and the next steps for the Parish.

Following the meeting with the Sandon Estate of the 13th January, the Estate Manager did attend on behalf of Lord Harrowby, to present and discuss ideas on the development of a Parish Neighbourhood Plan, and to also outline, as the major land and property owner in the Parish, the areas in which the Estate could assist and be involved.

Lord Harrowby stated that he would welcome the opportunity to meet with the Parish Council and further to be involved with the creation of a Neighbourhood Plan for the Parish, stating further that this is an opportunity that is of benefit to both the long term sustainability of the Estate and Parish alike.

The Estate Manager discussed a number of ideas and potential areas of interest with the Parish Council.

It was resolved that a meeting is to be arranged with Lord Harrowby to progress this matter further.

At our Parish Council meeting of the 14th March 2012, we reported a very positive meeting with Lord Harrowby had taken place, discussing how the Estate could be involved and assist further, and also a number of potential areas and buildings that could be integrated into such a Plan for the Parish.

Having now reached a key stage in proceedings, where the Localism Bill had recently become an Act, with the aspect of Neighbourhood Planning due within a matter of weeks to become enacted, where member Councillors had gained sufficient knowledge about Neighbourhood Planning and the Neighbourhood Planning process etc to competently progress by virtue of attending meetings and forums and holding discussions with Stafford Borough Council and Staffordshire Parish Councils Association, and further by digesting all the available material since March 2011, where we had consulted with the single majority land and property owner in the Parish,

where we had conducted an initial degree of consultation with the Parishioners,

We were now in a position to produce an initial framework to be used as a consultation tool to enable and commence a comprehensive and inclusive consultation with the Parish in its entirety.

We therefore resolved to organise an open Public Meeting to both publicise, discuss and move forward with the concept of and proposal to create a Neighbourhood Plan for this Parish, and to present all of the information and ideas to date, using the framework we had produced, to enable more meaningful discussion, debate, ideas and concerns from all residents and stakeholders attending on what they would like to see and how they saw our Parish evolving going forward etc. We provisionally set a date of the 5th April 2012.

Notwithstanding that all Parish Council Meetings are publicised in any event by both word of mouth and notices in the Village Notice Boards at both Sandon and Burston, this same effective form was also used to advertise the Public Meeting, and also included flyers being left at Sandon Village Stores, the Post Office and also distributed by hand to every property within the Parish to ensure all our Parishioners were included, giving them the opportunity to both attend and participate if they so desired.

The Public Meeting was held on the 5th April at Sandon Parish Room, and saw a very good turnout from Parishioners and Stakeholders alike, being some 49 Parishioners, 3 Parish Councillors, the Sandon Estate Manager, and 2 Local Authority Councillors.

Presentations were made and a very positive and healthy conversation and debate followed looking at all aspects of a Neighbourhood Plan for our Parish, including, areas of concern, what it may include, how they could be more involved and how we could together take our Neighbourhood Plan for our Parish further etc.

A number of parties expressed that they would go away and come back to us with their thoughts and ideas at the next Parish Council Meeting.

Whilst some Parishioners raised a number of concerns, quite a number of attendees were supportive of a Neighbourhood Plan for our Parish and endorsing the work done to date, wishing to be actively involved in the next stages.

At the end of this Meeting, having heard and discussed all matters raised, and with all attendees still present, our Parish Council took a Vote and resolved to continue with our Neighbourhood Plan.

The relevant part of the Localism Act referring to Neighbourhood Planning, The Neighbourhood Planning (General) Regulations 2012 came into force on the 6th April 2012.

At our Parish Council meeting of the 11th April 2012, following the Public Meeting of the 5th April, this was attended by a significant number of Parishioners; The Sandon Estate Manager addressed the meeting, outlining the Estates view on Neighbourhood Planning, where it could contribute and areas of interest, including a number of proposals for the same.

A robust discussion followed between residents and ourselves on all aspects of the Neighbourhood Plan, its purpose, what it may include and potential proposals for the same etc.

A number of Burston residents raised a number of concerns, stating that they would deliberate such reservations further in private and avail us of the outcome of the same.

Following what was overall, a very positive response to the idea of a Neighbourhood Plan for our Parish, and also to all the work done to date, with a whole host of ideas and recommendations resulting from the recent meetings, we resolved to continue and progress this Plan.

We resolved that all the available Plans and Documents would be made freely available throughout the Parish, along with questionnaires and response forms to invite any and all comments and suggestions at any time, in any regard from everybody, and that all such information would be regularly updated as progress was made and further guidance issued from the Local Authority, Central Government etc.

We resolved that these would be made available at all the community hubs, being Sandon Village Room, Post Office and Sandon Stores.

In addition, the Village Notice Boards in both Sandon and Burston would be utilised, further flyers would be distributed by hand, and of course, all our member Councillors would be available to Parishioners at all times, and in any event, all Parishioners who wished to participate could attend our monthly Parish Council Meetings.

At our Parish Council meeting of the 9th May 2012, which was again attended by a significant number of our Parishioners, further discussions took place on the make up and future of the Neighbourhood Plan.

A further Public Meeting was arranged for the 23rd May to present and discuss the progress made thus far, invite any further comments and representations, and look at the next steps for the Parish in this exciting journey toward having its own Neighbourhood Plan.

Notwithstanding that all Parish Council Meetings are publicised in any event by both word of mouth and notices in the Village Notice Boards at both Sandon and Burston, this same effective form was also used to advertise the Public Meeting, and also included flyers being left at Sandon Village Stores, the Post Office and also distributed by hand to every property within the Parish to ensure all our Parishioners were included, giving them the opportunity to both attend and participate if they so desired.

The Second Public Meeting was held on the 23rd May at Sandon Parish Room, and saw a very good turnout from Parishioners and Stakeholders alike, being some 35 Parishioners, all Parish Councillors and the Sandon Estate Manager.

Following on from previous meetings and discussions, further presentations were made and a very positive and healthy conversation and debate followed looking at all aspects of a Neighbourhood Plan for our Parish, including, areas of concern, what it may include, how they could be more involved and how we could together take our Neighbourhood Plan for our Parish further etc.

At the end of this Meeting, having heard and discussed all matters raised, and with all attendees still present, our Parish Council took a Vote and resolved to continue with our Neighbourhood Plan.

At our Parish Council meeting of the 13th June, following the second Public Meeting of the 23rd May, once again a significant number of our Parishioners attended, along with the Sandon Estate Manager, Parish Councillors and further discussions and representations took place on the progressing Neighbourhood Plan.

A further Public Meeting was proposed for the 18th June.

Our Neighbourhood Plan was now, thanks to all the input and help from all those Parishioners and Stakeholders who had chosen to be actively involved, really taking shape into a formal document setting out the vision and aspirations for our Parish over the proposed Plan period.

At this time, we felt we were sufficiently advanced and in such a position, so it was resolved to submit a formal Application to Stafford Borough Council for the designation of the Neighbourhood Area in accordance with the Neighbourhood Planning (General) Regulations 2012, with this Area being the Parish Boundary.

In accordance with the Neighbourhood Planning (General) Regulations 2012, Part 2, Section 5, Our Application for the designation of a Neighbourhood Area was formally submitted to Stafford Borough Council on the 15th June 2012.

A total of 29 comments were received on our Sandon and Burston Neighbourhood Area Application. A summary of the comments is below:

- Natural England had no comments but forwarded guidance applicable to plan making

- Several comments welcomed further working with the Parish Council on the detail of the plan including Staffordshire County Council Education and the Staffordshire Wildlife Trust
- The Neighbourhood Plan should have regard to the delivery of the Water Framework Directive
- The historic parkland at Sandon Hall should be protected
- The plan should have regard to the flood plain and all watercourses
- The Neighbouring Parish Council, Colwich Parish Council, have no objection to the designation as a Neighbourhood Area
- Network Rail have no objections but wished to be consulted on the draft Neighbourhood Plan
- English Heritage had no comments
- 8 objections to the designation of a Neighbourhood Area were associated with Sandon and Burston being two separate villages with separate character, flood issues, existing road infrastructure being inadequate for development and impact on open countryside
- Several comments wished to see Burston excluded from the boundary with no neighbourhood plan for the village
- Several comments referred to individual sites that had been presented to the community prior to the application to designate the neighbourhood area
- The Draft Neighbourhood Plan will need to take into account the size of Burston, road infrastructure and environmental impact of future development
- 3 comments supported the boundary
- Staffordshire Wildlife Trust commented that there are several local wildlife sites within the boundary and several other sites with potential for biodiversity importance. The Parish Council should base the plan on up to date environmental evidence, with information provided regarding where data is available.
- Inland Waterways Association are content with the boundary and wish to be consulted on the draft Neighbourhood Plan
- Western Power Distribution may have a number of strategic electricity distribution circuits within the boundary and offer information for consideration in identifying sites for development

Our Application and Consultation Comments can be found within our Consultation Statement Appendices under Appendix 6.8 and 6.9 respectively.

Given that all those both in attendance at the Public Meeting of the 23rd May and at this Parish Council Meeting of the 13th June had advance notice of this third Public Meeting, we resolved that all those with an interest and/or had expressed a desire to participate were already aware of the same, so on this occasion, no further flyers were produced.

The Third Public Meeting was held on the 18th June at Sandon Parish Room, and saw a good turnout from Parishioners and Stakeholders alike, being some 25 Parishioners, all Parish Councillors and the Sandon Estate Manager.

Following on from previous meetings and discussions, and our recent Application to Stafford Borough Council for the designation of our Neighbourhood Area, further presentations were made and a very positive and healthy conversation and debate followed looking at all aspects of our Neighbourhood Plan to date for our Parish, including, areas of concern, what it may include, how they could be more involved and how we could together take our Neighbourhood Plan for our Parish further etc.

Our Plan was now well progressed by this time in many aspects, yet we were very aware to keep up our commitment and momentum to ensure that it was a success for all concerned.

At the end of this Meeting, having heard and discussed all matters raised, and with all attendees still present, our Parish Council took a Vote and resolved to continue with our Neighbourhood Plan.

Throughout the remainder of 2012 and into 2013, we continued tirelessly to work with all parties concerned in further formulating and refining our Neighbourhood Plan into a formal document, setting out our vision, aims and objectives for the future of our Parish.

Our Application for the designation of a Neighbourhood Area was formally approved by the Cabinet of Stafford Borough Council on the 7th February 2013.

The Stafford Borough Council Cabinet Agenda and Minutes can be found within our Consultation Statement Appendices under Appendix 6.10 and 6.11 respectively.

After nearly two years of hard work and effort by all of our member Councillors, Parishioners and Stakeholders, who chose to be involved, we had now finally and successfully taken the first step in formalising this process and toward the Making of our Neighbourhood Plan... Well done Sandon and Burston.

Since this Approval, and endorsement, we continued to work effortlessly, engaging with all concerned and progress the formulation of our Neighbourhood Plan.

We looked closely at all of the consultation responses received during the Application process, all of the representations, comments and proposals received throughout this entire process from Parishioners and Stakeholders alike who chose to be involved, using all of the same to enable the formulation of our draft submission version Neighbourhood Plan.

This represented a further key stage for us, in that we were now very close to having a complete document, and also, not resting on our laurels for a moment, knew that this version would still require some fine tuning and final minor amendments before being completely fit for purpose.

With this in mind, and in accordance with the Neighbourhood Planning (General) Regulations 2012, Part 5, Section 14, and in conjunction with Schedule 1, Paragraph 1, we did now, from the 1st April to the 31st May 2013 conduct our Pre-Submission Consultations.

A total of 14 comments were received on our Neighbourhood Plan Pre-Submission Consultation. A summary of the comments is below;

- Several respondents had no further comments including the Coal Authority, Highways Agency, Marine Management Organisation and Ministry of Defence.
- Several comments welcomed further working with our Parish Council on the detail of the Plan including Network Rail, Staffordshire County Council Education and the Staffordshire Wildlife Trust.
- The Home and Communities Agency applauds the recognition of need for affordable housing through the proposed selection of potential sites.
- The Environment Agency supports the intention to preserve the fabric, character and setting of this area whilst enabling limited expansion, and highlighted the existing floodzones within the same.
- Trentham Tower at Sandon Park is on the Heritage at Risk Register
- The National Health Service supports the Plan, stating the proposals will make a positive contribution to the health and wellbeing of the local population, and that medical services have the capacity to accommodate additional residents into the area.
- Staffordshire Wildlife Trust support the Plan, stating that the aim of enabling some growth and change whilst preventing adverse effects on the environment would be a positive step towards sustainability.
- Stafford Borough Council fully supports our initiative to produce our Neighbourhood Plan. They expressed in their view, the need for further clarification on a number of aspects of this draft before final submission.

Our Pre-Submission Consultation Comments can be found within our Consultation Statement Appendices under Appendix 6.12.

Shortly thereafter, on the 20th August 2013, Stafford Borough Council submitted to the Secretary of State, their Core Strategy Publication for the then emerging new Local Plan for the Borough of Stafford, with this submission leading to an Examination in Public of this document by a Planning Inspector, which took place between the 23rd October and the 1st November 2013.

Being aware of the importance of this document and process, whilst our Parish Conversation, although effectively complete, remained open and we progressed with the finer detail, looking closely at all of the consultation responses received during this further consultation process, and all of the representations, comments and proposals previously received from the extensive consultations already taken place throughout this entire process from Parishioners and Stakeholders alike who chose to be involved, to ensure that the document before you is truly a Neighbourhood Plan and is fit for purpose, we elected to 'pause' during this period pending the conclusion of this process.

Following this, up until the end of 2013, we continued to finalise our Neighbourhood Plan accordingly, and it was at this point, that we effectively wound up our Parish Conversation, having run its course and served its purpose extremely well....thank you to all those persons and parties who chose to be involved and contribute to the future sustainability of our Parish.

Following completion of the emerging Plan for Stafford Borough Examination In Public Hearing Sessions on the 1st November 2013, the Inspector requested both Minor and Major Modifications to the same, and in respect of Major Modifications, produced an interim statement 'Inspectors Recommendations for Further Main Modifications' on the 17th December 2013.

Stafford Borough Council subsequently produced their Schedule of Main Modifications, which were the subject of a Public Consultation, running from the 6th February to 20th March 2014.

Following the closure of the Consultation, and the responses received, the Inspector stated that he would consider the Main Modifications needed to ensure that The Plan for Stafford Borough was sound and draft his Final Report to the Council, and he was satisfied that any further amendments that maybe necessary could be dealt with in writing with them.

With this emerging Plan being at such a late and final stage in its development, its content and proposed policies now having certainty, and with adoption expected soon, we felt, having continued our 'pause' until May 2014 to date, to await the outcome of proceedings, we previously submitted our Plan.

Having taken account of recommended changes, we have made amendments and did submit it again.

The emerging replacement Local Plan was declared sound, and subsequently adopted on the 19th June 2014.

Following this until the present day, we have continued to consult closely with Stafford Borough Council to refine our NP to ensure it was fit for purpose, which has involved extensive consultation with the Environment Agency to clarify matters concerning 3 number of our proposed Projects. With all this work now complete, we are now in a position to proceed.



5.0 - What this Neighbourhood Plan Aims to Achieve

Our Parish is faced with a number of challenges and it is the aim of this Neighbourhood Plan to address these by defining projects and setting out policies to influence planning decisions.

Our main aims are,

To establish a clear vision for our Parish over the Plan Period.

Our Neighbourhood Plan sets out our clear vision for our Parish that has been developed and supported by all those parties who chose to be involved.

Encourage those types of development that meet our needs.

Our Neighbourhood Plan is intended to encourage planning applications for those types of development that are important to meet the needs of our community, including housing, business space and appropriate shops.

Build on planning rules and rebalance the community.

Our Neighbourhood Plan adds weight to some existing and proposed policies in some areas, restricting development in some parts of our Parish, yet also expands on these in other areas, with our set out policies and projects that aim to make our Parish a place where people of all ages are confident to invest in for the long term, thus rebalancing our community.

Improve the natural and built environment of our Parish.

Our Neighbourhood Plan includes policies and projects aimed at securing good design in new development and protecting, enhancing and investing in the built environment of our Parish.

Support and maintain community facilities in our Parish.

Our Neighbourhood Plan recognises the strong community within our Parish and the level of facilities provided and seeks to support those activities.



6.0 - The role of Sandon and Burston as a part of Stafford Borough

The Borough of Stafford is a thriving place overall and a very attractive place to both live and work.

It covers an area of over 230 square miles and is centrally placed within the North Staffordshire sub-region of the West Midlands.

It is predominantly a rural district lying between the North Staffordshire conurbation to the North and the Birmingham City region to the South.

Much of the Borough is self contained, yet is influenced in its Northern aspect by the key economics of the North Staffordshire conurbation, and in its Southern aspect, including the County Town of Stafford by the Birmingham city region.

Its location ensures it has excellent transportation links to both the neighbouring regional areas and centres and the wider parts of the United Kingdom beyond.

Stafford Borough consists of its two principal Towns of Stafford and Stone and its rural areas, which are predominantly characterised by a dispersed pattern of Villages and Hamlets, which vary in size. Whilst these settlements do have a limited range of services, they are economically and functionally linked to other larger centres such as the larger Key Service Villages, and the Towns of Stone and Stafford, with such centres providing services and facilities to their surrounding rural areas, thus defining them as sustainable locations in their own right.

The Stafford Borough area is locally distinctive in terms of character, landscape and natural resources, characterised by large tracts of unspoilt countryside and numerous historic settlements and buildings that give the rural areas their own distinct character and are major tourist attractions for visitors to the area.

Our Parish is a prime example of such a location, being within the River Trent Valley, accommodating stretches of the River Trent and Trent & Mersey Canal, having numerous picturesque and unspoilt landscapes including a host of protected and recorded sites, along with a rich historical context dating back to the Domesday Book of 1086, accommodating a wealth of heritage and ancient and historical buildings and structures, making it a very attractive location, and also, being located only some 5.7 miles from the County Town of Stafford, some 3 miles from the Town of Stone, some 3.2 miles from the Key Service Village of Weston, and only some 6.1 miles from the Key Service Village of Great Haywood beyond, along with excellent transportation links via the A51 and B5066 highways makes it also a very accessible and sustainable location.

As such, for it's part, our Parish does play a key role within the Borough of Stafford, and as a result, it is important to embrace the agenda for growth to support Stafford in its aims and objectives and to improve the sustainability and balance of our community, yet to achieve this in a carefully managed and proportionately measured way to guard against over development and preserve the current equilibrium that exists.

In this way and via this Neighbourhood Plan, our Parish will retain its identity and defined role and positively achieve its own aims and objectives over the Plan Period.



7.0 - The Sandon and Burston Parish Neighbourhood Plan

7.1 - Our Vision

Our Neighbourhood Plan seeks to ensure that our Parish retains its character and vibrancy and yet becomes a more balanced community and a great place to live and work.

It will be a neighbourhood that supports not only its own sustainability but also one that supports the aims and objectives of the wider Stafford Borough area in all regards.

It is modest in its aspirations, yet we also see our proposals as necessary for our continued sustainable future and well being as a Parish in these modern times.

7.2 - Our Plan

Our Plan shows what Sandon and Burston will be like in the future when the ideas and proposals developed by our Parish Council and those members of the community who elected to be involved are implemented.

The main proposals are set out below,

1. Improvement and enhancement of the central heart of Sandon along the A51 and B5066 carriageways, close to the entrance to Sandon Hall, by way of careful new development, renovation and improvement at Dog Farm and surrounds and at Sandon Cricket Ground, Village Club and surrounds.
2. Improvement and enhancement of the central heart of Burston at the junction of Burston Lane and Woodcock Lane, close to the Village Pond, by way of careful new development, and adjacent to Burston Hall.
3. Appropriate new development in a small number of locations such as adjacent to Grove Farm and Needwood Cottage in Sandon, and Burston Lane and adjacent to Woodcock Lane in Burston to meet the aspirations for additional affordable and high quality development that will improve our community balance and sustainability.



8.0 - Delivering Our Plan

The delivery of our plan will involve a mix of private funding and close consultation and funding with other partners and stakeholders to bring forward projects which will make a real difference to our Parish.

Already, such consultation and funding has enabled the improvements to the Sandon War Memorial and ongoing expansion and improvement of the Sandon Village Room.

To ensure that the planning and development decisions take into account the views of our Plan, policies have been prepared, where applicable, which have been developed in the context of Stafford Borough Councils own 'Plan for Stafford Borough'.

When changes are proposed within Sandon and Burston either by developers, private individuals or other organisations, these policies will be referred to by Stafford Borough Council, Staffordshire County Council and the Government when planning decisions are made.

8.1 – Projects

Our Parish has real enthusiasm to bring forward projects to implement our Neighbourhood Plan. Throughout the process of us preparing our Plan, a number of great ideas have been put forward. These have been listed in the following pages.

Some are larger than others, having a greater degree of impact, whereas some are small in scale with little or no impact, yet we see all as being equally as important as each other, and when placed together, make up our overall vision for our future as a strong and sustainable Parish moving forward.

We are only a small Parish by comparison, with an equally small population, so our needs and aspirations are equally modest in this context, yet will make a big yet proportionate difference to us.

Obviously, the larger projects will generate a larger positive impact towards our aims and objectives and will to some degree be prioritised accordingly, yet all are seen as equally essential to deliver our vision.

There may be some other future projects which have not been foreseen at this time, which are not essential for this delivery, yet may well come forward and occur in the future.

Project 1 – Land and Buildings at and adjacent to Dog Farm

Dog Farm is located fronting School Lane, close to the entrance to Sandon Hall, just off the A51 carriageway in a central position within the Village of Sandon.

We have identified this location to be potentially suitable to accommodate further employment opportunities and private residential accommodation within the Village of Sandon.

This does include both a walled courtyard of single and two storey Barns and Outbuildings and adjacent associated parcel of land.

The walled courtyard of Barns are currently vacant and in need of significant repair and refurbishment.

This further includes the adjacent Coutts House, which is also currently vacant.

The Courtyard of Barns already has a Planning Permission (Stafford Borough Ref – 04/03407/COU, extended via 09/12814/EXT) for the Conversion of Redundant Farm Buildings to Offices, along with a New Access Road, Car Parking and Landscaping.

A further Application was recently made in November 2012 (Stafford Borough Ref – 12/17940/EXT) to further extend this Planning Permission, which, on this occasion, was refused, yet only due to a

lack of sufficient information supplied with the same, which of course can be rectified, albeit now with a new Application.

It is proposed that the adjacent Coutts House would retain its current commercial use, and the adjacent land areas proposed, being suitable for private residential dwellings.

We conclude that this proposal would very positively contribute toward and ensure that the livelihood and vibrancy of both the Parish and the Village is maintained.

It would provide limited expansion, whilst ensuring that such expansion is exercised in a controlled manner without adverse effect, and will also both retain and perhaps more importantly, create additional employment space and opportunities within the Parish.

Project 2 – Land adjacent to Grove Farm

Grove Farm is situated along the B5066 Sandon Road North, a short distance from its junction with the A51 Lichfield Road.

We have identified a small parcel of land both adjacent to and to the North of Grove Farm which could potentially accommodate a small development of further Housing other than those sites already committed.

It is proposed that this site could potentially accommodate a small scheme of Bungalows for existing Estate residents.

Project 3 – Land adjacent to Yewtree Farm

This parcel of land is situated along the B5066 Sandon Road North, adjacent to Yewtree Farm.

We have identified that this parcel of land could potentially accommodate a small development of further Housing other than those sites already committed.

It is proposed that this site could potentially accommodate a small scheme of Bungalows for existing Estate residents.

Project 4 – Land adjacent to Needwood Cottage

This small parcel of land is situated along Milwich Lane, adjacent to Needwood Cottage.

We have identified that this parcel of land could potentially accommodate a small development of further Housing other than those sites already committed.

It is proposed that this site could potentially accommodate a small scheme of one Bungalow for existing Estate residents.

Project 5 – Land adjacent to Gerrard Cottage

This small parcel of land is situated along the A51 Lichfield Road, adjacent to Gerrard Cottage.

We have identified that this parcel of land could potentially accommodate a small development of further Housing other than those sites already committed.

It is proposed that this site could potentially accommodate a small private housing scheme of a single dwelling.

Project 6 – Junction of B5066 and Jolpool Lane

We have identified this highway Junction as one that could certainly benefit from a scheme of improvement due to concerns in respect of poor visibility, and overall highway safety.

It is therefore proposed to undertake a scheme of improvement to forward visibility at the same by way of repositioning of boundary hedgerows and increasing the width of the grass verge. This scheme may also include limited highway widening of the junction and junction itself, subject to a detailed assessment of the necessary works required to improve the safety of this junction.

It is proposed to undertake a consultation process with both the Estate, being the landowners and Staffordshire County Council, being the Highway Authority to further inform and progress this matter.

Project 7 – Land adjacent to Woodcock Lane

This parcel of land is situated on the Western outskirts of the Village of Burston, accessed off the farthermost point of Woodcock Lane.

We have identified this parcel of land, to the North West of the Village of Burston as being suitable to accommodate limited residential development.

This parcel of land is screened from the nearest dwellings by a mature line of trees.

It is currently proposed that this parcel of land would provide two sustainable, outstanding and innovative family homes of high quality and inclusive design that will positively integrate into the existing natural, built and historic environment, and further seek to reinforce local distinctiveness..

Whilst being within the realm of the Village, given both its remote and screened location and proposed provision for only two dwellings, the Parish Council consider that the development of this area would have no negative impact upon either the character or integrity of the Village and its setting.

This proposal would not only contribute toward the livelihood and vibrancy of both the Parish and the Village, contributing towards bringing families back to the Village, yet ensure it is maintained, with a limited expansion, whilst ensuring that such expansion is exercised in a controlled manner without adverse effect.

Project 8 – Land adjacent to Burston Hall

Burston Hall is situated on the Southern outskirts of the Village of Burston, being accessed off Burston Lane.

We have identified a parcel of land within the curtilage of Burston Hall, being that adjacent to its North Western boundary, being that between the Hall and St Rufin's Church, as being a suitable development area for the provision of two sustainable, outstanding and innovative family homes of high quality and inclusive design that will positively integrate into the existing natural, built and historic environment, and further seek to reinforce local distinctiveness.

This parcel of land is currently used for grazing, with the provision of a small car parking area along part of its frontage to Burston Lane for the general usage and benefit of both residents and visitors to Burston alike.

This car park is understood to have been gifted to the Village some years ago by the then owner of Burston Hall.

We have identified that this parcel of land, given its central and sustainable location within the Village, could be utilised for the above purpose.

This proposal would not only contribute toward the livelihood and vibrancy of both the Parish and the Village, contributing towards bringing families back to the Village, yet ensure it is maintained, with a limited expansion, whilst ensuring that such expansion is exercised in a controlled manner without adverse effect.

This proposal has been formulated by the Parish Council following both consultation and revision with local residents as part of the wider Plan consultation process recently undertaken by the same.

Project 9 – Land at Burston Lane

This parcel of land is situated along Burston Lane, close to its junction with the A51 Lichfield Road, being that adjacent to Beck House, and opposite both Yewtree Farm and The Greyhound Inn Public House.

We have previously identified this as a suitable location for the provision of a small scheme of Affordable Houses.

This proposal is quite well advanced and as such, is being treated as a committed site.

Whilst this proposal does form part of this document, it has already received approval from the Parish Council, and is currently being brought forward independently as a Rural Exception Site for the provision of Affordable Housing.

Extensive Pre-Application discussions have taken place with Stafford Borough Council, with a Planning Application submission currently being in the process of being prepared, with a view to such an Application being submitted in the near future.

The provision of Affordable Houses will cater for those that are less well off and in need of assistance, and enable them to now continue residing within the Parish, whereas, as has been too often the case over recent years, previously, they have had to move to either Stone or Stafford for example.

This proposal will both contribute toward retaining the livelihood and vibrancy of both the Parish and the Village, yet ensure it is maintained in a controlled manner without adverse effect. The Parish Council have chosen this location on this basis.

Project 10 – Land at Burston Lane (alternative proposal)

This parcel of land is situated along Burston Lane, close to its junction with the A51 Lichfield Road, being that adjacent to Beck House, and opposite both Yewtree Farm and The Greyhound Inn Public House.

The Parish Council have previously identified this as a suitable location for the provision of a small scheme of Affordable Houses.

This proposal is quite well advanced and as such, is being treated as a committed site.

Notwithstanding this, and also given that, as a Rural Exception Site proposal, differing Planning processes apply, and further, as part of the wider consultation process being undertaken by the Parish Council,

It is further proposed in response to all the above points, that, on the basis that there are potentially other suitable sites for Affordable Housing within the wider Parish, that this parcel of land could, alternatively, accommodate two dwellings

Project 11 – Land at the Green Bungalow

This small parcel of land, known as the 'Green Bungalow' site is situated at the head of Burston Lane, at its junction with the A51 Lichfield Road, being at the head of the Village of Burston.

In response to the consultation exercise undertaken by the Parish Council, the owners of this parcel of land have proposed the same for inclusion within the proposed Neighbourhood Plan.

This was subsequently discussed by the Parish Council, who has concluded to include the same accordingly.

The Parish Council, in conjunction with the landowner propose that this parcel of land could accommodate a small scale two storey rural workshop/studio, with office space above.

This would generate a meaningful use for what is currently, an unkept parcel of scrub land, would improve this gateway location into the Village, and add further towards the rural diversification, employment and enterprise of the same, and in turn therefore, contribute to the wider Parish alike.

Project 12 – Land at Butterhill Cottage

Butterhill Cottage is situated fronting the Northern side of the A51 Lichfield Road, opposite Butterhill House, in the wider Burston area.

In response to the consultation exercise undertaken by the Parish Council, the owners of this property have proposed the same for inclusion within the proposed Neighbourhood Plan.

This was subsequently discussed by the Parish Council, who has concluded to include the same accordingly.

The Parish Council, in conjunction with the property owner propose that this could accommodate two to three dwellings for private use.

In addition, a Garage would be provided for Butterhill Cottage.

Project 13 – Land adjacent to Castle View

This small parcel of land is situated adjacent to Castle View on the Northern side of the A51 Lichfield Road, directly opposite its junction with the Southern point of Burston Lane, in the Village of Burston.

In response to the consultation exercise undertaken by the Parish Council, the owners of this parcel of land have proposed the same for inclusion within the proposed Neighbourhood Plan.

This was subsequently discussed by the Parish Council, who has concluded to include the same accordingly.

The Parish Council, in conjunction with the landowner propose that this parcel of land could accommodate a single dwelling.

It currently houses a somewhat dilapidated concrete sectional building, and would generate a more meaningful use for the same.

It would vastly improve this gateway location into and out of the Village, given its prominent position, which would in turn positively contribute the both the Village and wider Parish alike.

A list of our proposed Projects and their associated Plans can be found within our Appendices under Appendix 12.1

9.0 - Policies

9.1 - Our Policies for Sandon and Burston

Paragraphs 196 and 197 of the NPPF set out the framework under which planning applications are to be determined, stating that the planning system is plan-led and that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise, and that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

Therefore, the starting point of decision making is the strategic and topic based policies within the PSB Part 1, with the NPPF being a material consideration.

The Localism Act allows communities to develop their own Neighbourhood Plan policies provided that they are based on community input and proper principles of planning, having both regard to national policies and be in 'general' conformity with local strategic policies.

The reasoning behind the use of the concept of 'general' conformity is to allow a degree of flexibility in drawing up Neighbourhood Plans and their proposals.

We have developed Policies for our Parish which seek to influence planning and development outcomes in order that they meet our requirements and aspirations, whilst recognising the requirement upon us to have both regard to national policies and be in 'general' conformity with local strategic policies.

Section 7 of our Basic Conditions Statement explains how we have formulated our NP Policies, and Section 6.2 of our Basic Conditions Statement displays how we have assessed these against both the NPPF and PSB Part 1.

Whilst, as detailed at Section 7 of our Basic Conditions Statement, we have determined some 7 wider key Policy issues, the comprehensivity of the PSB Part 1 enables us to only propose some 5 Policies covering the following subject areas;

Policy ENV 1 = Environment

Policy C 1 = Community

Policy E 1 = Economy

Policy SD 1 = Sustainable Development – Flood Risk

Policy LGS 1 = Local Greenspaces

Environment

Policy ENV1

New development is identified and supported at the following locations provided no demonstrable harm is caused or can be mitigated against to the natural and historic environment.

Project 1 – Land and buildings at and adjacent to Dog Farm

Project 2 – Land adjacent to Grove Farm

Project 3 – Land adjacent to Yewtree Farm

Project 4 – Land adjacent to Needwood Cottage

Project 5 – Land adjacent to Gerrard Cottage

Project 6 – Junction of B5066 and Jolpool Lane

Project 7 – Land adjacent to Woodcock Lane

Project 8 – Land adjacent to Burston Hall

Project 9 – Land at Burston Lane

Project 10 – Land at Burston Lane (alternative proposal)

Project 11 – Land at The Green Bungalow

Project 12 – Land at Butterhill Cottage
Project 13 – Land adjacent to Castle View

Community

Policy C1

New development of no more than 30 dwellings to avoid undesirable levels of development is identified and supported at the following locations to improve diversity, social balance and make a positive contribution toward sustainability.

Project 1 – Land and buildings at and adjacent to Dog Farm - 10 dwellings

Project 2 – Land adjacent to Grove Farm – 4 dwellings

Project 3 – Land adjacent to Yewtree Farm – 2 dwellings

Project 4 – Land adjacent to Needwood Cottage – 1 dwelling

Project 5 – Land adjacent to Gerrard Cottage – 1 dwelling

Project 7 – Land adjacent to Woodcock Lane – 2 dwellings

Project 8 – Land adjacent to Burston Hall – 2 dwellings

Project 9 – Land at Burston Lane – 6 dwellings

Project 10 – Land at Burston Lane (alternative proposal) – 2 dwellings

Project 12 – Land at Butterhill Cottage - 1 dwelling

Project 13 – Land adjacent to Castle View – 1 dwelling

Economy

Policy E1

New development of no more than 735 sq m of commercial floor space to avoid undesirable levels of development is identified and supported at the following locations to improve the rural economy and prosperity of the Parish, and to support sustainable economic growth.

Project 1 – Land and buildings at and adjacent to Dog Farm – circa 635 sq m

Project 6 – Junction of B5066 and Jolpool Lane - highway improvement works

Project 11 – Land at The Green Bungalow – circa 100 sq m

Sustainable Development – Flood Risk

Policy SD1 – Flood Risk

Excepting the acceptable provision of a point of access to the following NP allocation/s across Jolpool Brook, no development shall take place in Flood Zone 3, as identified.

Projects 9/10 – Land at Burston Lane.

All of the following NP allocations are subject to the provision of site specific flood risk assessment at detailed planning application stage;

Project 8 – Land adjacent to Burston Hall

Projects 9/10 – Land at Burston Lane

Project 11 – Land at The Green Bungalow.”

Local Green Spaces

Policy LGS1

The following locations, as identified upon Plans 1 & 2 within Appendices 12.2 & 12.3, will be safeguarded with the additional protection of designation as Local Green Spaces.

Sandon Cricket Ground, Village Club and adjacent Land (Plan 1)

Jol Pool Borehole and Spring (Plan 2)

10.0 - Sustainability Statement

10.1 - Introduction

This statement looks at the sustainability of our Parish of Sandon and Burston Neighbourhood Plan. It appraises whether the plan contains projects and policies likely to contribute to the delivery of sustainable development.

There is no statutory requirement for Neighbourhood Plans to be accompanied by a SA. However, we have decided to look at the sustainability of our Parish of Sandon and Burston Neighbourhood Plan as a means to ensure and demonstrate that the principles of sustainable development as defined by the National Planning Policy Framework (NPPF) have been taken into account in the preparation of our plan.

10.2 - Sustainable Development

The National Planning Policy Framework (NPPF) defines three dimensions to sustainable development: economic, social and environmental.

The planning system, of which our Sandon and Burston Neighbourhood Plan will be a part, needs to perform three roles:

- ..an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- . a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and
- . an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

Paragraphs 8 and 9 of the NPPF highlight the need to address these roles in an integrated way: “These roles should not be undertaken in isolation, because they are mutually dependent. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions.

Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people’s quality of life, including (but not limited to):

- ..making it easier for jobs to be created in cities, towns and villages;
- . moving from a net loss of bio-diversity to achieving net gains for nature;
- . replacing poor design with better design;
- . improving the conditions in which people live, work, travel and take leisure; and
- ..widening the choice of high quality homes.”

Our Neighbourhood Plan has been prepared to address sustainable development objectives from the outset. From our first community meeting , set up to discuss whether a Neighbourhood Plan should be prepared and what the concerns and proposals were, was well attended and was structured to draw out the social, economic and environmental issues of concern to local people to help define what such a plan should address.

The results of this first meeting, which resulted in a significant number in favour of the preparation of a Neighbourhood Plan, set the fundamental brief for the preparation of the Neighbourhood Plan and ensured a focus on social, environment and economic issues.

Social, environmental and economic matters have been considered in an integrated and holistic manner to ensure broad compliance with the prime aspects of sustainability through to our Neighbourhood Plan as presented.

Whilst our Plan is modest in its requirements and aspirations, all of its proposed projects, when enjoined together will certainly improve the social, economic and environmental well being of our Parish, thus being likely to contribute toward the delivery of sustainable development and assist with the wider sustainability objectives of both the PSB Part 1 and the NPPF.

Our detailed assessment is provided at Section 6.3 of our NP Basic Conditions Statement.

11.0 - Evidence Base Statement

We have assessed a comprehensive Evidence Base to support our Neighbourhood Plan. The Evidence Base used was largely already in the public domain, along with specific Parish information and data under social, economic and environmental themes.

The NPPF is the overarching Government Policy document.

Stafford Borough Council, in developing the replacement Local Plan, the now adopted PSB Part 1, have generated and collected a wide range of evidence base documents, which, whilst mainly Borough wide in their nature, does also include our Parish and information specific to it.

We have carefully utilised this evidence base, along with looking at the specific conditions and comments and requests of our parishioners and Stakeholders during our 'Parish conversation' consultations, being effectively a community audit, to inform both the projects and policies contained within our Neighbourhood Plan and to ensure that we not only propose a Plan that is sustainable, but is also compliant with National Policy and 'general' conformity with local strategic policies, and therefore meet the basic conditions.

We have focused upon specific measures and proposals which could support and improve the local economy, social well being and diversity of ownership to help our Neighbourhood Plan contribute to sustainable development as defined by the NPPF.

We have looked at the social, economic and environmental profile of Sandon and Burston and those issues to be addressed to ensure our Parish continues to be a more sustainable community, providing for its needs over the Plan period.

Our detailed assessment is provided at Section 7.0 of our NP Basic Conditions Statement.

The wider evidence base is located at <http://www.staffordbc.gov.uk/examination-library>

The localised evidence base is provided at Sections 1.0 to 8.4 of our NP Evidence Base Document.

The Parish of Sandon and Burston in the Borough of Stafford

Neighbourhood Plan 2031

Appendices

12.0 – Appendices

12.1 – Project List and Associated Plans

<i>Project No</i>	<i>Description</i>	<i>Plan No</i>
Project 1	Land and Buildings at and adjacent to Dog Farm	Plan 1
Project 2	Land adjacent to Grove Farm	Plan 2
Project 3	Land adjacent to Yewtree Farm	Plan 3
Project 4	Land adjacent to Needwood Cottage	Plan 4
Project 5	Land adjacent to Gerrard Cottage	Plan 5
Project 6	Junction of B5066 and Jolpool Lane	Plan 6
Project 7	Land adjacent to Woodcock Lane	Plan 7
Project 8	Land adjacent to Burston Hall	Plan 8
Project 9	Land at Burston Lane	Plan 9
Project 10	Land at Burston lane (alternative proposal)	Plan 10
Project 11	Land at The Green Bungalow	Plan 11
Project 12	Land at Butterhill Cottage	Plan 12
Project 13	Land adjacent to Castle View	Plan 13

12.1.1 – Copyright

All Appendix 12 plans and variations thereof have been produced under Crown Copyright and database rights (2011). Ordnance Survey (100017780)



The Grove

138m +

Lane Farm

Grove Farm

Track
Gas Gov

Sandon Pa

Yewtree Farm

+ 129m

+ 114m

Purl Cottage

106m +

Sandon

Black Hill

+ 150m

Pulpit Rock

Helen's Tor (Reservoir)

Moat Cott

Willow Brook

Issues Path

Stonebench Farm

Path

School House

CHURCH LANE

Path

Vicarage

Dog Farm

SCHOOL LANE

Bishop Ryder Pillar

Cricket Ground

War Meml

Station (dis)

Stafford Lodges

Sandon Park

88m

Flute Meadow Bridge

Sandon Villa

Sandon Lock

Weir

Lock Cottage

Sandon Bridge

Sandon Park

82m

Spr

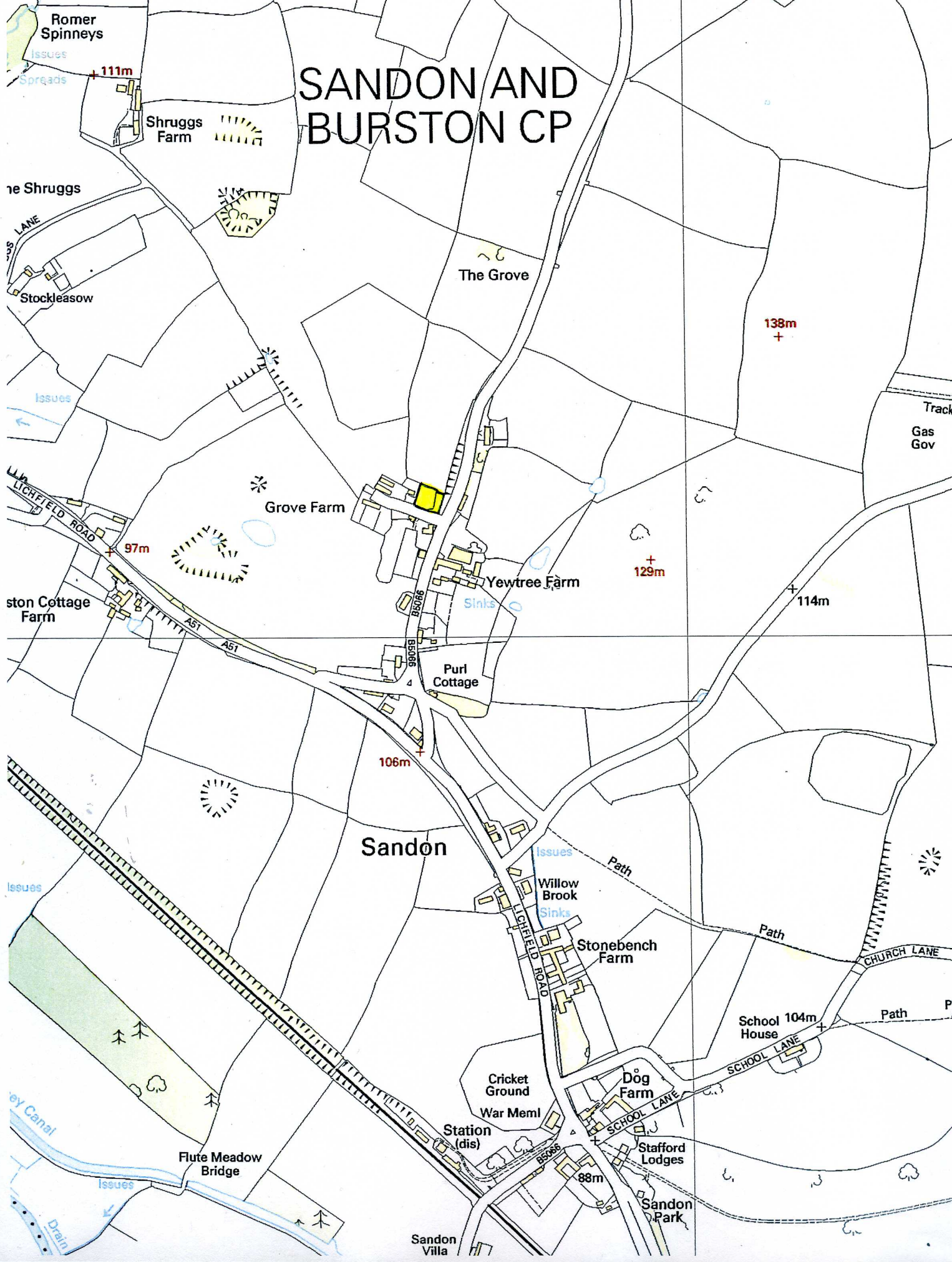
82m

Pea Hill

Path

The Garden House

SANDON AND BURSTON CP



Romer Spinneys

Shruggs Farm

the Shruggs

Stockleasow

The Grove

Grove Farm

Yewtree Farm

ston Cottage Farm

Purl Cottage

Sandon

Willow Brook

Stonebench Farm

School House

Flute Meadow Bridge

Station (dis)

Cricket Ground

War Meml

Dog Farm

Stafford Lodges

Sandon Park

Sandon Villa

Track
Gas Gov

138m

129m

114m

106m

111m

97m

88m

Issues
Spreads

Issues

Issues

Issues

Issues

Ley Canal

Drain

OS LANE

LICHFIELD ROAD

A51

A51

B5006

B5006

B5006

LICHFIELD ROAD

LICHFIELD ROAD

SCHOOL LANE

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CHURCH LANE

SCHOOL LANE

SCHOOL LANE

SCHOOL LANE

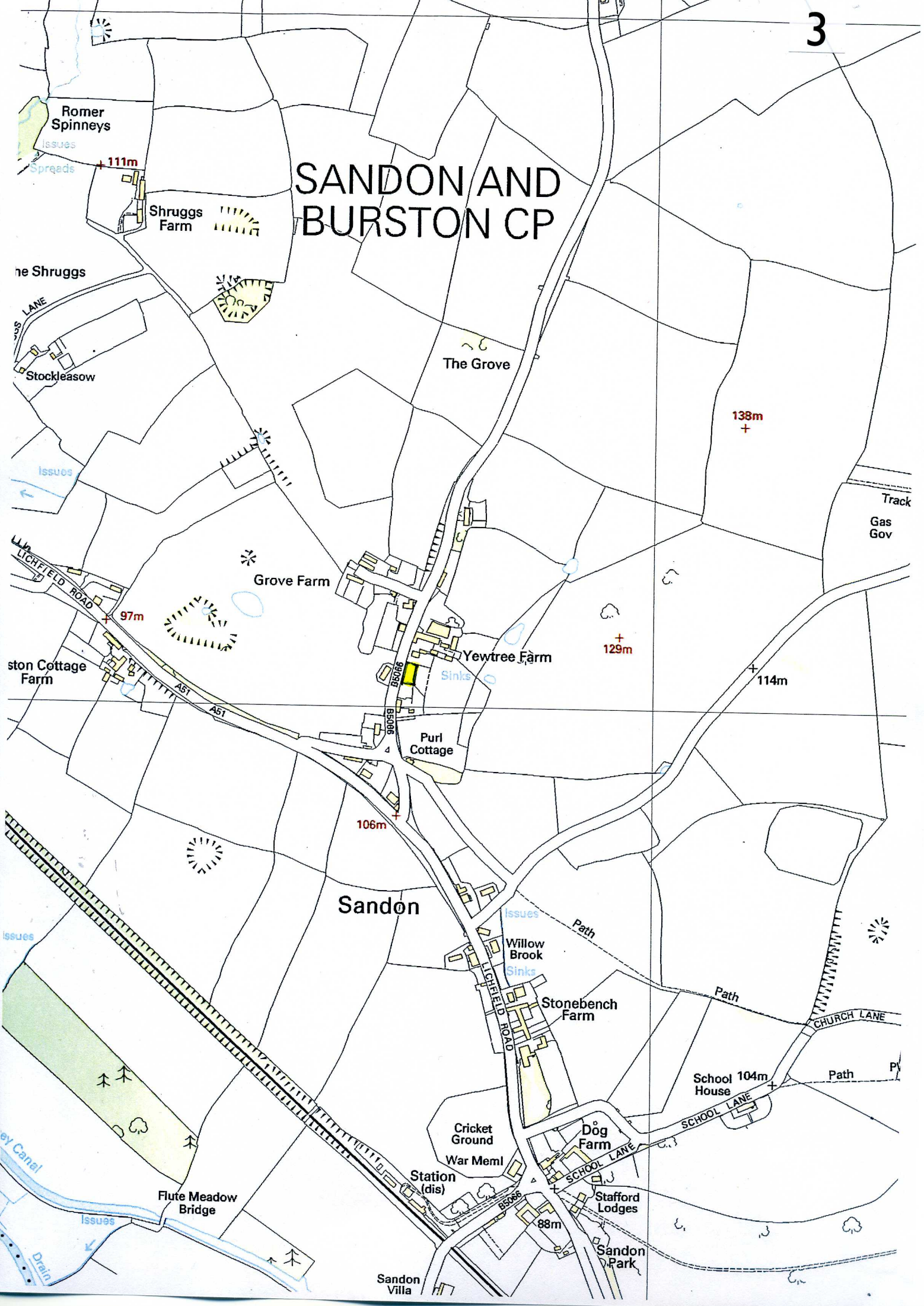
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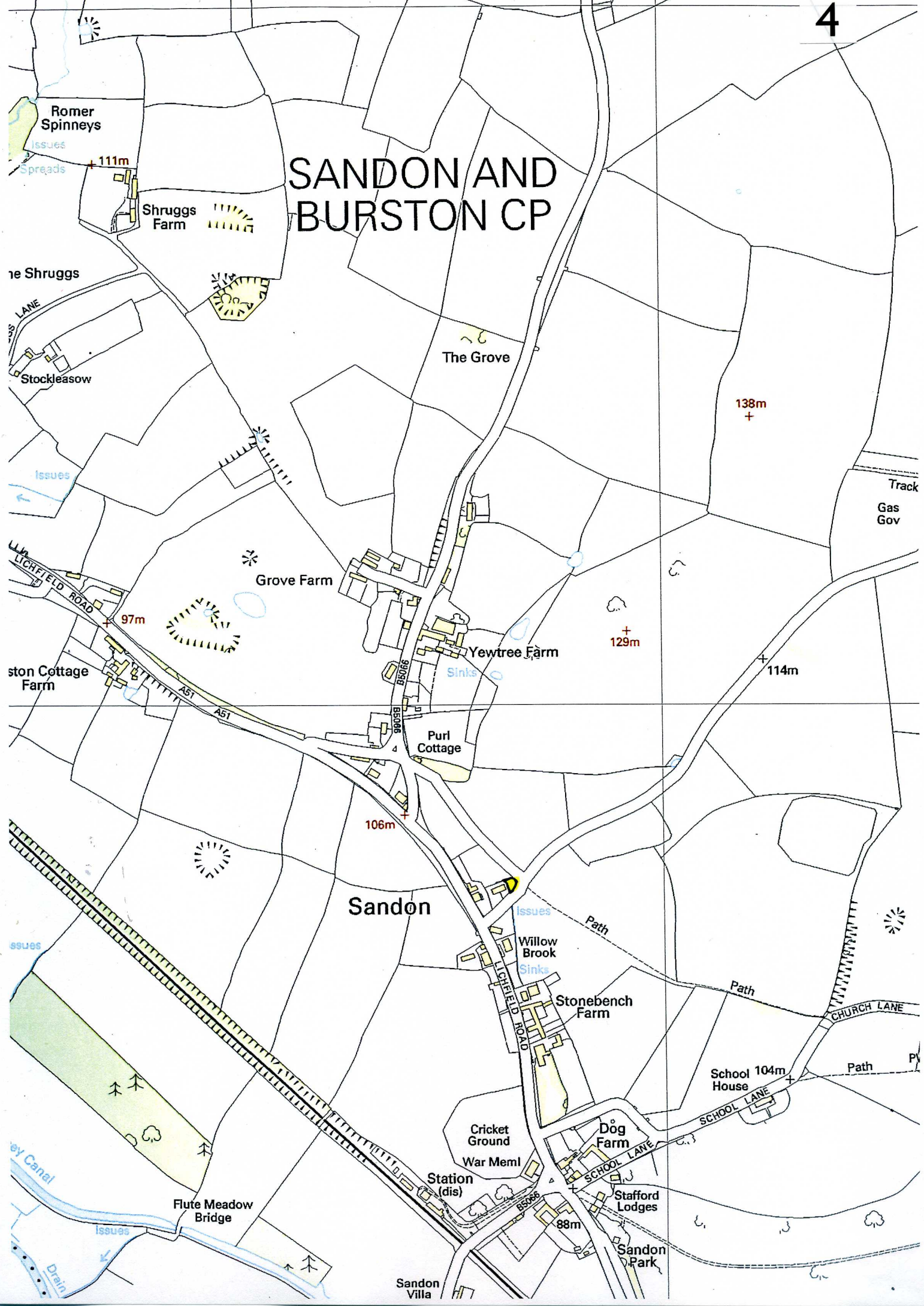
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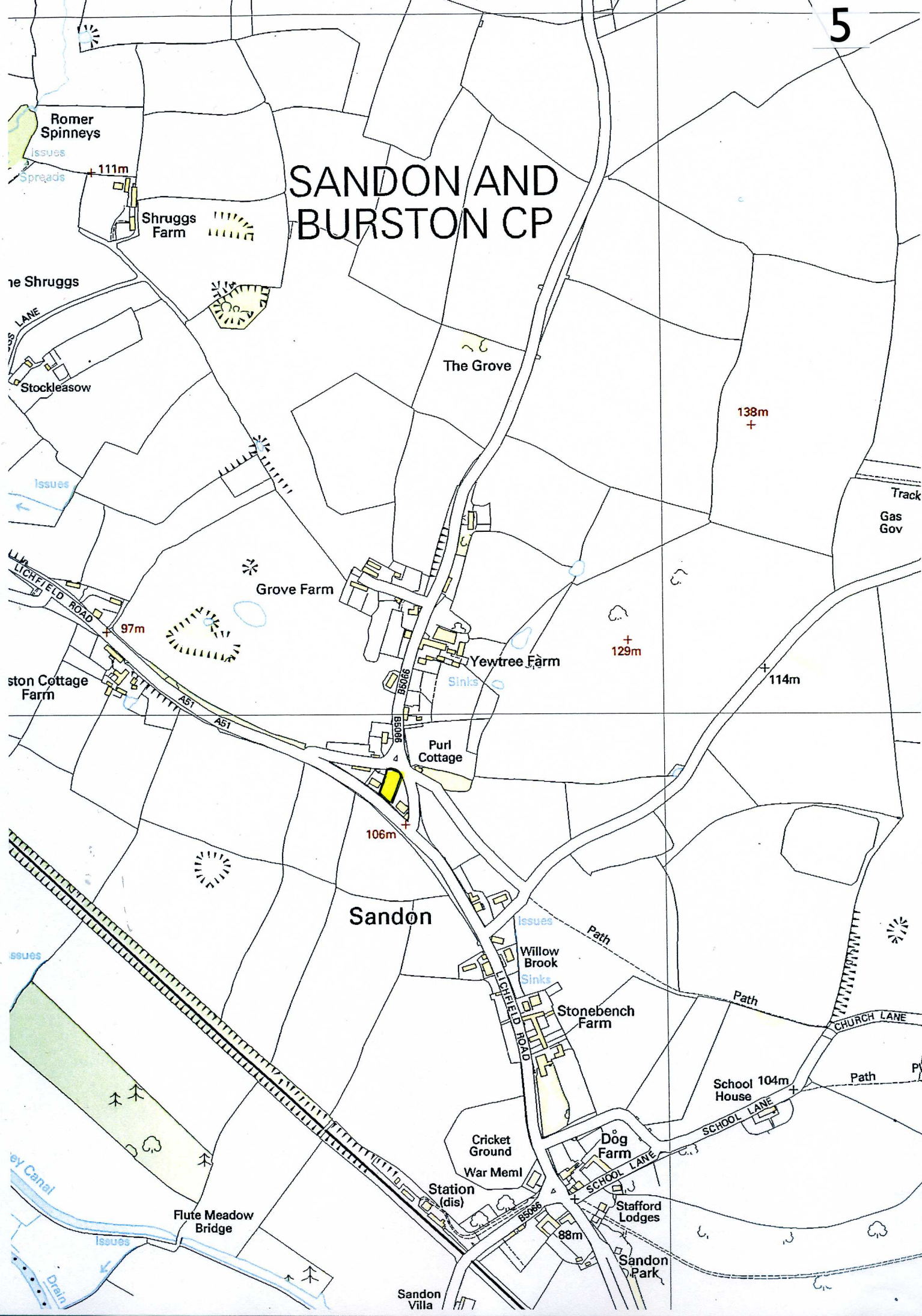
SANDON AND BURSTON CP

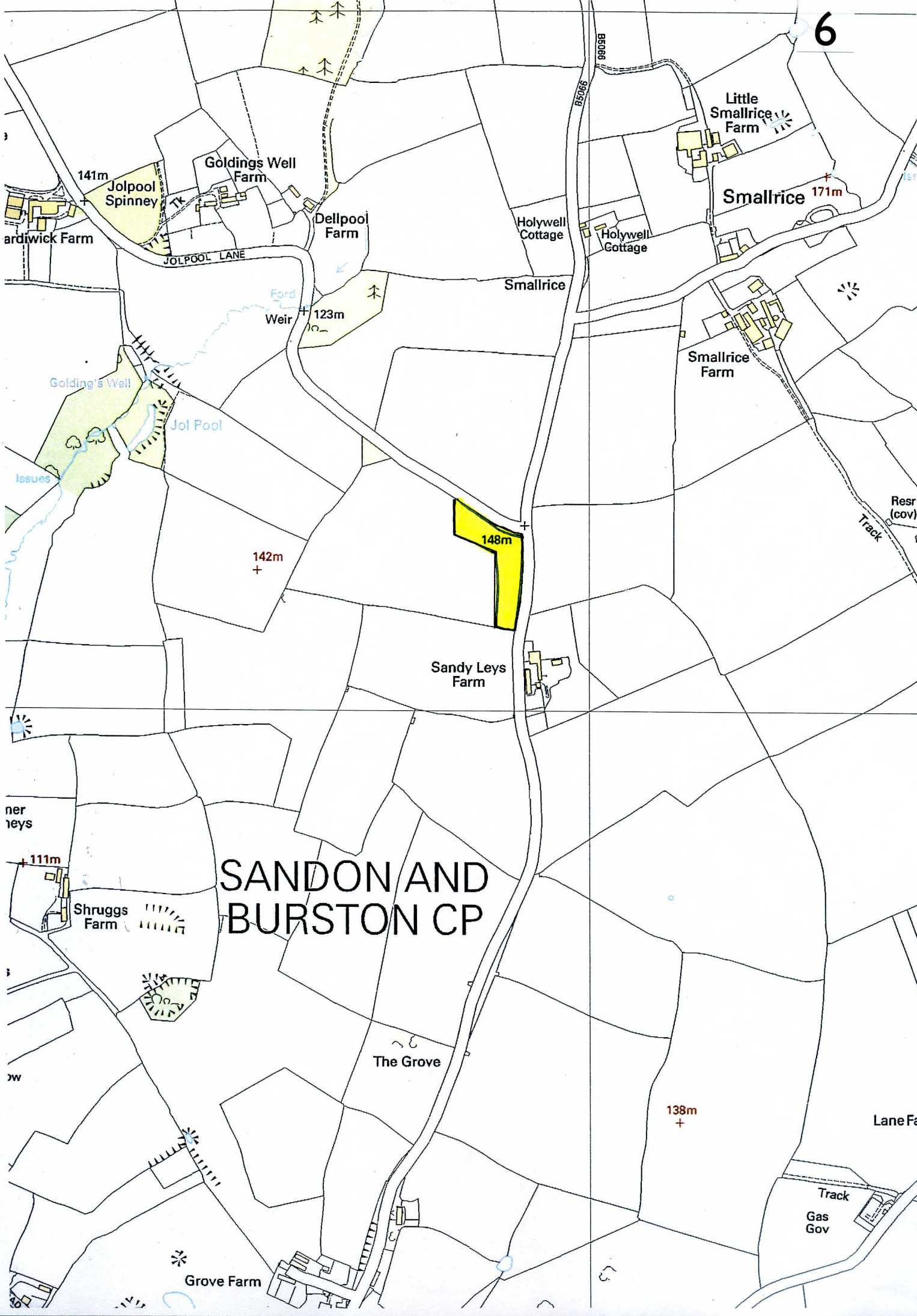


SANDON AND BURSTON CP



SANDON AND BURSTON CP





SANDON AND BURSTON CP

Sandy Leys Farm

Little Smallrice Farm

Smallrice 171m

Smallrice Farm

Goldings Well Farm

Dellpool Farm

Smallrice

Jolpool Spinney 141m

ardwick Farm

JOLPOOL LANE

Ford Weir 123m

Golding's Well

Jol Pool

142m

148m

ner
neys

111m

Shruggs Farm

The Grove

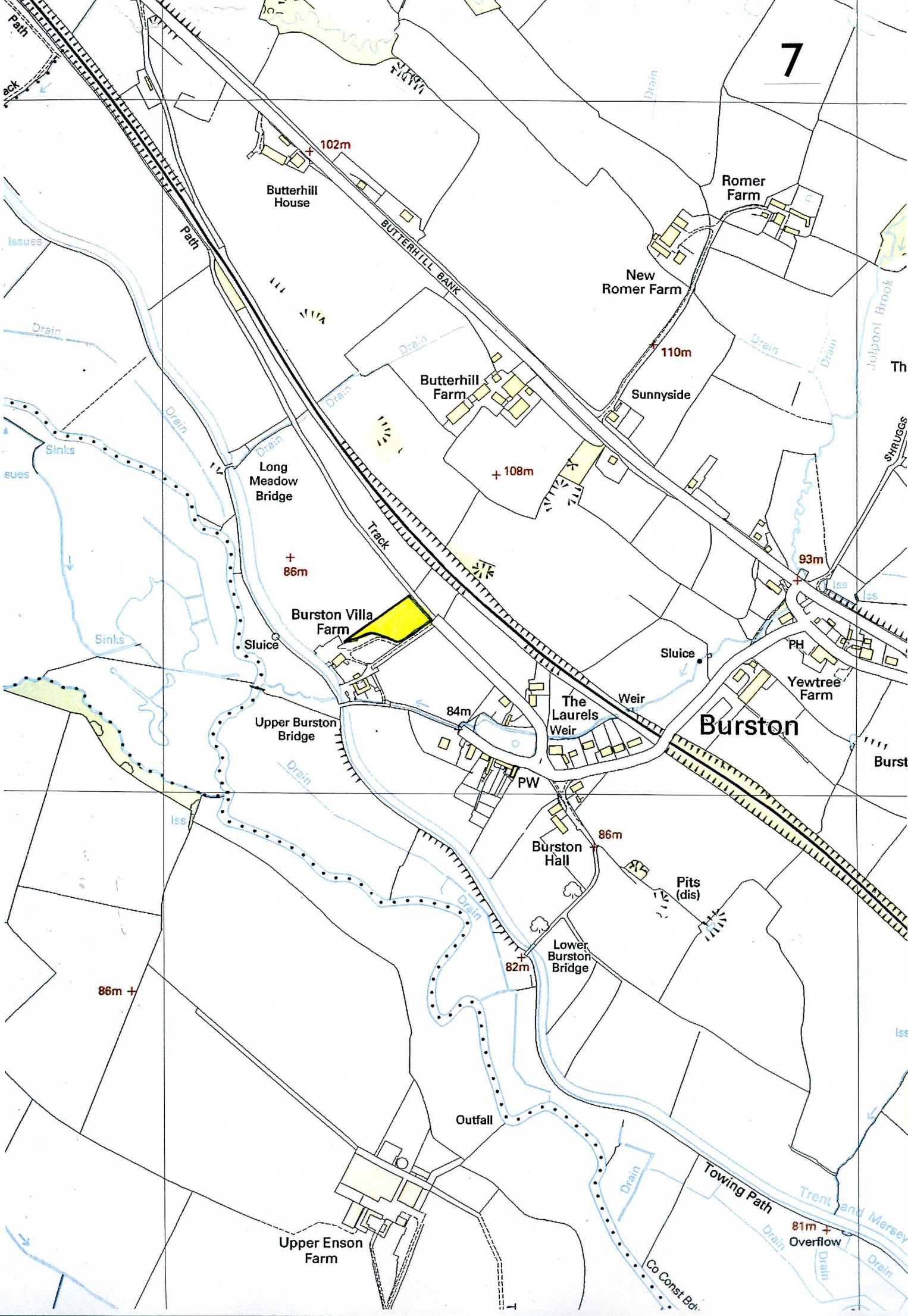
138m

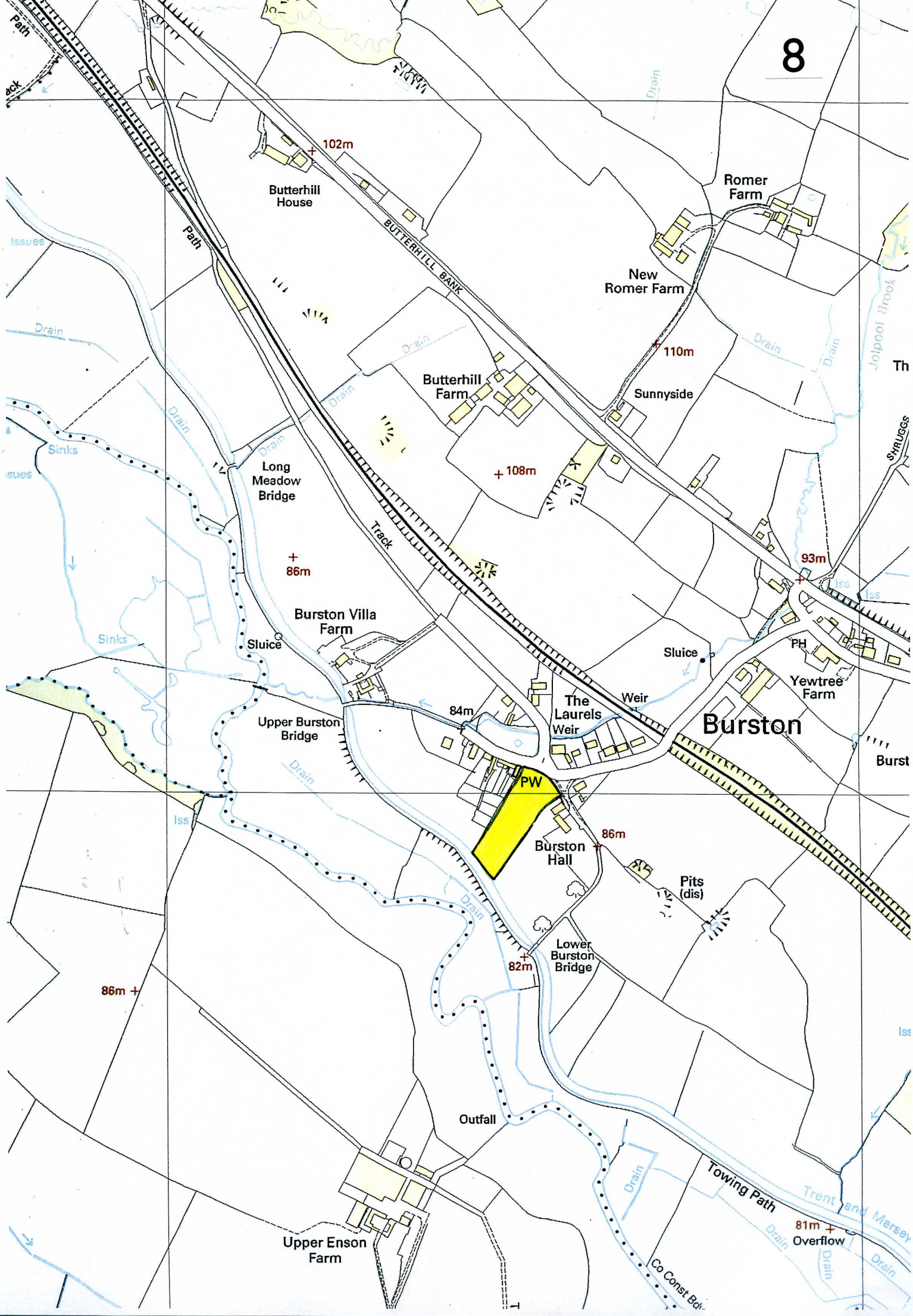
Lane Fa

Track

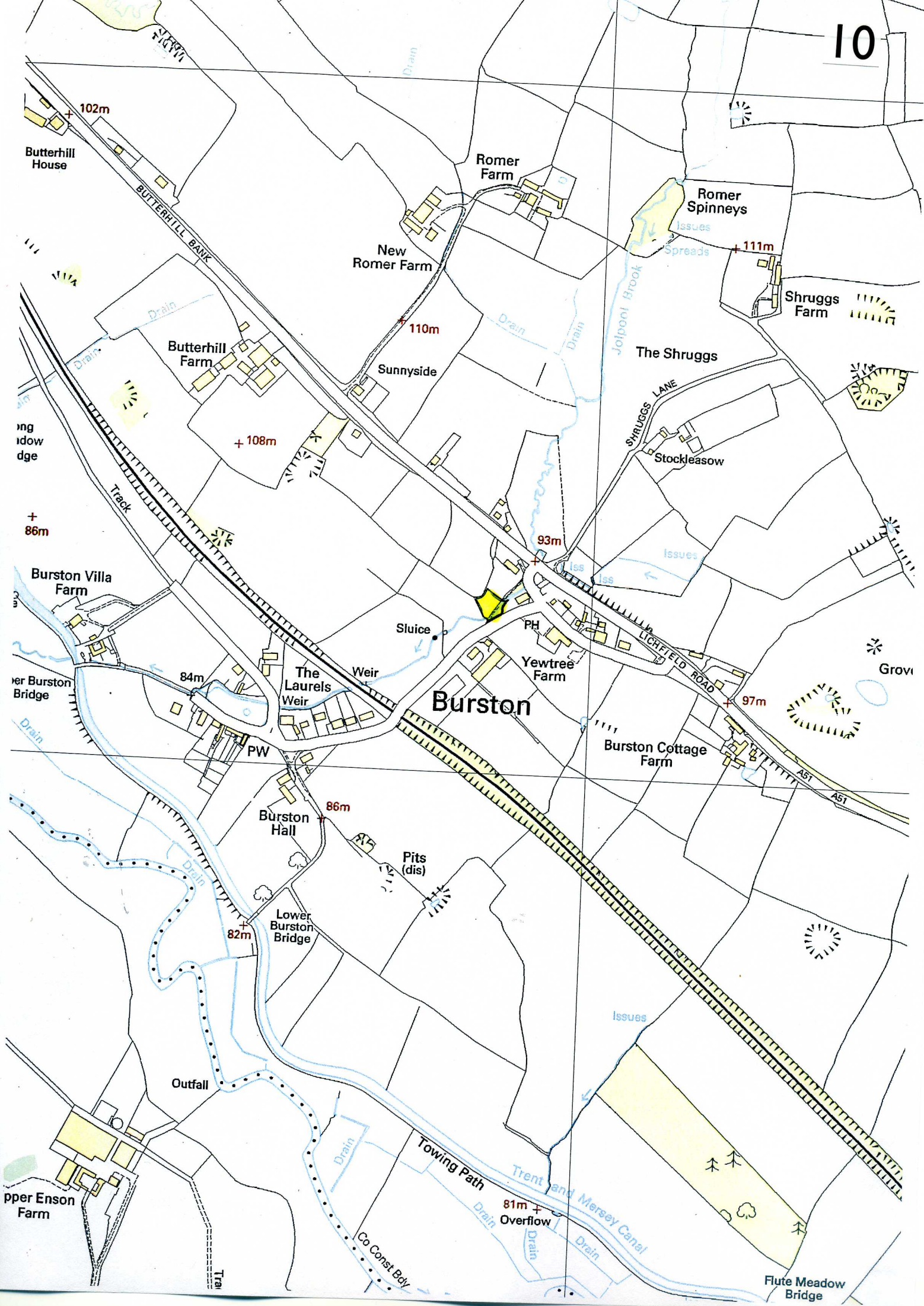
Gas Gov

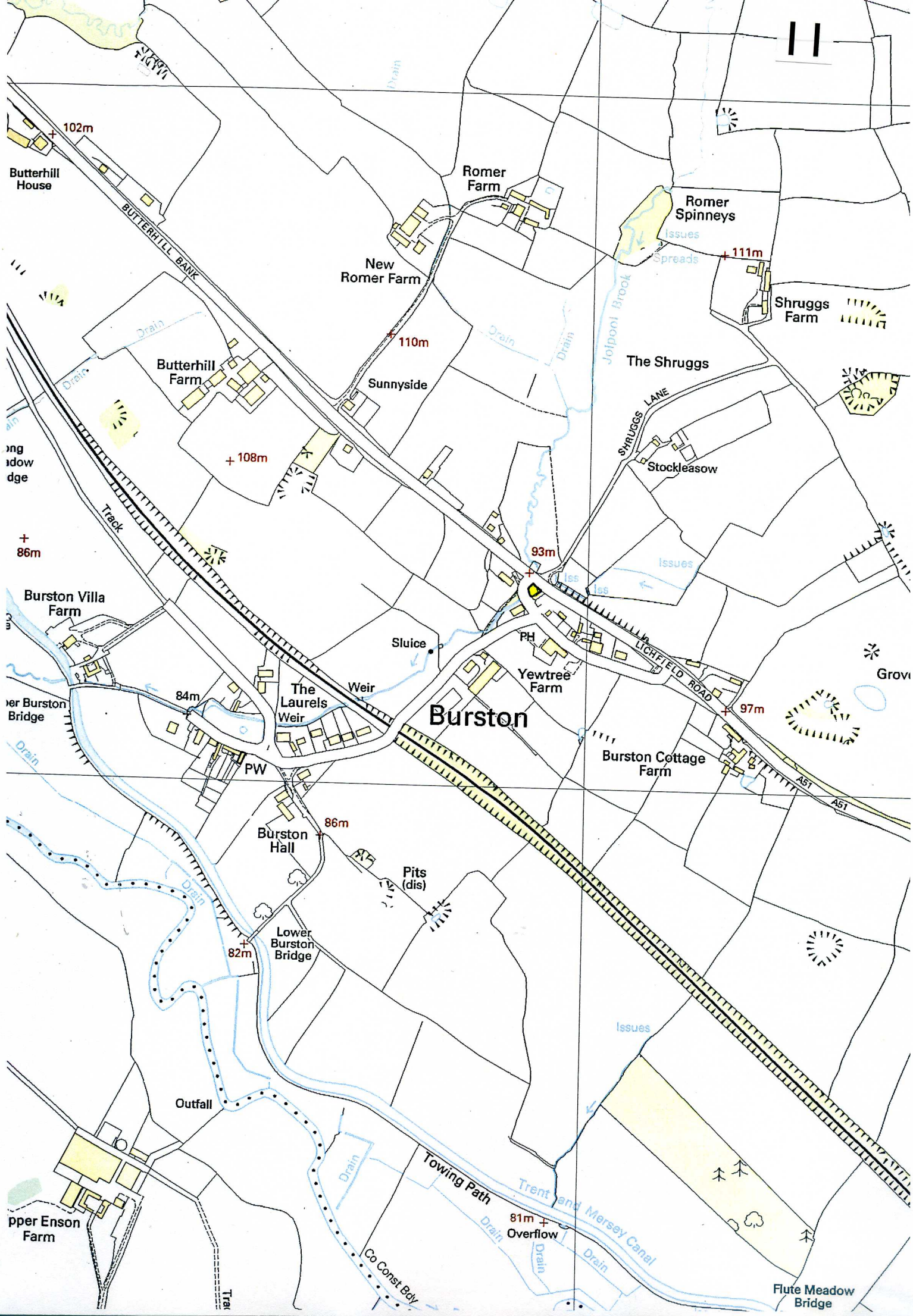
Grove Farm











Kiplass Lane (Track)

124m

Carr House

Underpass

87m

Kiplass Slip

Romer Clump

Iron Bridge

Butterhill House

102m

Romer Farm

New Romer Farm

Sunnyside

110m

Butterhill Farm

+108m

Long Meadow Bridge

+86m

Burston Villa Farm

Sluice

Sluice

Upper Burston Bridge

84m

The Laurels Weir

Weir

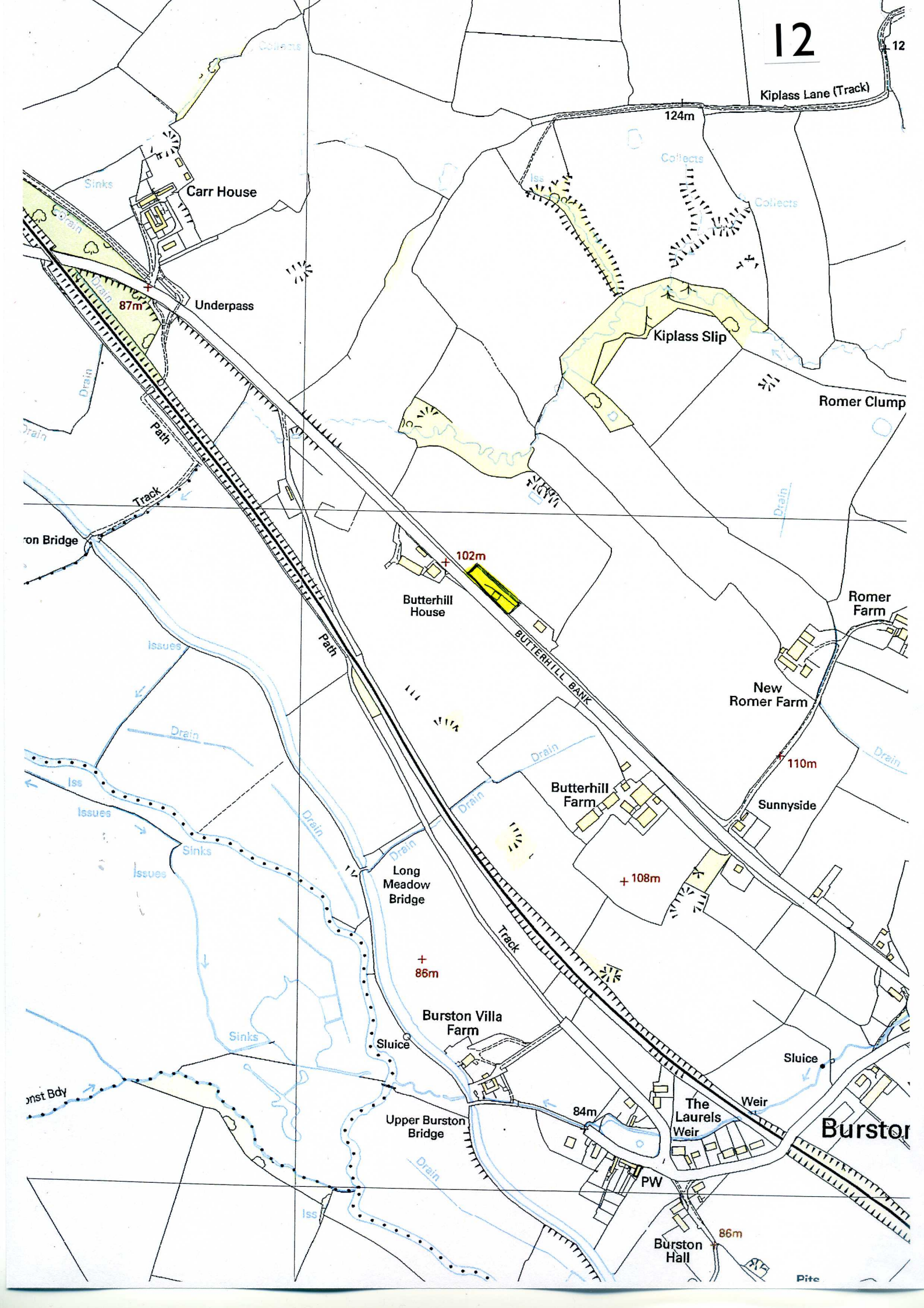
Burston

PW

Burston Hall

86m

Pite



Kiplass Slip

Romer Clump

142m +

Sandy Fa

Romer Farm

Romer Spinneys

Issues
Spreads

111m +

Shruggs Farm

SANDON AND BURSTON CF

New Romer Farm

110m +

Sunnyside

The Shruggs

SHRUGGS LANE

Stockleasow

The Grove

93m +

Sluice

PH

Yewtree Farm

Grove Farm

Burston

97m +

Burston Cottage Farm

Yewtree Farm

Purl Cottage

86m +

Burston Hall

Pits (dis)

Lower Burston Bridge

106m +

Sandon

Issues

Issues

Willow Brook

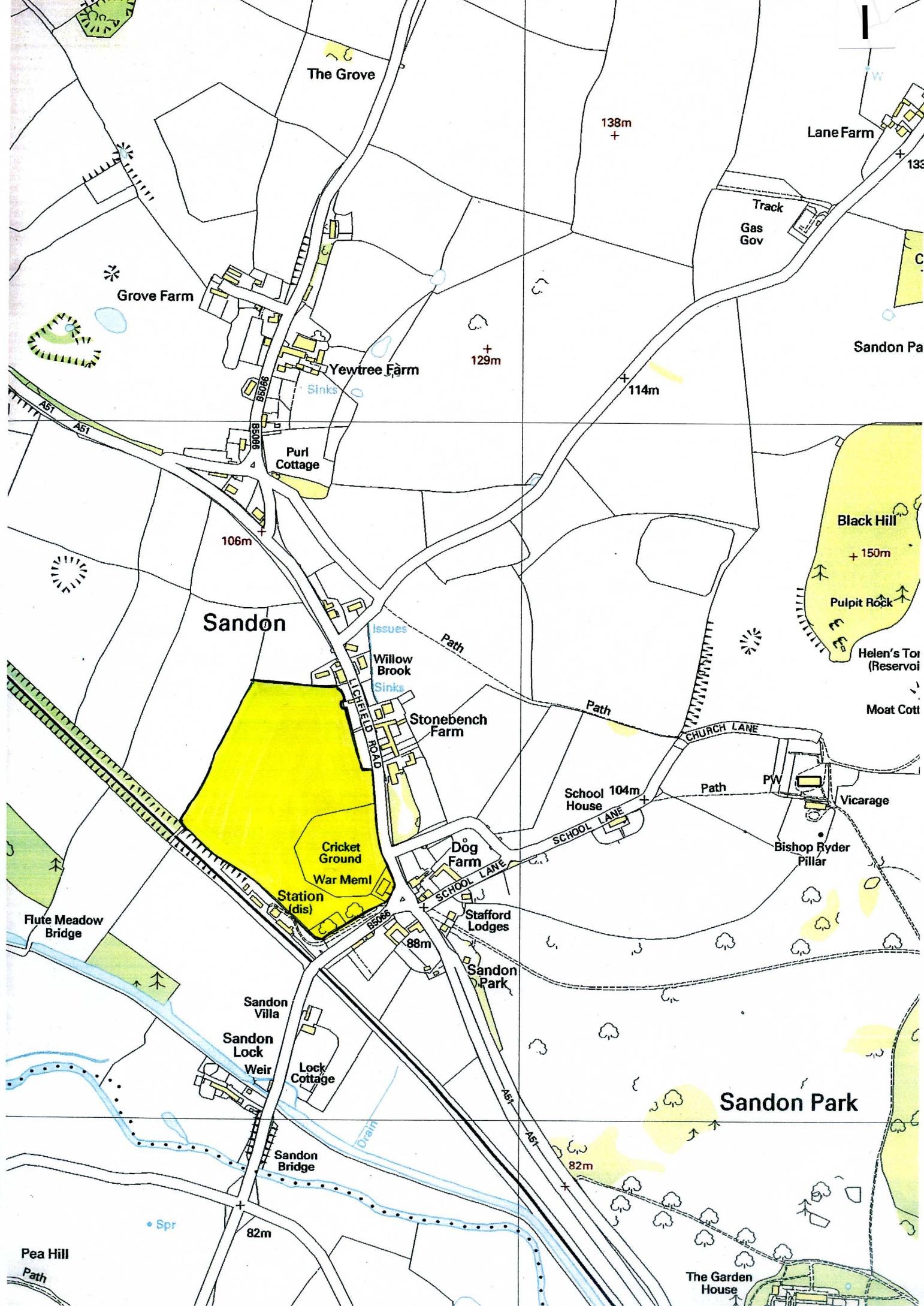
Sinks

Towing P

LICHFIELD ROAD

S

12.2 – Policy LGS1 – Plan 1 – Sandon Cricket Ground, Village Club and adjacent land



The Grove

138m +

Lane Farm

133

Grove Farm

Yewtree Farm

129m +

114m

Sandon Pa

Sandon

Black Hill

+ 150m

Pulpit Rock

Helen's Tor (Reservoir)

Moat Cott

Willow Brook

Sinks

Stonebench Farm

School House

CHURCH LANE

PW

Vicarage

Cricket Ground

War Meml

Station (dis)

Dog Farm

SCHOOL LANE

Bishop Ryder Pillar

Flute Meadow Bridge

Stafford Lodges

Sandon Park

Sandon Villa

Sandon Lock

Weir

Lock Cottage

Sandon Bridge

Sandon Park

82m

• Spr

82m

Pea Hill

Path

The Garden House

12.3 – Policy LGS1 – Plan 2 – Jolpool Borehole and Spring

