

The Parish of Sandon and Burston in the Borough of Stafford

Neighbourhood Plan 2031

Basic Conditions Statement

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1.0 - Introduction

This statement introduces our Sandon and Burston Neighbourhood Plan Proposal and sets out how our Plan has been prepared in accordance with the Neighbourhood Planning (General) Regulations 2012, , and how the basic conditions of Neighbourhood Planning and other considerations as prescribed by Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 as amended.

This statement has been prepared by our Sandon and Burston Parish Council as the qualifying body for the designated Neighbourhood Plan Area.

Below is a brief introduction to Sandon and Burston and why our Neighbourhood Plan has been prepared. This is followed by a summary of compliance statement indicating how our Neighbourhood Plan has been prepared in line with the 2012 Regulations and the 1990 Act. The remaining sections of the document provide evidence as to how our Neighbourhood Plan meets the basic conditions.

2.0 – Why Sandon and Burston needs 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 have recently adopted their replacement Local Plan 2031, the PSB Part 1, to in part enable and implement such growth, stating within its text 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 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 this Parish into the future and throughout the plan period.

3.0 – Summary of Compliance Statement

Our Neighbourhood Plan has been prepared by a qualifying body being Sandon and Burston Parish Council in accordance with the Neighbourhood Planning (General) Regulations 2012.

The policies described in our Neighbourhood Plan relate to the development and use of land in our Neighbourhood Area as designated by Stafford Borough Council Cabinet in accordance with the 2012 Regulations.

Our Neighbourhood Plan will apply from 2011 until 2031, precisely corresponding to the timeframe of the emerging replacement Stafford Borough Local Plan, and does not contain policies relating to excluded development in accordance with the 2012 Regulations.

All the documents required by part 5, paragraph 15 of the 2012 Regulations are included in our submission package for our Neighbourhood Plan.

The requirements include provision of the following;

- (a) a map or statement which identifies the area to which the proposed neighbourhood development plan relates; .
- (b) a consultation statement; .
- (c) the proposed neighbourhood development plan; and .
- (d) statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act. .

With regard to point (d) it should be noted that our Neighbourhood Plan is not a Neighbourhood Development Order and does not contain such orders.

As such, a Neighbourhood Plan will be considered to have met the Basic Conditions if:

- having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan,
- the making of the neighbourhood development plan contributes to the achievement of sustainable development,
- the making of the neighbourhood development plan is in 'general' conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
- the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations, and

- prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan

The details and evidence documenting compliance with these conditions is provided in sections 4-7.

Stafford Borough Council are currently conducting a formal screening process to determine whether a Strategic Environment Assessment or Habitat Regulations Assessment would be required in support of our Neighbourhood Plan.

To satisfy the Basic Conditions and demonstrate that our NP meets the requirements set out in paragraph 8 of schedule 4b of the Town and Country Planning Act 1990, required by regulation 15 of the Neighbourhood Planning (General) Regulations 2012, SBC, as the responsible authority, will conduct formal screening opinions to measure any likely 'significant' impacts and effects on the environment and to determine whether a Strategic Environment Assessment (SEA) or Habitat Regulations Assessment (HRA) would be required in support of our NP.

If the formal screening concludes that a SEA or HRA is needed, then one will be required.

This may subsequently require modification to our NP and potentially further statutory consultation.

Our Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and comply with the Human Rights Act 1998.

4.0 – Our Neighbourhood Planning Area and Sandon and Burston Parish Council

Our Sandon and Burston Neighbourhood Plan has been prepared in the true spirit of the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012. Our Plan was initiated, led and entirely prepared by both our Parish Council/Working Party and people in the community. Evidence has been assessed and the projects and policies set out in the plan genuinely reflect the views of those who contributed to the process of preparing it.

Our Neighbourhood Area was formally designated as required under the 2012 Neighbourhood Planning Regulations.

Sandon and Burston Parish Council submitted an application for designation of a Neighbourhood Area on 15th June 2012.

Notice of the application was made by Stafford Borough Council.

There were some 29 representations during the 6 week consultation period. The application was subsequently designated on the 7th February 2013.

Our Neighbourhood Planning process brought together a diverse collection of people from all over the Parish. It has helped us recognise its many assets and also see how to address the issues it faces in a positive way. We feel this process has made the community stronger, strengthened its sense of identity and has given it a voice. Local people have engaged with the planning process and as a result better understand the issues that must be balanced when planning decisions are made.

Relationships with Stakeholders and Stafford Borough Council etc have been strengthened.

It is hoped that a successful referendum and the bringing into legal force of our Neighbourhood Plan by 'making' it will be the start of a further process in which the residents and other interested parties of Sandon and Burston will actively work together to make our neighbourhood an even better place to live.

5.0 – Our Neighbourhood Plan Proposal

A number of documents have been produced in order to support our Plan and meet the Basic Conditions. These include:

- The Sandon and Burston Neighbourhood Plan: This is the main document which includes projects and policies developed by us.
- The Sandon and Burston Neighbourhood Plan Evidence Base Document: This is a body of information gathered, used and assessed by us to ensure due consideration of social, economic and environmental issues within our Parish.
- The Sandon and Burston Neighbourhood Plan Consultation Statement: This is a statement setting out how the community and other stakeholders have been involved in the preparation of our Neighbourhood Plan.
- The Sandon and Burston Neighbourhood Plan Basic Conditions Statement: This is a statement setting out how we accord with these requirements.

6.0 – The Basic Conditions

6.1. - *Involvement of the Local Community and Stakeholders*

Our Neighbourhood Plan has been prepared with extensive input from our community and stakeholders as set out in our Consultation Statement.

Sections 3 and 4 of our NP Consultation Statement explain in detail how our NP proposals were identified as part of the initial consultation process.

Thereafter, we assessed our NP proposals in a number of ways as part of the overall consultation process.

Firstly, forming part of our initial framework, these were continually assessed throughout the ongoing Parish Conversation both with Parishioners and other Stakeholders.

Secondly, as shown in section 6.2 below, we also assessed these against the two relevant principal planning documents, the NPPF and now PSB Part 1, demonstrating where, in our view; we have regard and ‘general’ conformity.

Our Pre-Submission Neighbourhood Plan has been consulted on as required by the Neighbourhood Planning (General) Regulations 2012 and responses have been recorded and changes have been made where deemed applicable and relevant without detriment to our stated aim and objective of greater sustainability for our Parish.

Our Neighbourhood Plan Consultation Statement has been prepared by members of our Parish Council/Working Party and meets the requirements set out in Paragraph 15 (2) of the Regulations.

6.2. - *Regard to National Policies and General Conformity with the Strategic Policies of Stafford Borough Council Local Plan*

A Neighbourhood Plan must have **regard** to national policy and be in **general conformity** with existing strategic local planning policy.

The legislation does not prescribe what content a plan should have. A plan could be comprehensive or focused on one or two issues only. It could be detailed, or simply set general principles to guide new development.

Paragraph 69 of the NPPG states, in summary, that ‘having regard’ to National Policy means that a NP must not constrain the delivery of important national policy objectives, as set out in the NPPF.

Mr John Glester, in his examination report of the Upper Eden NP, states in section 4 of his report that - “It is clear to me that the reasoning behind the use of the concept of ‘general conformity’ is to allow a degree of flexibility in drawing up Neighbourhood Plans and proposals.

Without such a concept drawing up a Neighbourhood Plan to reflect local priorities and conditions would be a futile exercise.”

Our Neighbourhood Plan has been prepared, having regard to National Policies as set out in the NPPF and, and being in 'general' conformity with the strategic policies of the PSB Part 1.

The PFSB Part 1 sets out a development strategy which includes a sustainable settlement hierarchy. This has been identified to deliver a sustainable pattern of growth and to meet the scale of housing and employment need over the plan period, as a minima.

It provides a clear framework for delivering housing and employment growth across the Borough of Stafford, setting out in its development strategy the scale and distribution of growth.

Spatial Principle 4 requires the minimum provision of 8% / 800 dwellings housing growth for the Rest of the Borough Area, and Spatial Principle 5 requires the provision of 32% / 51.2 hectares employment growth for the Rest of the Borough Area.

The most recent SBC published figures below show the current level of housing commitments across the Borough, as at 31st March 2015;

Location	SP4 figure (based on SP2 = 500pa)	Current	% over
Stafford	7,000	7,586	+ 8.37%
Stone	1,000	1,105	+ 10.50%
Key Service Villages	1,200	1,330	+ 10.83%
Rest of Borough	800	792	-1.01%
Total	10,000	10,812	+ 8.12%

Whilst exceeding the minimum provision across the Borough area as a whole, SBC have not raised this as a concern, appreciating that it is a minimum, and positively embracing the Government stated need to significantly boost supply.

Whilst taking this positive position, SBC has stressed the importance of maintaining the % split as broadly set out in SP4.

As the above table shows, the current level of % split for the Rest of Borough Area, which includes our Parish, is not keeping pace with the other Hierarchy elements, therefore supporting the need for more dwellings to be provided in this sector and assist in delivering the PSB Development Strategy.

Our NP helps to support the PFSB Part 1, contributing to achieving the housing provision by delivering up to 26 to 30 new dwellings and contributes to delivering up to 735sq m of new employment space.

Its objectives are sound, the evidence base and selection process clear and robust, and is a flexible tool to promote sustainability via appropriate development at the local level.

Our NP sets out a total of 5 local policies and now, 13 proposals.

Our assessment Tables 1 and 2 below show these policies and proposals how they have regard to national policy and general conformity with strategic local planning policy;

Table 1 – Our NP Policies / Regard to National Policies & General Conformity with local Strategic Policies and/or relevant part/s thereof.

Sandon and Burston NP Policies	NPPF	PSB Part 1
ENV 1	6 to 10 - Achieving Sustainable Development 17 – Core Planning Principles 58 – Requiring Good Design 109 – Conserving & Enhancing the Natural Environment 126/128/129/133 – Conserving & Enhancing the Historic Environment 183 to 185 – Neighbourhood Plans	SP1 – Presumption in favour of Sustainable Development SP6 – Achieving Rural Sustainability N4 – The Natural Environment & Green Infrastructure N9 – Historic Environment
C1	6 to 10 - Achieving Sustainable Development 17 – Core Planning Principles 28 – Supporting a prosperous Rural Economy 55 – Delivering a wide choice of High Quality Homes 58 – Requiring Good Design 69/76/77 – Promoting Healthy Communities 183 to 185 – Neighbourhood Plans	SP1 – Presumption in favour of Sustainable Development SP4 – Housing Growth Distribution SP6 – Achieving Rural Sustainability E2 – Sustainable Rural Development T1 – Transport C1 – Dwelling Types & Sizes C2 – Affordable Housing C5 – Residential Proposals outside the Settlement Hierarchy N1 – Design N2 – Climate Change
E1	6 to 10 - Achieving Sustainable Development 17 – Core Planning Principles 18/19 – Building a Strong Competitive Economy 28 – Supporting a prosperous Rural Economy 183 to 185 – Neighbourhood Plans	SP1 – Presumption in favour of Sustainable Development SP5 – Employment Growth Distribution SP6 – Achieving Rural Sustainability E1 – Local Economy E2 – Sustainable Rural Development N1 – Design
SD1	6 to 10 - Achieving Sustainable Development 17 – Core Planning Principles 55 – Delivering a wide choice of High Quality Homes 58/60 – Requiring Good Design 100 – Meeting the challenge of climate change flooding and coastal change	SP1 – Presumption in favour of Sustainable Development SP2 – Housing/Employment Requirements SP4 – Housing Growth Distribution SP6 – Achieving Rural Sustainability SP7 – Supporting the location of New Development C1 – Dwelling Types & Sizes C5 – Residential Proposals outside the Settlement Hierarchy N1 – Design N2 – Climate Change
LGS1	76/77 – Promoting Healthy Communities 183 to 185 – Neighbourhood Plans	N4 – The Natural Environment & Green Infrastructure

Table 2 – Our NP Proposals / Regard to National Policies & General Conformity with local Strategic Policies and/or relevant part/s thereof.

Sandon and Burston NP Proposals	NPPF	PSB Part 1
1 – Dog Farm	6 to 10 - Achieving Sustainable Development 17 – Core Planning Principles 19 – Building a strong competitive economy 28 – Supporting a prosperous Rural Economy 55 – Delivering a wide choice of High Quality Homes 58/60 – Requiring Good Design 69 – Promoting Healthy Communities 95 – Meeting the challenge of climate change, flooding and coastal change 126 – Conserving & Enhancing the Historic Environment	SP1 – Presumption in favour of Sustainable Development SP2 – Housing/Employment Requirements SP4 – Housing Growth Distribution SP5 – Employment Growth Distribution SP6 – Achieving Rural Sustainability SP7 – Supporting the location of New Development E1 – Local Economy E2 – Sustainable Rural Development C1 – Dwelling Types & Sizes C2 – Affordable Housing C5 – Residential Proposals outside the Settlement Hierarchy N1 – Design N2 – Climate Change N9 – Historic Environment
2 – Grove Farm	6 to 10 - Achieving Sustainable Development 17 – Core Planning Principles 55 – Delivering a wide choice of High Quality Homes 58/60 – Requiring Good Design 126 – Conserving & Enhancing the Historic Environment	SP1 – Presumption in favour of Sustainable Development SP2 – Housing/Employment Requirements SP4 – Housing Growth Distribution SP6 – Achieving Rural Sustainability SP7 – Supporting the location of New Development C1 – Dwelling Types & Sizes C5 – Residential Proposals outside the Settlement Hierarchy N1 – Design N2 – Climate Change N9 – Historic Environment
3 – Yewtree Farm	6 to 10 - Achieving Sustainable Development 17 – Core Planning Principles 55 – Delivering a wide choice of High Quality Homes 58/60 – Requiring Good Design 126 – Conserving & Enhancing the Historic Environment	SP1 – Presumption in favour of Sustainable Development SP2 – Housing/Employment Requirements SP4 – Housing Growth Distribution SP6 – Achieving Rural Sustainability SP7 – Supporting the location of New Development C1 – Dwelling Types & Sizes C5 – Residential Proposals outside the Settlement Hierarchy N1 – Design N2 – Climate Change N9 – Historic Environment
4 – Needwood Cottage	6 to 10 - Achieving Sustainable Development 17 – Core Planning Principles 55 – Delivering a wide choice of High Quality Homes 58/60 – Requiring Good Design	SP1 – Presumption in favour of Sustainable Development SP2 – Housing/Employment Requirements SP4 – Housing Growth Distribution SP6 – Achieving Rural Sustainability SP7 – Supporting the location of New Development C1 – Dwelling Types & Sizes C5 – Residential Proposals outside the Settlement Hierarchy N1 – Design N2 – Climate Change

5 – Gerrard Cottage	6 to 10 - Achieving Sustainable Development 17 – Core Planning Principles 55 – Delivering a wide choice of High Quality Homes 58/60 – Requiring Good Design 126 – Conserving & Enhancing the Historic Environment	SP1 – Presumption in favour of Sustainable Development SP2 – Housing/Employment Requirements SP4 – Housing Growth Distribution SP6 – Achieving Rural Sustainability SP7 – Supporting the location of New Development C1 – Dwelling Types & Sizes C5 – Residential Proposals outside the Settlement Hierarchy N1 – Design N2 – Climate Change N9 – Historic Environment
6 – Junction B5066	6 to 10 - Achieving Sustainable Development 17 – Core Planning Principles	SP1 – Presumption in favour of Sustainable Development SP6 – Achieving Rural Sustainability T1 - Transport
7 – Woodcock Lane	6 to 10 - Achieving Sustainable Development 17 – Core Planning Principles 55 – Delivering a wide choice of High Quality Homes 58/60 – Requiring Good Design 126 – Conserving & Enhancing the Historic Environment	SP1 – Presumption in favour of Sustainable Development SP2 – Housing/Employment Requirements SP4 – Housing Growth Distribution SP6 – Achieving Rural Sustainability SP7 – Supporting the location of New Development C1 – Dwelling Types & Sizes C5 – Residential Proposals outside the Settlement Hierarchy N1 – Design N2 – Climate Change N9 – Historic Environment
8 – Burston Hall	6 to 10 - Achieving Sustainable Development 17 – Core Planning Principles 55 – Delivering a wide choice of High Quality Homes 58/60 – Requiring Good Design 100 – Meeting the challenge of climate change flooding and coastal change 126 – Conserving & Enhancing the Historic Environment	SP1 – Presumption in favour of Sustainable Development SP2 – Housing/Employment Requirements SP4 – Housing Growth Distribution SP6 – Achieving Rural Sustainability SP7 – Supporting the location of New Development C1 – Dwelling Types & Sizes C5 – Residential Proposals outside the Settlement Hierarchy N1 – Design N2 – Climate Change N9 – Historic Environment
9 – Burston Lane 1	6 to 10 - Achieving Sustainable Development 17 – Core Planning Principles 55 – Delivering a wide choice of High Quality Homes 58/60 – Requiring Good Design 100 – Meeting the challenge of climate change flooding and coastal change	SP1 – Presumption in favour of Sustainable Development SP2 – Housing/Employment Requirements SP4 – Housing Growth Distribution SP6 – Achieving Rural Sustainability SP7 – Supporting the location of New Development C1 – Dwelling Types & Sizes C5 – Residential Proposals outside the Settlement Hierarchy N1 – Design N2 – Climate Change
10 – Burston Lane 2	6 to 10 - Achieving Sustainable Development 17 – Core Planning Principles 55 – Delivering a wide choice of High Quality Homes 58/60 – Requiring Good Design 100 – Meeting the challenge of climate change flooding and coastal change	SP1 – Presumption in favour of Sustainable Development SP2 – Housing/Employment Requirements SP4 – Housing Growth Distribution SP6 – Achieving Rural Sustainability SP7 – Supporting the location of New Development C1 – Dwelling Types & Sizes C5 – Residential Proposals outside the Settlement Hierarchy

		N1 – Design N2 – Climate Change
11 – Green Bungalow	6 to 10 - Achieving Sustainable Development 17 – Core Planning Principles 19 – Building a strong competitive economy 28 – Supporting a prosperous Rural Economy 58 – Requiring Good Design 100 – Meeting the challenge of climate change flooding and coastal change	SP1 – Presumption in favour of Sustainable Development SP2 – Housing/Employment Requirements SP5 – Employment Growth Distribution SP6 – Achieving Rural Sustainability SP7 – Supporting the location of New Development E1 – Local Economy E2 – Sustainable Rural Development N1 – Design N2 – Climate Change
12 – Butterhill Cottage	6 to 10 - Achieving Sustainable Development 17 – Core Planning Principles 55 – Delivering a wide choice of High Quality Homes 58/60 – Requiring Good Design	SP1 – Presumption in favour of Sustainable Development SP2 – Housing/Employment Requirements SP4 – Housing Growth Distribution SP6 – Achieving Rural Sustainability SP7 – Supporting the location of New Development C1 – Dwelling Types & Sizes C3 – Specialist Housing C5 – Residential Proposals outside the Settlement Hierarchy N1 – Design N2 – Climate Change
13 – Castle View	6 to 10 - Achieving Sustainable Development 17 – Core Planning Principles 55 – Delivering a wide choice of High Quality Homes 58/60 – Requiring Good Design	SP1 – Presumption in favour of Sustainable Development SP2 – Housing/Employment Requirements SP4 – Housing Growth Distribution SP6 – Achieving Rural Sustainability SP7 – Supporting the location of New Development C1 – Dwelling Types & Sizes C5 – Residential Proposals outside the Settlement Hierarchy N1 – Design N2 – Climate Change

Listed Buildings

Given the Historic make up of our Parish, including some 35 Listed Buildings, as described in Section 2.0 of our NP Document, and also the physical make up, with the vast majority of land and property within its boundaries falling under the ownership of one single party – the Sandon Estate of Lord Harrowby, as described in Section 4.0 of our NP Document, which fundamentally influences exactly where and how much land and property can come forward, and to what extent, and also taking into account the landowner willingness to bring forward, and acceptability to Parishioners of any other areas, it was inevitable that a number of proposals promoted may have interaction to some extent with the settings of Listed Buildings.

Of the subsequent 13 NP proposals, some 6 have varying degrees of such interaction, all with Grade 11 Listings, being;

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

(Coots House / Seven Stars Cottage – Grade 11 Listed)

(Village Club / Dog & Doublet Inn / Sandon Hall/Lodges – opposite/adjacent – Grade 11 Listed)

Project 2 – Land adjacent to Grove Farm;

(Yewtree Farmhouse opposite – Grade 11 Listed)

Project 3 – Land adjacent to Yewtree Farm;

(Yewtree Farmhouse – Grade 11 Listed)

Project 5 – Land adjacent to Gerrard Cottage;

(The Old Smithy – adjacent – Grade 11 Listed)

Project 7 – Land adjacent to Woodcock Lane;

(Burston Villa Farm – close proximity – Grade 11 Listed)

Project 8 – Land adjacent to Burston Hall;

(Burston Hall and Coach House/Outbuildings – Grade 11 Listed)

(Burston House / Burston Lodge – opposite – Grade 11 Listed)

Section 12 of the NPPF (paragraphs 126 to 141) concerns itself with the conservation and enhancement of the historic environment.

Of principle relevance to these proposals are paragraphs 128 to 134.

It advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

It further advises that only where a proposed development leads to 'substantial' harm the significance of a designated heritage asset, should LPAs refuse consent.

It further states that, in determining applications, LPAs should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting, providing sufficient detail to understand the potential impact of the proposal on their significance.

Given that we are not at such planning application stage, where the full and precise nature and detail of any proposals would be known, and thereby the full context understood and comprehensively assessed, this subject area can only be assessed as a matter of principle at this time.

Matters of detail will be covered via future planning application process, including pre-application consultation with the LPA and householder/stakeholder engagement etc.

The following assessment demonstrates that our relevant NP proposals would not, in principle, lead to substantial harm to designated heritage assets nor their settings and would make a positive contribution toward local character and distinctiveness.

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

(Coots House / Seven Stars Cottage – Grade 11 Listed)

(Village Club / Dog & Doublet Inn / Sandon Hall/Lodges – opposite/adjacent – Grade 11 Listed)

The Courtyard of Barns to the rear of Coots House and Seven Stars Cottage already had 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.

The LPA Officer Report stated that 'It is not considered that the proposals would have a significantly detrimental effect on the setting of the 2 listed buildings nearby', therefore the commercial element of this proposal has already been assessed and deemed acceptable to the LPA.

This proposal does now incorporate additional land for residential purposes to the rear and side of the Courtyard of Barns to the North East and North and also across the opposite side of the lane, to the A51 Lichfield Road frontage, further to the North.

The primary setting for the two Listed Buildings (Coots House and Seven Stars Cottage) is very much their frontage onto the A51 highway and the distance spacing between them upon this aspect.

The land to the rear would not conflict with this, and aside from being sufficiently distant, would be physically separated from the same by the already acceptable Courtyard of Barns.

The land to the side, via a well designed and sympathetic scheme that replicated the context and distance spacing already present, would not substantially harm nor adversely impact, and would

positively contribute to and enhance the existing local character and distinctiveness of the streetscene and the wider historic context of other nearby Listed Buildings above. The land further to the North, being further distant and physically separated by the existing lane, again, via a well designed and sympathetic scheme that replicated the context already present, would not substantially harm nor adversely impact, and would positively contribute to and enhance the existing local character and distinctiveness of the streetscene and the wider historic context of other nearby Listed Buildings above.

Project 2 – Land adjacent to Grove Farm;

(Yewtree Farmhouse opposite – Grade 11 Listed)

This proposal is for a small residential development adjacent to and to the North of Grove Farm. The nearest Listed Building is that of Yewtree Farmhouse, on the opposite side of the B5066 Sandon Road North, and located somewhat distant to the South.

The principal setting of Yewtree Farmhouse is very much its frontage onto the B5066 highway and limited distance spacing between it and its associated outbuildings in this stand alone context. This physical distance separation is further reinforced by virtue that sight of this proposal site is obscured by not only Grove Farmhouse itself, but also by the extensive tree and hedge cover to both sides of the B5066 highway, and the Yewtree farm outbuildings themselves.

A well designed and sympathetic scheme that respected the context already present, would not substantially harm nor adversely impact, and would positively contribute to and enhance the existing local character and distinctiveness of the streetscene and the wider historic context of this nearby Listed Building.

Project 3 – Land adjacent to Yewtree Farm;

(Yewtree Farmhouse – Grade 11 Listed)

This proposal is for a small residential development adjacent to and to the South of Yewtree Farm. The nearest Listed Building is that of Yewtree Farmhouse, being directly adjacent to the North.

The principal setting of Yewtree Farmhouse is very much its frontage onto the B5066 highway and limited distance spacing between it and its associated outbuildings in this stand alone context. This land to the side elevation of Yewtree Farmhouse, which is proposed for single storey dwellings, via a well designed and sympathetic scheme that replicated the context and distance spacing already present, would not substantially harm nor adversely impact, and would positively contribute to and enhance the existing local character and distinctiveness of the streetscene and the wider historic context of the adjacent Listed Building.

Project 5 – Land adjacent to Gerrard Cottage;

(The Old Smithy – adjacent – Grade 11 Listed)

This proposal is for a small residential development adjacent to the West of Gerrard Cottage. The nearest Listed Building is that of The Old Smithy, being on the opposite side of Gerrard Cottage to the East, being on the junction of the B5066 Sandon Road North and the A51 Lichfield Road. The principal setting of The Old Smithy is very much its South Easterly frontage onto the A51 highway and its stand alone context from that vista.

The Old Smithy is physically separated from this proposal site by Gerrard Cottage, and is completely physically screened from the same, to the A51 frontage by Gerrard Cottage itself, and the remainder to the lane at the rear by the rear garden of Gerrard Cottage and further screened by the substantial mature tree planting along that boundary.

This proposal, via a well designed and sympathetic scheme that respected the context already present, would not substantially harm nor adversely impact, and would positively contribute to and enhance the existing local character and distinctiveness of the streetscene and the wider historic context of the adjacent Listed Building.

Project 7 – Land adjacent to Woodcock Lane;

(Burston Villa Farm – close proximity – Grade 11 Listed)

This proposal is for a small residential development adjacent to the North Eastern edge of Woodcock Lane.

The nearest Listed Building is that of Burston Villa Farm, located sufficiently distant away to the South West.

The principal settings of this Listed Building are twofold, the frontage setting to the North East and its rear elevation setting to the South West, along with its stand alone context.

The Listed Building is not only physically separated by distance from this proposal site, but also by substantial mature hedgerow and tree boundary treatments along this boundary.

This proposal, via a well designed and sympathetic scheme that respected and reinforced the context already present, would not substantially harm nor adversely impact, and would positively contribute to and enhance the existing local character and distinctiveness of the locality and the wider historic context of the nearby Listed Building.

Project 8 – Land adjacent to Burston Hall;

(Burston Hall and Coach House/Outbuildings – Grade 11 Listed)

(Burston House / Burston Lodge – opposite – Grade 11 Listed)

This proposal is for a small residential development adjacent to the Southern frontage of Burston Lane.

There are three Listed Buildings within near proximity to this proposal site, being Burston Hall adjacent to the South East, Burston Lodge indirectly opposite to the East, and Burston House directly opposite to the North East.

The principal settings of Burston Hall are twofold, the frontage setting to the North West from the South East, and the front and side elevation setting to the North from the South, and to some extent, its stand alone context.

The proposal site is adjacent to the least principal setting of Burston Hall, being adjacent to the North West boundary, then looking in a South Easterly direction, effectively looking at the rear of the Listed Building.

This is not a clear view as the Hall itself is separated from this boundary not only by distance but by associated outbuildings of both early and modern construction, being a 2 storey coach house and single storey piggery.

Additionally, this proposal site is further separated and screened by a combination of a high level boundary wall and mature tree planting.

Whilst not considered principal setting, the most common viewpoint is that from Burston Lane looking in a South Easterly direction.

Here the stand alone context has relevance in the wider equation and therefore, we propose that any new development, already stated to be low density, would stand back from the Burston Lane frontage sufficient to not interrupt or substantially harm this aspect of this Listed Building.

Considering this and the distance, screening and interim outbuilding influences, this proposal, via a well designed and sympathetic scheme that respected and reinforced the context already present, would not substantially harm nor adversely impact, and would positively contribute to and enhance the existing local character and distinctiveness of the streetscene and the wider historic context of the nearby Listed Building.

The principal setting of Burston Lodge is very much its frontage to Burston Lane, being to the North West from the South East, along with its stand alone context.

It is located on the opposite side of the lane and is further screened from the proposal site via significant and mature hedgerow and tree boundary planting.

Given the distance separation, indirect location, green screening and also the proposal to set back any development from the Burston Lane frontage, a well designed and sympathetic scheme that respected the context already present, would not substantially harm nor adversely impact, and

would positively contribute to and enhance the existing local character and distinctiveness of the streetscene and the wider historic context of this nearby Listed Building.

The principal settings of Burston House are twofold, the frontage setting to the West from the East, and the side/frontage setting to the South West from the North East, and to some extent, its stand alone context.

Burston House is physically separated from this proposal site by some distance, being on the opposite side of the green and Burston Lane.

Additionally, this proposal site is further separated and screened by a combination of a high level boundary wall to Burston House and mature tree planting.

Given the distance separation, indirect location, green screening and also the proposal to set back any development from the Burston Lane frontage, a well designed and sympathetic scheme that respected the context already present, would not substantially harm nor adversely impact, and would positively contribute to and enhance the existing local character and distinctiveness of the streetscene and the wider historic context of this nearby Listed Building.

In final account, given the factors above, a well designed, set back and sympathetic scheme that respected the context already present, would not substantially harm nor adversely impact, and would positively contribute to and enhance the existing local character and distinctiveness of the streetscene and the wider historic context of these nearby Listed Buildings and be coherent with the same.

Additionally, in an almost identical situation to this proposal site, development was proposed adjacent to a Grade 11 Listed Building – facing its rear elevation and being separated from the same by intervening outbuildings, with such application was made to and approved by the LPA, thus reinforcing this proposal.

This being applications made in respect of land adjacent to Burston House, as detailed below;

In 2006, outline planning application was made to the LPA for the erection of a dwelling upon the tennis courts of Burston House, to the East, fronting Burston Lane, being 06/06376/OUT, which was approved.

The records state that ‘Committee approved this application as it considered that the site would not cause significant harm as it is an infill site.’

The LPA Conservation Officer consulted that the site is within the curtilage of Grade 11 Listed Burston House, yet is visually divorced from it.

No objections to a suitably designed and located dwelling

To protect the setting of the Listed Building – any new dwelling would need to be set back from the road, be no higher than the adjacent Burston House 2 storey Stables and be of a form and design coherent with the historic traditions of the area.

In 2007, full application was made to the LPA for the erection of a dwelling upon this same parcel of land, being 07/07851/FUL, which was approved.

The LPA Conservation Officer consulted that the site is within the curtilage of Grade 11 Listed Burston House.

The proposed dwelling was non – competitive with the adjacent historic buildings and subject to various matters of detailed design, stated that it would be coherent with the historic environment and not detrimental to the setting of Burston House.

Local Green Spaces

Two locations within our Parish, as identified by Appendices 12.2 and 12.3 within our NP Document, are to be designated as Local Green Spaces via an additional NP Policy - LGS 1.

Those locations being;

Sandon Cricket Ground, Village Club and adjacent Land

Jol Pool Borehole and Spring

Both of these 'green' areas are demonstrably special and of 'local' significance to us, as confirmed by their inclusion within our NP and our intention to designate them as Local Green Spaces following extensive public consultation.

Jolpool Borehole and Spring for its historic, ecological and environmental significance, and Sandon Cricket Ground, Village Club and adjacent land, for its historic significance, community and recreational value.

Sandon Cricket Ground, Village Club and adjacent land forms a central hub and focus for our community and way of life and well being, and Jolpool Borehole and Spring is locally unique to our Parish, being the natural source of Jolpool Brook.

These 'green' areas are both local in character for their own individual reasons, and are neither considered to be extensive.

Both of these locations hold a special place and are of particular importance for us as a community and designation will afford them special protection, ensuring their preservation as such for both our and future generations to follow.

Our following appraisal demonstrates accord with both the NPPF and PSB Part 1.

Paragraph 76 of the NPPF enables local communities via NPs to identify green areas of particular importance to them for special protection, designating them as Local Green Spaces.

Paragraphs 76/77 set out the criteria for enabling such designations.

Paragraph 78 sets out how local policy for development management within Local Green Spaces should be undertaken.

Paragraph 76 states that such designations would rule out development other than in very special circumstances and therefore, identifying land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.

It further states that Local Green Spaces should only be designated when a plan is prepared or reviewed and be capable of enduring beyond the end of the plan period.

Paragraph 77 sets out the following criteria required for any Local Green Space designation;

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.

Paragraph 78 states that local policy for development management within Local Green Spaces should be consistent with policy for Green Belts.

In accord with Paragraph 76;

These designations are proposed as part of the preparation and making of our NP.

These designations are consistent with the local planning of sustainable development, complementing our NP proposals for investment in homes and jobs.

Table 5 demonstrates they support the wider sustainability objectives of the PSB Part 1, and do not conflict with any strategic proposals within the same.

Table 1 demonstrates they are consistent with PSB Policy N4 – The Natural Environment & Green Infrastructure.

In accord with Paragraph 77;

The designation of these locations complies with the Paragraph 77 criteria in that;

They are both in reasonably close proximity to our community.

Both are within our Parish per se, Jolpool Borehole and Spring is only a short distance from the main conurbations of Sandon and Burston, and Sandon Cricket Ground, Village Club and adjacent land particularly is centrally located within Sandon.

Both of these 'green' areas are demonstrably special and of 'local' significance to us, as confirmed by their inclusion within our NP and our intention to designate them as Local Green Spaces following extensive public consultation, Jolpool Borehole and Spring for its historic significance, and Sandon Cricket Ground, Village Club and adjacent land, for its historic significance, community and recreational value.

Sandon Cricket Ground, Village Club and adjacent land forms a central hub and focus for our community and way of life and well being, and Jolpool Borehole and Spring is locally unique to our Parish, being the natural source of Jolpool Brook.

These 'green' areas are both local in character for their own individual reasons, and are neither considered to be extensive.

These designations will ensure the retention, continued existence and possible future expansion of an important and focal community facility and that it can cater for the needs of the local community both now and into the future (Sandon Cricket Ground, Village Club and adjacent land), and also ensure the recognition and safeguarding of a feature of local historical importance both now and for future generations to come (Jolpool Borehole and Spring).

In accord with Paragraph 78;

Jolpool Borehole and Spring will physically remain unchanged and is therefore compliant in all regards.

Sandon Cricket Ground, Village Club and adjacent land proposes the future provision of formal car parking, potential future expansion of the playing field, and a possible extension the Club, being the only potential physical development changes.

These are identified as acceptable principles and exceptions to Inappropriate Development within the Green Belt as set out in the provisions of Paragraphs 89 and 90 of the NPPF.

Sandon Cricket Ground, Village Club and adjacent land

Sandon Cricket Ground is situated at the Junction of the A51 Lichfield Road and B5066 Sandon Road South in the centre of the Village of Sandon.

The Cricket Ground is a key part of the local community, being the only facility of its kind within the same.

The Grade 2 Listed Village Club building not only serves the Cricket Club as a Pavilion but is also used for all manner of local events, such as a Children's Nursery and as a location for other Village and Parish meetings and functions for example.

Aside from the above existing uses, the Village Club does also have the potential to accommodate additional commercial uses.

Currently, both this building and the Cricket Ground have no formal car parking spaces, with cars generally making use of the verges alongside the approach road to the former Sandon Railway Station.

Given the importance of this facility, we propose that both the Cricket Ground and Village Club should be given sufficient protection (in addition to the Listing Status of the Club) to ensure its safeguarding as a Sporting and Community facility both now and for future generations to come. It is proposed that the adjacent field to this facility be also afforded the same safeguarding protection to enable possible expansion of this facility for the local community in the future, as shown upon Plan 1 at Appendix 12.2 of our NP Document.

We will also seek to propose a future scheme of works, in accord with paragraphs 89/90 of the NPPF, to further enhance this building and its grounds to ensure its continued existence and possible future expansion and that it can cater for the needs of the local community both now and into the future.

This designation and future proposals would make a significant and positive contribution towards ensuring that the livelihood, well being and vibrancy of both the Parish and the Village is maintained, now, and for future generations.

This would both improve the existing street scene and ensure this important community facility maintains a meaningful use, and creating additional community space and opportunities within the Parish.

This would bring Social Benefits, with the protection, improvement and expansion of this centrally important and vital community facility, and the overall enjoyment and well being of our community.

It would bring Economic Benefits – to the local community and wider Borough area, with additional jobs during construction phase/boost to the economy, bringing more business to local shops/services and additional visitor numbers to our Parish via community events and sporting fixtures.

It would bring Environmental Benefits, ensuring minimal adverse effects and protection of landscape character upon a site of mixed agricultural value with no significant ecological assets. Important trees and hedges will be retained with limited impact on local landscape, being a largely infill proposal in the existing built fabric and form, including the restoration and retention of an important local building.

Jol Pool Borehole and Spring

Jol Pool Borehole, Spring and Jol Pool are situated to the West of Jolpool Lane, a short distance from its junction with the B5066 Sandon Road North.

It is understood that this is the location of the origin of Jol Pool Brook and is therefore an important historical, ecological and environmental water feature within the context of the Parish and wider locality.

It is listed upon numerous websites as being an important local historical feature.

Given the importance of this location, we propose that all that area as shown upon Plan 2 at Appendix 12.3 of our NP Document, should be given sufficient protection to ensure its recognition and safeguarding as a feature of local historical importance both now and for future generations to come.

This designation would make a significant and positive contribution towards ensuring that the livelihood, well being and vibrancy of both the Parish and the Village is maintained, now, and for future generations.

This would ensure this locally important historical, ecological and environmental feature is preserved for both our and future generations to come.

This would bring Social Benefits, with the protection of this historically, ecologically and environmentally important feature, and the overall enjoyment and well being of our community.

It would bring potential Economic Benefits to the local community and wider Borough area, with additional visitor numbers to our Parish.

It would bring Environmental Benefits, ensuring the protection of this historically, ecologically and environmentally important feature and asset. Given it is the source of the locally prominent watercourse known as Jolpool Brook, its preservation and protection has much more wider reaching environmental benefit.

Flood Zones

Four of our projects (across 3 locations) are situated in what are currently designated as flood risk zones 2 and 3, as identified by the EA flood risk mapping, and identically, by the SBC PSB Part 1 evidence base SFRA of 2008, being;

Project 8 – Land adjacent to Burston Hall – (identified as flood zones 2 & 3)

Project 9 – Land at Burston Lane – (identified as flood zone 3)

Project 10 – Land at Burston Lane (alternative proposal) – (identified as flood zone 3)

(Projects 9 & 10 have been counted as one for the purposes of this matter as they refer to the same location).

Project 11 – Land at The Green Bungalow – (identified as flood zone 3).

These flood zones are based around the existing watercourses in the locality, being principally Jolpool Brook, and in a wider context, the Trent and Mersey Canal, and River Trent.

The NPPF at paragraph 100 states;

100. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.¹⁹ Local Plans should be supported by Strategic Flood Risk Assessment and develop policies to manage flood risk from all sources, taking account of advice from the Environment Agency and other relevant flood risk management bodies, such as lead local flood authorities and internal drainage boards. Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change, by:

- applying the Sequential Test;
- if necessary, applying the Exception Test;
- safeguarding land from development that is required for current and future flood management;
- using opportunities offered by new development to reduce the causes and impacts of flooding; and
- where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to facilitate the relocation of development, including housing, to more sustainable locations.

¹⁹ Technical guidance on flood risk published alongside this Framework sets out how this policy should be implemented.

The unique circumstances of our Parish, as explained in Section 6.3 below, in this context, act as a constraint as to both what sites come forward and also in what mass and location. Subsequently, the sites that we have proposed are all of those, following extensive discussions and consultations, deemed to be appropriate, and are therefore, without alternative options. Our view has consistently been that there is no/very limited flood risk in respect of the above locations, yet we fully appreciate the requirement to demonstrate this with necessary evidence.

Should it have been determined that the above listed Projects are not viable due to flood risk, and that such risk cannot be mitigated against, nor any potential negative impact upon these watercourses, then they would have been removed accordingly as proposals within our NP.

However, extensive consultation has taken place with the EA regarding these proposed NP allocations and it has been determined by them that they are all strategically viable, concluding with their acceptance of the principle of development at these three locations.

Whilst further detailed and supplemental work will be required as part of site specific FRA's at any subsequent planning application stage across all 3 locations to fully quantify the matter of flood risk against any specific development proposals, the EA has confirmed its acceptance and approval for all these proposed allocations to proceed as such within our NP.

In this context, it is deemed that the requirements of this NPPF paragraph will be met.

The EA Flood Zone Mapping is based upon the generalised and high level JFlow mapping and as such, does not provide detailed and specific flood level information for these locations.

Therefore, strategic site specific flood risk information was gathered in respect of each of the 3 locations and forwarded to the EA for analysis to enable them to review the actual predicted level of flood risk, and therefore assess the flood risk overall.

Taking each proposed allocation in turn;

Project 8 – Land adjacent to Burston Hall – (identified as flood zones 2 & 3)

Information submitted;

- a – RAB Consultants Burston Hall FRA of May 2009, including Hydraulic Modelling and Watercourse Section Surveys of Jolpool Brook.
- b – Tower Surveys Topographical Survey of March 2015.

The potential watercourse influence for this location is principally Jolpool Brook, and in a wider context, the Trent and Mersey Canal, and River Trent.

A previous FRA undertaken in conjunction with a previous planning application at Burston Hall in 2009. However, it does by default contain a multitude of relevant information and analysis to this matter.

Whilst also appreciating that this data is now some 6 years old and would require a degree of updating in conjunction with a more detailed FRA at any future planning application stage, the EA have accepted that the wider content within the same is still valid in this context.

A topographical Survey was undertaken in March 2015, which, together with the FRA of May 2009, enabled the EA to determinatively assess the strategic matter of flood risk at this location.

The EA have concluded that the flood risk is lower than the current mapping indicates and that the principle of development at this location would be deliverable and policy compliant, concluding that it is certainly not Flood Zone 3, and that the vast majority of the site is likely to be Flood Zone 1.

The EA have stated that further detailed and supplemental work will be required as part of a site specific FRA at any future planning application stage to fully detail the matter of flood risk against any specific development proposals, and to determine any potential mitigation measures that may be required.

Projects 9 & 10 – Land at Burston Lane – (identified as flood zone 3)

Information submitted;

- a – Tower Surveys Topographic and Watercourse Section Surveys of Jolpool Brook of January 2012.
- b – RAB Consultants Hydraulic Assessment of July 2015

The potential watercourse influence for this location is principally Jolpool Brook.

A Topographical Survey, along with Watercourse Section Surveys was undertaken in January 2012. Hydraulic Modelling and Assessment of flood risk was undertaken in July 2015.

Together, these documents enabled the EA to determinatively assess the strategic matter of flood risk at this location.

The EA have concluded that the flood risk is lower than the current mapping indicates and that the principle of development at this location would be deliverable and policy compliant, concluding that whilst there is a small element of identified Flood Zone 3 directly adjacent to the watercourse, and that, at this strategic level, the extent of Flood Zone 2 is unknown at this time, residential development is acceptable within both the remainder of the site and within Flood Zone 2, with appropriate mitigation, and that such detail can be provided at a later stage.

The EA have therefore stated that further detailed and supplemental work will be required as part of a site specific FRA at any future planning application stage to fully detail the matter of flood risk against any specific development proposals, and to determine any potential mitigation measures that may be required.

The EA has also stated that a means of safe dry access to and from the site should be identified. Both pedestrian and vehicular access would come from Burston Lane.

The EA has confirmed that it is fully acceptable for an access to cross Flood Zone 3 providing that the level of flooding in such scenarios does not generally exceed 300mm, and that they have no objection in principle to a point of access from Burston Lane across Jolpool Brook.

The EA has confirmed that this detail can be provided as part of a site specific FRA at any future application stage, and that, in the context of a point of access and an acceptable design standard, wider consultation would take place at that stage with the Lead Local Flood Authority, being, in this instance, Staffordshire County Council.

Project 11 – Land at The Green Bungalow – (identified as flood zone 3)

Information submitted;

a – Tower Surveys additional Watercourse Section Surveys of June 2012

b – Tower Surveys Topographical Survey of March 2015

c – RAB Consultants Hydraulic Assessment of July 2015

The potential watercourse influence for this location is principally Jolpool Brook.

Watercourse Section Surveys were undertaken in June 2012.

A Topographical Survey was undertaken in March 2015.

Hydraulic Modelling and Assessment of flood risk was undertaken in July 2015.

Together, these documents enabled the EA to determinatively assess the strategic matter of flood risk at this location.

The EA have concluded that the flood risk is lower than the current mapping indicates and that the principle of development at this location would be deliverable and policy compliant, concluding that it is unlikely to be affected by flooding during any event used within the assessments.

The EA have advised that it may be possible for some flooding to occur if the culvert under the A51 were to be blocked and would require this to be included within further detailed assessment at any future planning application stage, and that, whilst at this strategic level, the extent of Flood Zone 2 is unknown at this time, non-residential development is acceptable within both the remainder of the site and within Flood Zone 2, with appropriate mitigation, and that, again, such detail can be provided at a later stage.

The EA have therefore stated that further detailed and supplemental work will be required as part of a site specific FRA at any future planning application stage to fully detail the matter of flood risk against any specific development proposals, and to determine any potential mitigation measures that may be required.

Flood Zone Mapping

The EA Flood Zone Mapping is based upon the generalised and high level JFlow mapping and as such, does not provide detailed and specific flood level information for these locations.

The strategic site specific flood risk information that has been gathered in respect of each of them and forwarded to the EA for analysis has enabled them to review the actual predicted level of flood risk, and therefore assess the actual flood risk overall at the above 3 locations.

The EA have concluded that the flood risk is lower than the current mapping indicates across all 3 locations.

Once the EA has the benefit, at any future planning application stage, of site specific flood risk information to add to the strategic information already provided, they will then be in a position to formally modify the current published and generalised J Flow modelling based flood risk mapping at these locations through the process known as a 'formal flood map challenge'.

Whilst the EAs published mapping showing the generalised information will remain until such formal 'challenge' and modification is made, it is recognised that these modifications are imminent.

Site Boundaries

The current boundaries shown for our Projects 8 to 11 delineate the physical extent of ownership and thereby, the amount of land in each case that is available to be developed.

In the case of our Projects 9 & 10 – Land at Burston Lane, being the only location within our NP that contains an element of identified Flood Zone 3, once the final detail of a development proposal is known, following further site specific flood risk assessment and consultation with both the EA and LLFA, the boundary extent shown on any future planning application to the LPA will be modified, noting the provision of an access across the same from Burston Lane, to exclude any land formally identified as Flood Zone 3.

Neighbourhood Plan Policy

We have provided a NP Policy to both support and reinforce two number matters raised by the EA during our consultations with them, concerning the exclusion of Flood Zone 3 from any future development, and, the provision of further site specific flood risk assessments at any future detailed planning application stage.

Thus being our NP Policy Sustainable Development – SD1 – Flood Risk, provided at Section 9.0 of our NP Document.

Sequential Testing

Having identified and, save for the acceptable provision of an access for Project 9 & 10, the extent and exclusion of Flood Zone 3, being only present at this location, our strategic flood risk consultations with the EA has confirmed that it may be determined following further site specific assessments at any future planning application stage that our proposed NP allocations;

Project 9 & 10 – Land at Burston Lane

Project 11 – Land at The Green Bungalow ,
may contain an element of Flood Zone 2.

As detailed above and, as explained in Section 6.3 below, the unique circumstances of our Parish in this context, act as a constraint as to both what sites come forward and also in what mass and location.

Subsequently, the sites that we have proposed are all of those, following extensive discussions and consultations, deemed to be appropriate and reasonably available, and are therefore, without alternative options.

We have conducted a Sequential Test to demonstrate the above, provided at 8.4 of our Evidence Base Document as part of the preparation of our NP.

The additional information listed above provided to the EA, and also four number correspondences from them are included and documented at Sections 5.0 to 8.3 of our NP Evidence Base Document.

6.3. - Contribution to the achievement of Sustainable Development

The concept of 'sustainable development' as a goal of the planning system is long established, being developed in response to the 1987 Brundtland report – 'Our Common Future'.

This high level objective requires demonstration that **overall**, the individual elements of a Local Plan 'collectively result' in sustainable development.

This subject area is much written about by many authors, invariably resulting in numerous definitions/versions of 'sustainable development'.

The NPPF at paragraph 14 sets out a clear presumption in favour of sustainable development.

The adopted PSB Part 1 states in its overriding and overarching Spatial Principle 1 amongst other things that "When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will proactively work with applicants and communities jointly to find solutions which mean that proposals can be approved wherever possible, and secure development that improves the economic, social and environmental conditions of the area."

Paragraph 7 of the NPPF says that there are 3 dimensions to sustainable development: economic, social and environmental, and, in paragraph 8, that 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.

Paragraph 7 of the NPPF further states that these three dimensions require the planning system to perform a number of 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.

It is to be demonstrated that these three dimension elements of sustainability are, **in balance**, considering the overall public interest, not that every locational or policy decision must individually be the most sustainable.

For example, in areas of high landscape value such as AONBs, it is considered sustainable to place greater emphasis on environmental protection than on social or economic development.

It is important to note that there is no definition of 'sustainable development' in UK legislation.

The NPPF tells us that "the purpose of the planning system is to contribute to the achievement of sustainable development".

The policies in paragraphs 18 to 219 of the NPPF, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.

The Ministerial Foreward to the NPPF says "the purpose of planning is to help achieve sustainable development. Sustainable means ensuring that better lives for ourselves don't mean worse lives for

future generations” and that “Sustainable Development is about positive growth – making economic, environmental and social progress for this and future generations.” It further says that “In order to fulfil its purpose of helping achieve sustainable development, **planning must not simply be about scrutiny**. Planning must be a creative exercise in finding ways to enhance and improve the places in which we live our lives.”

Resolution 24/187 of the UN General Assembly defined ‘sustainable development’ as “meeting the needs of the present without compromising the ability of future generations to meet their own needs.”

The UK Sustainable Development Strategy – ‘Securing the Future’ sets out 5 guiding principles of sustainable development;

- Living within the planet’s environmental limits
- Ensuring a strong, healthy and just society
- Achieving a sustainable economy
- Promoting good governance, and
- Using sound science responsibly.

As part of the development of the PSB part 1, the LPA conducted a Sustainability Appraisal of the same, appraising their plans, strategies, policies and proposals throughout, against the above broad objectives.

The LPA generated a Sustainability Appraisal Framework, made up of objectives, indicators and targets tailored to the key sustainability issues for the Borough of Stafford, with this being used to appraise the PSB Part 1 in the context of sustainable development.

These Sustainability Appraisal Objectives being;

Economic Objectives

1. To create high, stable and equitable levels of employment
2. To ensure high and stable levels of economic diversity and competitiveness that recognises social and environmental issues
3. To sustain the vitality and viability of Stafford Borough’s towns and villages, and their communities
4. To support the needs of the local rural economy and communities
5. To reduce vulnerability to the effects of climate change such as risk of flooding, on public well-being, the economy and the environment.

Social Objectives

6. To ensure that everyone has the opportunity of a decent and affordable home
7. To improve opportunities for access for all to work, education, health and local services
8. To reduce and prevent crime, and reduce the fear of crime
9. To reduce the impact of noise and light pollution
10. To improve health, safety and well-being across the whole community.

Environmental Objectives

11. To reduce societal contributions to climate change
12. To protect and enhance biodiversity
13. To protect and conserve soil
14. To protect and enhance water quality of the Borough’s rivers whilst maximising their carrying capacity and achieving sustainable water resource management.
15. To protect, enhance and, where necessary, restore designated landscape areas and town character, scenic beauty, local distinctiveness, and historic and cultural character.

Community Objectives

16. To create a sense of community identity and belonging
17. To ensure tolerance, respect and engagement with people from different cultures, backgrounds and beliefs recognising their rights and responsibilities

18. To ensure that all individuals and groups in society have the opportunity to effectively engage in issues relating to their community
19. To encourage a strong, inclusive, community and voluntary sector
20. To engender a sense of civic and neighbourhood values, responsibility and pride.

The now adopted PSB Part 1, its spatial strategy, vision, objectives, spatial principles and policies have been integrally shaped and informed by this sustainability appraisal process, assisting with the identification of sustainable options, taking into account the likely social, environmental and economic effects of implementing the different strategic alternatives, illustrating how policies and objectives could be made more sustainable and flagged up issues relating to specific locations early in the planning process, for example.

Whilst there is no statutory requirement for a NP to be accompanied by a Sustainability Appraisal, this matter has been taken into account in the preparation of our NP, being broadly consistent with the above approach taken by the LPA in the development of their PSB Part 1, and to demonstrate that the proposals and policies within our NP contribute towards sustainable development, being consistent with both the NPPF and PSB Part 1.

It is important to firstly consider and understand the context of our Parish;
Working upon the premise that we have resolved to produce and progress our NP, which does include additional development taking place in our Parish;
Our Parish is unique by comparison in that the vast majority of land and property within its boundaries falls under the ownership of one single party – the Sandon Estate of Lord Harrowby (section 4 of our NP).
Given both the historic nature of this settlement, dating back to the Domesday Book of 1086 (section 2 of our NP), and the presence of the centrepiece Sandon Estate, our Parish contains;
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,
Thirty Five Listed Buildings (section 2 of our NP).
By their very nature, these fundamentally influence exactly where and how much land and property can come forward, and to what extent.

These factors combined determine that there is limited choice and opportunity in terms of available and suitable locations in the first instance, and that such locations will invariably have a degree of interaction with buildings and places of an historic nature, which our NP seeks to recognise and respect.

Additionally, the existing built form of the core areas of Sandon and Burston are ones of a loosely knit fabric of buildings.
We have sought a more sustainable approach to the pattern of development, making efficient use of those existing infill / adjacent spaces within/to the existing fabric.
Project 12 – Land at Butterhill Cottage is the single exception and the only one that could be legitimately termed as ‘an isolated dwelling in the countryside’.
However, given the ‘very special circumstances’ that exist around this proposal, we wholeheartedly support it and promote it as part of our NP.
We have also had to consider the wishes and aspirations of our Parishioners in this context, whilst leading our NP and its aims and objectives forward.
We have therefore, endeavoured to strike a very careful and delicate balance in terms of further development and enhancement of our Parish and its sustainability ‘as a whole’ against the backdrop of the constraints before us.

In doing this, we have sought to ensure that our NP is consistent, realistic, fair, reasonable and broadly policy compliant.

Our NP proposes some 5 policies and 13 projects.

We have appraised these against both the LPAs own Sustainability Objectives, their adopted PSB Part 1 and those stated NPPF 3 dimensions.

Our appraisal text and tables 3 to 6 below show that our NP proposals and policies are either Neutral or Compatible compared with the Sustainability Objectives and NPPF dimensions, with Neutral having no effect, and Compatible positively contributing toward that objective.

We have also appraised our NP proposals against the NPPF and PSB Part 1 in section 6.2 to demonstrate regard and general conformity with the same.

Our appraisal shows that our NP policies and proposals contribute toward sustainable development.

Table 3 – Our NP Proposals / LPA Sustainability Objectives

Sandon and Burston Neighbourhood Plan Proposals	Sustainability Objectives - Economic				
	1	2	3	4	5
1 – Dog Farm	Compatible	Compatible	Compatible	Compatible	Neutral
2 – Grove Farm	Neutral	Neutral	Compatible	Compatible	Neutral
3 – Yewtree Farm	Neutral	Neutral	Compatible	Compatible	Neutral
4 – Needwood Cottage	Neutral	Neutral	Compatible	Compatible	Neutral
5 – Gerrard Cottage	Neutral	Neutral	Compatible	Compatible	Neutral
6 – Junction B5066	Neutral	Neutral	Compatible	Compatible	Neutral
7 – Woodcock Lane	Neutral	Neutral	Compatible	Compatible	Neutral
8 – Burston Hall	Neutral	Neutral	Compatible	Compatible	Neutral
9 – Burston Lane 1	Neutral	Neutral	Compatible	Compatible	Neutral
10 – Burston Lane 2	Neutral	Neutral	Compatible	Compatible	Neutral
11 – Green Bungalow	Compatible	Compatible	Compatible	Compatible	Neutral
12 – Butterhill Cottage	Neutral	Neutral	Compatible	Compatible	Neutral
13 – Castle View	Neutral	Neutral	Compatible	Compatible	Neutral
Sandon and Burston Neighbourhood Plan Proposals	Sustainability Objectives - Social				
	6	7	8	9	10
1 – Dog Farm	Compatible	Compatible	Neutral	Neutral	Compatible
2 – Grove Farm	Compatible	Neutral	Neutral	Neutral	Compatible
3 – Yewtree Farm	Compatible	Neutral	Neutral	Neutral	Compatible
4 – Needwood Cottage	Compatible	Neutral	Neutral	Neutral	Compatible
5 – Gerrard Cottage	Compatible	Neutral	Neutral	Neutral	Compatible
6 – Junction B5066	Neutral	Compatible	Neutral	Neutral	Compatible
7 – Woodcock Lane	Compatible	Neutral	Neutral	Neutral	Compatible
8 – Burston Hall	Compatible	Neutral	Neutral	Neutral	Compatible
9 – Burston Lane 1	Compatible	Neutral	Neutral	Neutral	Compatible
10 – Burston Lane 2	Compatible	Neutral	Neutral	Neutral	Compatible
11 – Green Bungalow	Neutral	Compatible	Neutral	Neutral	Compatible
12 – Butterhill Cottage	Compatible	Neutral	Neutral	Neutral	Compatible
13 – Castle View	Compatible	Neutral	Neutral	Neutral	Compatible
Sandon and Burston Neighbourhood Plan Proposals	Sustainability Objectives - Environmental				
	11	12	13	14	15
1 – Dog Farm	Neutral	Neutral	Neutral	Neutral	Compatible

2 – Grove Farm	Neutral	Neutral	Neutral	Neutral	Compatible
3 – Yewtree Farm	Neutral	Neutral	Neutral	Neutral	Compatible
4 – Needwood Cottage	Neutral	Neutral	Neutral	Neutral	Compatible
5 – Gerrard Cottage	Neutral	Neutral	Neutral	Neutral	Compatible
6 – Junction B5066	Neutral	Neutral	Neutral	Neutral	Compatible
7 – Woodcock Lane	Neutral	Neutral	Neutral	Neutral	Compatible
8 – Burston Hall	Neutral	Neutral	Neutral	Neutral	Compatible
9 – Burston Lane 1	Neutral	Neutral	Neutral	Neutral	Compatible
10 – Burston Lane 2	Neutral	Neutral	Neutral	Neutral	Compatible
11 – Green Bungalow	Neutral	Neutral	Neutral	Neutral	Compatible
12 – Butterhill Cottage	Neutral	Neutral	Neutral	Neutral	Compatible
13 – Castle View	Neutral	Neutral	Neutral	Neutral	Compatible
	Sustainability Objectives - Community				
	16	17	18	19	20
1 – Dog Farm	Compatible	Neutral	Neutral	Compatible	Compatible
2 – Grove Farm	Compatible	Neutral	Neutral	Compatible	Compatible
3 – Yewtree Farm	Compatible	Neutral	Neutral	Compatible	Compatible
4 – Needwood Cottage	Compatible	Neutral	Neutral	Compatible	Compatible
5 – Gerrard Cottage	Compatible	Neutral	Neutral	Compatible	Compatible
6 – Junction B5066	Compatible	Neutral	Neutral	Compatible	Compatible
7 – Woodcock Lane	Compatible	Neutral	Neutral	Compatible	Compatible
8 – Burston Hall	Compatible	Neutral	Neutral	Compatible	Compatible
9 – Burston Lane 1	Compatible	Neutral	Neutral	Compatible	Compatible
10 – Burston Lane 2	Compatible	Neutral	Neutral	Compatible	Compatible
11 – Green Bungalow	Compatible	Neutral	Neutral	Compatible	Compatible
12 – Butterhill Cottage	Compatible	Neutral	Neutral	Compatible	Compatible
13 – Castle View	Compatible	Neutral	Neutral	Compatible	Compatible

Further, appraising our NP proposals specifically in the context of the stated three NPPF dimensions, Looking at each development proposal individually, collectively and in table format to display their contribution toward sustainable development;

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

(Coots House / Seven Stars Cottage – Grade 11 Listed)

(Village Club / Dog & Doublet Inn / Sandon Hall/Lodges – opposite/adjacent – Grade 11 Listed)

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.

This location is potentially suitable to accommodate further employment opportunities and private residential accommodation within the Village of Sandon.

This includes Coots House and the adjacent walled courtyard of single and two storey Barns and Outbuildings and adjacent associated parcel of land.

Both Coots House and the walled courtyard of Barns are currently vacant and in need of significant repair and refurbishment.

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

This proposal would make a significant and positive contribution towards ensuring that the livelihood and vibrancy of both the Parish and the Village is maintained, with a diverse offer allowing for the integration of social mixes.

This would both improve the existing street scene and bring these buildings back into a meaningful use, and would also both retain and perhaps more importantly, create additional employment space and opportunities for local people for jobs and housing within the Parish.

This proposal would bring Social Benefits, with a mixture of brand of new homes, widening choice and availability to fill a gap whereby only one new house have been built in the locality in the last decade, and it will assist to address the housing growth requirement (PSB Part 1 – SP4 = 8% rural areas).

It would bring Economic Benefits – to the local community and wider Borough area, with additional jobs during construction phase/boost to the economy, and permanently thereafter, bringing more business to local shops/services and the New Homes Bonus/Council Tax/Section 106, to support local services, and would assist to address the employment growth requirement (PSB Part 1 – SP5 = 32% rest of borough area).

It would bring Environmental Benefits, ensuring minimal adverse effects upon a site of mixed agricultural value with no significant ecological assets. Important trees and hedges will be retained with limited impact on local landscape, being a largely infill proposal in the existing built fabric and form, including the restoration and retention of important local buildings.

We have estimated that the quantum of commercial accommodation to be circa 635sq m, and that the quantum of residential accommodation could be up to 10 dwellings.

Project 2 – Land adjacent to Grove Farm;

(Yewtree Farmhouse opposite – Grade 11 Listed)

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

A small parcel of land both adjacent to and to the North of Grove Farm could potentially accommodate a small development of further Housing.

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

This proposal would make a significant and positive contribution towards ensuring that the livelihood and vibrancy of both the Parish and the Village is maintained.

This proposal would bring Social Benefits, with a mixture of brand of new homes, widening choice and availability to fill a gap whereby only one new house have been built in the locality in the last decade, and it will assist to address the housing land growth requirement (PSB Part 1 – SP4 = 8% rural areas).

It would bring Economic Benefits – to the local community and wider Borough area, with additional jobs during construction phase/boost to the economy, bringing more business to local shops/services and the New Homes Bonus/Council Tax/Section 106, to support local services.

It would bring Environmental Benefits, ensuring minimal adverse effects upon a site of mixed agricultural value with no significant ecological assets. Important trees and hedges will be retained with limited impact on local landscape, being a largely infill proposal in the existing built fabric and form.

We have estimated that the quantum of residential accommodation could be up to 4 dwellings.

Project 3 – Land adjacent to Yewtree Farm;

(Yewtree Farmhouse – Grade 11 Listed)

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

This parcel of land could potentially accommodate a small development of further Housing.

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

This proposal would make a significant and positive contribution towards ensuring that the livelihood and vibrancy of both the Parish and the Village is maintained.

This proposal would bring Social Benefits, with a mixture of brand of new homes, widening choice and availability to fill a gap whereby only one new house have been built in the locality in the last decade, and it will assist to address the housing growth requirement (PSB Part 1 – SP4 = 8% rural areas).

It would bring Economic Benefits – to the local community and wider Borough area, with additional jobs during construction phase/boost to the economy, bringing more business to local shops/services and the New Homes Bonus/Council Tax/Section 106, to support local services.

It would bring Environmental Benefits, ensuring minimal adverse effects upon a site of mixed agricultural value with no significant ecological assets. Important trees and hedges will be retained with limited impact on local landscape, being a largely infill proposal in the existing built fabric and form.

We have estimated that the quantum of residential accommodation could be up to 2 dwellings.

Project 4 – Land adjacent to Needwood Cottage;

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

This parcel of land could potentially accommodate a small development of further Housing.

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

This proposal would make a significant and positive contribution towards ensuring that the livelihood and vibrancy of both the Parish and the Village is maintained.

This proposal would bring Social Benefits, with a mixture of brand of new homes, widening choice and availability to fill a gap whereby only one new house have been built in the locality in the last decade, and it will assist to address the housing growth requirement (PSB Part 1 – SP4 = 8% rural areas).

It would bring Economic Benefits – to the local community and wider Borough area, with additional jobs during construction phase/boost to the economy, bringing more business to local shops/services and the New Homes Bonus/Council Tax/Section 106, to support local services.

It would bring Environmental Benefits, ensuring minimal adverse effects upon a site are of mixed agricultural value with no significant ecological assets. Important trees and hedges will be retained with limited impact on local landscape, being a largely infill proposal in the existing built fabric and form.

We have estimated that the quantum of residential accommodation could be up to 1 dwelling.

Project 5 – Land adjacent to Gerrard Cottage;

(The Old Smithy – adjacent – Grade 11 Listed)

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

This parcel of land could potentially accommodate a small development of further Housing.

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

This proposal would make a significant and positive contribution towards ensuring that the livelihood and vibrancy of both the Parish and the Village is maintained.

This proposal would bring Social Benefits, with a mixture of brand of new homes, widening choice and availability to fill a gap whereby only one new house have been built in the locality in the last decade, and it will assist to address the housing growth requirement (PSB Part 1 – SP4 = 8% rural areas).

It would bring Economic Benefits – to the local community and wider Borough area, with additional jobs during construction phase/boost to the economy, bringing more business to local shops/services and the New Homes Bonus/Council Tax/Section 106, to support local services.

It would bring Environmental Benefits, ensuring minimal adverse effects upon a site of mixed agricultural value with no significant ecological assets. Important trees and hedges will be retained

with limited impact on local landscape, being a largely infill proposal in the existing built fabric and form.

We have estimated that the quantum of residential accommodation could be up to 1 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 the Sandon Estate, - the landowners and Staffordshire County Council, being the Highway Authority to further inform and progress this matter.

This proposal would make a significant and positive contribution towards ensuring that the livelihood well being and vibrancy of both the Parish and the Village is maintained.

This proposal would bring Social Benefits to the local community and visitors with the improvement of this highway junction and increase in visibility and highway safety.

It would bring Economic Benefits – to the local community and wider Borough area, with additional jobs during construction phase/boost to the economy, bringing more business to local shops/services.

It would bring Environmental Benefits; ensuring minimal adverse effects upon a site are of mixed agricultural value with no significant ecological assets. Important trees and hedges will be retained where possible, and suitably replaced and enhanced, with limited impact on local landscape.

Project 7 – Land adjacent to Woodcock Lane;

(Burston Villa Farm – close proximity – Grade 11 Listed)

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

This parcel of land, to the North West of the Village of Burston is 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 its edge of and screened location and proposed provision for only two dwellings, we 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 contribute toward the livelihood and vibrancy of both the Parish and the Village, contributing towards bringing families back to the Village, without adverse effect.

This proposal would make a significant and positive contribution towards ensuring that the livelihood and vibrancy of both the Parish and the Village is maintained.

This proposal would bring Social Benefits, with a mixture of brand of new homes, widening choice and availability to fill a gap whereby only one new house have been built in the locality in the last decade, and it will assist to address the housing growth requirement (PSB Part 1 – SP4 = 8% rural areas).

It would bring Economic Benefits – to the local community and wider Borough area, with additional jobs during construction phase/boost to the economy, bringing more business to local shops/services and the New Homes Bonus/Council Tax/Section 106, to support local services.

It would bring Environmental Benefits, ensuring minimal adverse effects upon a site of mixed agricultural value with no significant ecological assets. Important trees and hedges will be retained

with limited impact on local landscape, being a largely infill proposal in the existing built fabric and form.

We have estimated that the quantum of residential accommodation could be up to 2 dwellings.

Project 8 – Land adjacent to Burston Hall;

(Burston Hall and Coach House/Outbuildings – Grade 11 Listed)

(Burston House / Burston Lodge – opposite – Grade 11 Listed)

(EA Floodzone Map / SBC SFRA – Floodzone 2/3)

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

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, is suitable 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.

This parcel of land, given its central and sustainable location within the Village, could be utilised for the above purpose.

This proposal would contribute toward the livelihood and vibrancy of both the Parish and the Village, contributing towards bringing families back to the Village, without adverse effect.

We have formulated this proposal following both consultation and revision with our local residents as part of our wider NP consultation process.

This proposal would make a significant and positive contribution towards ensuring that the livelihood and vibrancy of both the Parish and the Village is maintained.

This proposal would bring Social Benefits, with a mixture of brand of new homes, widening choice and availability to fill a gap whereby only one new house have been built in the locality in the last decade, and it will assist to address the housing growth requirement (PSB Part 1 – SP4 = 8% rural areas).

It would bring Economic Benefits – to the local community and wider Borough area, with additional jobs during construction phase/boost to the economy, bringing more business to local shops/services and the New Homes Bonus/Council Tax/Section 106, to support local services.

It would bring Environmental Benefits, ensuring minimal adverse effects upon a site of mixed agricultural value with no significant ecological assets. Important trees and hedges will be retained with limited impact on local landscape, being a largely infill proposal in the existing built fabric and form.

We have estimated that the quantum of residential accommodation could be up to 2 dwellings.

Project 9 – Land at Burston Lane;

(EA Floodzone Map / SBC SFRA – Floodzone 3)

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 view to a Planning Application being submitted in the 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.

This proposal would make a significant and positive contribution towards ensuring that the livelihood and vibrancy of both the Parish and the Village is maintained.

This proposal would bring Social Benefits, with a mixture of brand of new homes, widening choice and availability to fill a gap whereby only one new house have been built in the locality in the last decade, and it will assist to address the housing growth requirement (PSB Part 1 – SP4 = 8% rural areas).

It would bring Economic Benefits – to the local community and wider Borough area, with additional jobs during construction phase/boost to the economy, bringing more business to local shops/services and the New Homes Bonus/Council Tax/Section 106, to support local services.

It would bring Environmental Benefits, ensuring minimal adverse effects upon a site of mixed agricultural value with no significant ecological assets. Important trees and hedges will be retained with limited impact on local landscape, being a largely infill proposal in the existing built fabric and form.

We have estimated that the quantum of residential accommodation could be up to 6 dwellings.

Project 10 – Land at Burston Lane (alternative proposal);

(EA Floodzone Map / SBC SFRA – Floodzone 3)

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.

Notwithstanding this, as part of our wider NP consultation process;

It is further proposed, as an alternative, 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 private housing.

This proposal would make a significant and positive contribution towards ensuring that the livelihood and vibrancy of both the Parish and the Village is maintained.

This proposal would bring Social Benefits, with a mixture of brand of new homes, widening choice and availability to fill a gap whereby only one new house have been built in the locality in the last decade, and it will assist to address the housing growth requirement (PSB Part 1 – SP4 = 8% rural areas).

It would bring Economic Benefits – to the local community and wider Borough area, with additional jobs during construction phase/boost to the economy, bringing more business to local shops/services and the New Homes Bonus/Council Tax/Section 106, to support local services.

It would bring Environmental Benefits, ensuring minimal adverse effects upon a site of mixed agricultural value with no significant ecological assets. Important trees and hedges will be retained with limited impact on local landscape, being a largely infill proposal in the existing built fabric and form.

We have estimated that the quantum of residential accommodation could be up to 2 dwellings.

Project 11 – Land at The Green Bungalow;

(EA Floodzone Map / SBC SFRA – Floodzone 3)

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 our NP consultation exercises, the owners of this parcel of land have proposed the same for inclusion within our proposed Neighbourhood Plan.

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

We, 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.

This proposal would make a significant and positive contribution towards ensuring that the livelihood and vibrancy of both the Parish and the Village is maintained.

This would both improve the existing street scene and perhaps more importantly, create additional employment space and opportunities within the Parish.

This proposal would bring Social Benefits, increasing the diversity of the Parish and its offerings, promoting awareness and differing skills and arts and generating an increase in visitor numbers.

It would bring Economic Benefits – to the local community and wider Borough area, with additional jobs during construction phase/boost to the economy, and permanently thereafter, bringing more business to local shops/services and Council Tax/Section 106, to support local services.

It would bring Environmental Benefits, ensuring minimal adverse effects upon a site of no agricultural value with no significant ecological assets. Important trees and hedges will be retained with limited impact on local landscape, being a largely infill proposal in the existing built fabric and form.

We have estimated that the quantum of commercial accommodation could be up to 100sq m.

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 our NP consultation exercises, the owners of this property have proposed the same for inclusion within the proposed Neighbourhood Plan.

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

We, in conjunction with the property owner propose that this could accommodate a private dwelling, and garage for Butterhill Cottage.

This proposal would make a significant and positive contribution towards ensuring that the livelihood and vibrancy of both the Parish and the Village is maintained.

This proposal would bring Social Benefits, fulfilling what is clearly a special need with a new home.

This proposal is for the erection of one dwelling to serve the special needs of a severely disabled member of our community and Parish. There is no greater social benefit, than enabling someone to have a chance of a life and enjoyment that we very often take for granted.

It will assist to address the housing growth requirement (PSB Part 1 – SP4 = 8% rural areas), and be broadly consistent with PSB Part 1 - Policy C3.

It would bring Economic Benefits – to the local community and wider Borough area, with additional jobs during construction phase/boost to the economy, bringing more business to local shops/services and the New Homes Bonus/Council Tax/Section 106, to support local services.

It would bring Environmental Benefits, ensuring minimal adverse effects upon a site of mixed agricultural value with no significant ecological assets. Important trees and hedges will be retained with limited impact on local landscape.

Project 16 – Land at Butterhill Cottage is the single exception and the only one that could be legitimately termed as 'an isolated dwelling in the countryside'.

However, given the 'very special circumstances' that exist around this proposal, we wholeheartedly support it and promote it with all our social conscience as part of our NP. We have estimated that the quantum of residential accommodation could be up to 1 dwelling.

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 our NP consultation exercises, the owners of this parcel of land have proposed the same for inclusion within the proposed Neighbourhood Plan.

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

We, in conjunction with the landowner propose that this parcel of land could accommodate a private 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

This proposal would make a significant and positive contribution towards ensuring that the livelihood and vibrancy of both the Parish and the Village is maintained.

This proposal would bring Social Benefits, with a mixture of brand of new homes, widening choice and availability to fill a gap whereby only one new house have been built in the locality in the last decade, and it will assist to address the housing growth requirement (PSB Part 1 – SP4 = 8% rural areas).

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

It would bring Economic Benefits – to the local community and wider Borough area, with additional jobs during construction phase/boost to the economy, bringing more business to local shops/services and the New Homes Bonus/Council Tax/Section 106, to support local services.

It would bring Environmental Benefits, ensuring minimal adverse effects upon a site are of mixed agricultural value with no significant ecological assets. Important trees and hedges will be retained with limited impact on local landscape, being a largely infill proposal in the existing built fabric and form.

We have estimated that the quantum of residential accommodation could be up to 1 dwelling.

The overall estimated quantum of market and affordable residential accommodation is up to 26 or 30 dwellings. (dependant on which scheme for Project 9/10 at Burston Lane progresses).

The overall estimated quantum of commercial accommodation is up to 735sq m.

The NPPF tells us across paragraphs 8 and 9 that these three sustainable development dimensions should not be undertaken in isolation because they are mutually dependant.

Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly, which involves seeking positive improvement in the quality of the built, natural and historic environment as well as in peoples quality of life.

Looking at our NP proposals collectively in the context of the three NPPF stated dimensions to sustainable development and having regard to the same;

The Economic Role

The Government has made clear its view that development, including house building plays an important role in promoting economic growth.

In the short term, our NP proposals will contribute toward the local retention and creation of jobs in the construction and associated industry as well as wider indirect service and employment opportunities, boosting the local economy.

In the longer term our NP proposals will help to maintain and enhance the vitality and viability of Sandon and Burston by providing homes, both market and affordable, and providing business space and employment, which in turn, will also support and contribute to the wider growth and prosperity of the Borough overall.

The Social Role

The NPPF places importance on widening the choice of high quality homes and ensuring that sufficient market and affordable housing is provided to meet the need of present and future generations, supporting strong vibrant and healthy communities, and supporting their overall well-being and needs.

Our NP proposals will help to contribute to a wider choice and supply of high quality homes and delivering much needed affordable homes in our Parish, will preserve and protect those places of local interest that are not already safeguarded under the extensive existing designations in our Parish, and will create and reinforce local business and economy.

The Environmental Role

The NPPF places importance on the protection and enhancement of our natural built and historic environment whilst seeking to manage our activities to reduce any adverse impact upon the same. Our NP proposals help to contribute toward these objectives, restoring and preserving buildings of historic interest, and ensuring that development around them is carefully designed to integrate positively and meets up to date environmental standards, and ensuring that locally important spaces are safeguarded for our and future generations.

Table 4 – Our NP Proposals / NPPF Sustainable Development Dimensions

Sandon and Burston Neighbourhood Plan Proposals	NPPF – Sustainable Development Dimensions		
	Economic	Social	Environmental
1 – Dog Farm	Compatible	Compatible	Compatible
2 – Grove Farm	Compatible	Compatible	Compatible
3 – Yewtree Farm	Compatible	Compatible	Compatible
4 – Needwood Cottage	Compatible	Compatible	Compatible
5 – Gerrard Cottage	Compatible	Compatible	Compatible
6 – Junction B5066	Compatible	Compatible	Compatible
7 – Woodcock Lane	Compatible	Compatible	Compatible
8 – Burston Hall	Compatible	Compatible	Compatible
9 – Burston Lane 1	Compatible	Compatible	Compatible
10 – Burston Lane 2	Compatible	Compatible	Compatible
11 – Green Bungalow	Compatible	Compatible	Compatible
12 – Butterhill Cottage	Compatible	Compatible	Compatible
13 – Castle View	Compatible	Compatible	Compatible

Table 5 – Our NP Policies / LPA Sustainability Objectives

Sandon and Burston Neighbourhood Plan Policies	Sustainability Objectives - Economic				
	1	2	3	4	5
ENV 1	Neutral	Compatible	Compatible	Compatible	Compatible
C1	Neutral	Neutral	Compatible	Compatible	Neutral
E1	Compatible	Compatible	Compatible	Compatible	Compatible
SD1	Compatible	Compatible	Compatible	Compatible	Compatible
LGS1	Neutral	Neutral	Compatible	Compatible	Compatible
	Sustainability Objectives - Social				

	6	7	8	9	10
ENV 1	Neutral	Neutral	Neutral	Compatible	Compatible
C1	Compatible	Compatible	Compatible	Compatible	Compatible
E1	Neutral	Compatible	Compatible	Compatible	Compatible
SD1	Compatible	Compatible	Compatible	Compatible	Compatible
LGS1	Neutral	Compatible	Neutral	Neutral	Compatible
Sandon and Burston Neighbourhood Plan Policies	Sustainability Objectives - Environmental				
	11	12	13	14	15
ENV 1	Compatible	Compatible	Compatible	Compatible	Compatible
C1	Compatible	Compatible	Compatible	Compatible	Compatible
E1	Compatible	Neutral	Neutral	Compatible	Compatible
SD1	Compatible	Compatible	Compatible	Compatible	Compatible
LGS1	Compatible	Compatible	Compatible	Compatible	Compatible
	Sustainability Objectives - Community				
	16	17	18	19	20
ENV 1	Compatible	Neutral	Neutral	Compatible	Compatible
C1	Compatible	Compatible	Compatible	Compatible	Compatible
E1	Compatible	Neutral	Neutral	Compatible	Compatible
SD1	Compatible	Compatible	Compatible	Compatible	Compatible
LGS1	Compatible	Neutral	Neutral	Compatible	Compatible

Table 6 – Our NP Policies / NPPF Sustainable Development Dimensions

Sandon and Burston Neighbourhood Plan Policies	NPPF – Sustainable Development Dimensions		
	Economic	Social	Environmental
ENV 1	Compatible	Compatible	Compatible
C1	Compatible	Compatible	Compatible
E1	Compatible	Compatible	Compatible
SD1	Compatible	Compatible	Compatible
LGS1	Compatible	Compatible	Compatible

6.4. - Compatibility with EU Legislation

To satisfy the Basic Conditions and demonstrate that our NP meets the requirements set out in paragraph 8 of schedule 4b of the Town and Country Planning Act 1990, required by regulation 15 of the Neighbourhood Planning (General) Regulations 2012, SBC, as the responsible authority, will conduct formal screening opinions to measure any likely ‘significant’ impacts and effects on the environment and to determine whether a Strategic Environment Assessment (SEA) or Habitat Regulations Assessment (HRA) would be required in support of our NP.

If the formal screening concludes that a SEA or HRA is needed, then one will be required. This may subsequently require modification to our NP and further statutory consultation.

Regarding SEA;

Section 6.3 of our Basic Conditions Statement above provides both a site by site and overall quantum of proposed development to assist SBC measure any potential impact of our NP proposals. The overall quantum being;

The overall quantum of market and affordable residential accommodation is up to 26 or 30 dwellings. (dependant on which scheme for Project 9/10 at Burston Lane progresses).

The overall quantum of commercial accommodation is up to 735sq m.

Regarding HRA;

In our case of Sandon and Burston, the relevant site of proximity is Cannock Chase Special Area of Conservation (SAC), being a Natura 2000 site.

Cannock Chase SAC is protected under the Conservation of Habitats and Species Regulations 2010

A visitor survey conducted in 2012 by Footprint Ecology of the Cannock Chase Area of Outstanding Natural Beauty (AONB), which includes the SAC, noted that 75% of visitors came from within 15km of Cannock Chase. A study that followed in late 2012, again by Footprint Ecology, on the impacts of recreation on the SAC indicated that there was evidence of habitat deterioration within the SAC because of recreation resulting in fragmentation of habitat from a multiplicity of paths and tracks, track and path widening with erosion, trampling and compaction, horse riders and cyclists going off the bridleways, eutrophication from dog fouling and disturbance from people and dogs. It concluded that any increase in visitor numbers would be likely to intensify the degree of damage.

As a result, a 15km (9.3m) buffer zone now exists around the SAC where developments would be assessed as to whether they constitute a 'significant and adverse affect to the integrity' of this European site.

The safeguarding and conservation of this AONB, which includes the SAC, is translated into the PSB Part 1 via Policies N6 – Cannock Chase Special Area of Conservation (SAC), and N7 – Cannock Chase AONB.

Notwithstanding the requirement to undertake a Screening Opinion, our following appraisal demonstrates, we submit, that we are self sufficient in this context, and therefore that our NP would not result in a 'significant and adverse affect to the integrity' of this European site.

At its closest point, Sandon and Burston is some 9.76km (6.1m) away from the SAC and is therefore within this zone, albeit closer to its outer reaches.

Our Parish is not a densely populated urban location, where access to greenspaces and recreation can very often be few and far between due to the built up nature of that environment.

Sandon and Burston, despite its close proximity to both Stafford and Stone, is a rural Parish with ready and immediate access to the countryside within itself without the need to travel elsewhere. We are surrounded by countryside on all sides, have ready access to both the Trent and Mersey Canal and the River Trent and their walkways, we are host to numerous Public Footpaths and Trails, such as the Burston to Aston Nature Trail and have our own Cricket Club and recreation ground.

In addition, should we require alternative forms of recreation, open and otherwise, there is a plentiful supply at Stone, only some 3 miles away in the opposite direction to Cannock Chase, such as;

Westbridge Park

Open spaces

Play areas

Football pitch

Skate park

Tennis courts

Fitness centre

Aside from the above, this is also home to Stone Canoe Club.

Alleyes Sports Centre

Swimming pool

Squash courts

Badminton courts
Sports hall
Outdoor grass and synthetic pitches

Stonefield Park

Open spaces
Play areas
Bowling green
Tennis courts

Bowls

Little Stoke CC Bowls
Stone Crown Bowling Club

Cricket

Little Stoke Cricket Club
Oulton Cricket Club

Cycling

Stone Wheelers Cycling Club

Football

Stone Dominoes Football Club
Stone Dominoes Girls and Ladies Football Club

Golf

Izaak Walton Golf Club
Stone Golf Club

Hockey

Stone Hockey Club

Swimming

Stone and District Swimming Club

Tennis

Walton Tennis Club
Stone Tennis and Squash Club (including Table Tennis)
(Source = SBC website - Leisure and Culture webpages)

7.0 – Evidence

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.

Site specific consultations have taken place with the Environment Agency between January and October 2015 in respect of our proposed NP allocations listed below to review and determine the matter and potential implication of flood risk at these locations;

Project 8 – Land adjacent to Burston Hall

Projects 9/10 – Land at Burston Lane

Project 11 – The Green Bungalow.

A detailed assessment and evidence is provided at Section 6.2 of our NP Basic Conditions Statement and Sections 5.0 to 8.4 of our NP Evidence Base Document respectively.

This has resulted in the 5 policies and 13 projects we have put forward within our Neighbourhood Plan, which, together, promote the sustainability of our Parish and future wellbeing in all regards. We have proposed additional housing, both affordable and private to contribute toward the shortfall and requirement of less well off persons and families, and to bring new families into the Parish breathing new life and investment into the same, keeping it alive into the future.

We have proposed projects to benefit the community, to safeguard environmental assets, and to create jobs, boosting the rural economy and bringing further investment.

We are a very small rural Parish, and therefore our role, especially given our unique circumstances, is a limited one, yet we are committed, via our NP to endeavouring to address our key issues and improve our sustainability, whilst supporting and contributing toward the wider aims and objectives and sustainability of the Borough as a whole.

The NPPF at paragraph 9, states that;

“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.”

The PSB Part 1, at Chapter 4, identifies the key issues facing the Borough of Stafford, including our Parish, over both our Plan periods to 2031, being;

- Delivering and Managing the Borough's Growth
- Providing affordable homes
- Adapting to Local Demographic Change
- Sustaining the attractive and distinctive quality of the natural and built environment
- Ensuring that the District can prepare for and respond to climate change
- Maximising access to services and reducing the need to travel
- Providing additional employment opportunities that meet local needs, concerns and aspirations for a diverse local economy
- Bringing necessary regeneration benefits to the Borough, including those that will contribute to the success of its town and other settlements

The PSB Part 1, at Chapter 5, identifies the key objectives for the areas outside of Stafford and Stone, including our Parish, which it will aim to achieve, to deliver the vision for Stafford Borough over our Plan periods, being;

- Provide for high quality new small scale housing development at appropriate villages that reflects their distinctive local character
- Deliver sensitive additional facilities to provide an improved level of local services appropriate to settlements, that reduces the need to travel and is in keeping with the local character, the historic environment and the rural setting
- Provide increased rural employment through agricultural and livestock businesses, renewable energy schemes, low impact hi-tech industries in agricultural buildings and sensitive new tourist attractions that enhance the high quality environment of the area
- Deliver new employment land through the expansion of existing industrial areas
- Provide new high quality homes, including new affordable homes, on appropriate sites in existing villages, to support sustainable rural communities in the future
- Support increased habitat maintenance, restoration and creation, and the encouragement of a diverse range of species as part of the strategic green infrastructure network across the Stafford Borough area, whilst also protecting designated sites, including the Special Areas of Conservation
- New open space, sport and recreational facilities to meet the needs of the community, including through increased multi-use provision such as community halls
- Encourage the sustainable management of heritage assets, especially those identified as at risk, and deliver development which respects local character and distinctiveness

Using this relevant baseline information, we have appraised our local circumstances against the above in the formulation of our NP, identifying what we have perceived as the key issues for our Parish over the Plan period, being somewhat stereotypical of many rural communities, being;

Lack of affordable housing

Lack of market housing and inward investment

Deficiency in greenspace

Failing rural economy

Declining prosperity

Lack of diversity

Insufficient social balance and well being

Having identified these, we then determined our wider key Policy Issues, originally translating these into our NP Policies covering the following subjects;

Environment

Design

Community

Economy

Sustainable Development

Heritage

Local Greenspaces

These then formed part of our draft NP framework, being extensively consulted upon by both our Parishioners and Stakeholders throughout this process.

We have sought to be in general conformity with the strategic policies of the PSB Part 1, and not to duplicate or conflict with the same, proposing our own policies to reflect and support our own circumstances and, therefore, subsequent assessment of the PSB Part 1 and its comprehensive Policies, has enabled us to reduce our own proposed local Policies down to 5 number, removing those regarding Design, Sustainable Development and Heritage.

We have appraised our NP, including its policies and proposals against those within the NPPF and the PSB Part 1 within Section 6.2 of our Basic Conditions Statement.