



## **Local Plan 2020-2040**

# **Site Selection Topic Paper (Preferred Options Stage)**

This document supports the preparation of the Stafford Borough Local Plan 2020-2040. It is prepared to support the Preferred Options consultation. It summarises the site assessment process that has been undertaken.

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## **1. Introduction**

- 1.1 Since the Issues and Options consultation, the council has assessed the potential site options in detail. The site assessment process is described in this topic paper.

## **2. Site assessment methodology**

- 2.1 The sources of sites for assessment were:

- a) Sites that were submitted through the 'Call for Sites' process to be included in the Strategic Housing and Employment Land Availability Assessment (SHELAA).
- b) Sites put forward through the unadopted High Offley Neighbourhood Plan.

- 2.2 290 sites were assessed with the sites being assessed via the following methodology:

- Stage 1: Sites with constraints rendering them non developable were rejected. If possible, site boundaries were adjusted to exclude constraints. 217 sites progressed to stage 2.
- Stage 2: Sites not within or adjacent to a settlement identified in the settlement hierarchy were rejected. 156 sites progressed to stage 3.
- Stage 3: Potential dwelling yield for each site is calculated, and site information is sent to external consultants and other consultees to form part of the local plan evidence base.
- Stage 4: Evidence-based decision to select or reject sites. 57 sites progressed beyond this stage.

- 2.3 If the majority of the site or the site's access was affected by one or more of the following constraints (referred to as 'non developable constraints') this rendered the site unsuitable for development and resulted in the site being rejected at stage 1.

- Flood Zone 2
- Flood Zones 3a and 3b
- Sites of Special Scientific Interest
- Ramsar sites
- Special Areas of Conservation
- Cannock Chase Area of Outstanding Natural Beauty
- Ancient Woodland

- Sites located within the Health and Safety Executive inner zone of a hazardous installation
- Green Belt
- Local Green Space
- Strategic Green Infrastructure
- High Speed 2 buffer zone
- Local Nature Reserves
- Sites of Biological Importance and Biodiversity Action Sites
- Listed Buildings
- Scheduled Ancient Monuments
- Insufficient access

2.4 However, any brownfield sites which are in the Green Belt, were not rejected as these are potentially developable subject to compliance with Paragraph 149, Section G, of the NPPF on meeting affordable housing need on previously developed land in the Green Belt.

2.5 If possible, sites which had a non-developable constraint within their boundary, such as Flood Zone 2, had their boundary edited to exclude this constraint with the site progressing to the next stage with its edited boundary. If the constraint affected the site's access point, this could not be edited out and the site was as a result rejected.

2.6 In stage 2 the location of the sites in relation to the settlements identified in the settlement hierarchy was considered. Any site that was not within or adjacent to a settlement in the settlement hierarchy was rejected.

2.7 In stage 3 the site yields were calculated by using the following approach identified in the SHELAA. The net developable land ratio was calculated based on the gross site size before then calculating the dwellings per net developable hectare depending on site location and site type (i.e. greenfield or brownfield). The following two tables, Table 1 and Table 2, have been taken from the SHELAA 2022 Update to show the values that were used in the calculations.

Table 1: Net developable land ratio

Gross Site Size	Development Ratio / Net Developable Area
Less than 0.4 ha	100%
0.4 – 4 ha	70%
Greater than 4 ha	60%

Table 2: Density Assumptions in dwellings per net developable hectare (dph)

Site location / type	Density
Village edge / isolated greenfield sites	30 dph
Sites within existing village envelope / brownfield sites	33 dph
Sites on the edge of an adjacent urban area (Stafford, Stone, Rough Close, Blythe Bridge, Meir Heath)	35 dph
Stafford Urban Infill	41 dph

- 2.8 Having identified the potentially developable areas of land for consideration, and determined potential yields, each site was then assessed by external consultants and other consultees (as detailed below) to establish the sites that could be developable through the local plan.
- 2.9 The sites have been assessed to determine whether they (a) can be developed within existing capacity taking account of environmental constraints, or (b) are developable but only with additional infrastructure, or (c) are not deemed developable based on the information currently available. These assessments were based on commissioned studies by the Borough Council, information provided by Staffordshire County Council and utility companies, as set out below:
- Landscape Character Site Assessment
  - Ecological Site Assessments
  - Historic Environment Site Assessment
  - Education Site Assessments: Staffordshire County Council information
  - Transport Site Assessments: Staffordshire County Council information
  - Additional Transport Site Assessments: Network Rail
  - Water Resources Site Assessments: Severn Trent Water information
  - Electricity Site Assessments: Western Power Distribution information
- 2.10 At the time of these site assessments, data from health providers including the Clinical Commissioning Group had not been provided.
- 2.11 At stage 4 all sites were evaluated based on the provided evidence. The sites were then categorised as either a (a) Proposed Allocation, (b) Potential Site Option or (c) Rejected Site. The sites which were deemed suitable as a proposed allocation or a potential site option (i.e. the site warrants further assessment) have been further analysed in the Sustainability Appraisal.
- 2.12 Please note, as well as sites being rejected at stage 4, some sites were also removed as they were identified as no longer being available for inclusion in the local plan due to the site either being granted permitted planning permission or the landowner withdrawing the site.

2.13 The sites which were assessed at stage 4 can be seen in the Site Assessment Profiles document, which also shows more information for each site. Please note any sites that were being considered as part of a larger Strategic Development site are not included in this document.

### 3. Results of the site assessment

- 3.1 A total of 57 sites progressed beyond stage 4 and are considered further in the Sustainability Appraisal.
- 3.2 Of the 57 sites, 48 are shown in the following tables (grouped by settlement and then listed in alphabetical order according to the Site Ref).
- 3.3 The remaining 9 sites are associated with the Meecebrook Garden Community and Stafford Station Gateway which have not been included in the Site Assessment Profile document as these have their own evidence bases.

#### Stafford town housing site options

Site Ref	Site Name	Capacity (dwellings)
BER02	Land south-east of Old Croft Road	209
BER04	Land north of Milford Road	612
BER05	Land south of Main Road	157
HOP02	Land off Beacon Farm Lane	133
HOP03	Former Staffordshire University Campus	98
HOP04	Land north of Brick House Farm	969
HOP05	Land to west of Brick House Farm	1,319
HOP08	MOD Site 4	396
HOP09	Land south of Brick House Farm	117
STAFMB03	Land at Ashflats	268
STAFMB12	Stafford Police Station	13
STAFMB18	Former Kingston Centre	13
TIX02	Land to the north and south of Tixall Road	1,287

#### Stone town housing site options

Site Ref	Site Name	Capacity (dwellings)
SRUR06	Land at Aston Marina	167
SRUR11	Site at Forge Farm	59

Site Ref	Site Name	Capacity (dwellings)
STO05	SCC depot, Newcastle Road	18
STO07	Land at Marlborough Road	101
STO08 and STO10	Land at Trent Road	20
STO09	Land adjacent to Stone Police Station	3
STO13	Land to east of Oakleigh Court	131
STO14	Land at Eccleshall Road, Walton	478
STO16	Land at Uttoxeter Road	97
STO17	Mount Lane Industrial Estate	76

### Housing site options outside of Stafford and Stone

Settlement	Site Ref	Site Name	Capacity (dwellings)
Gnosall	GNO02	Bank Top Garage, Stafford Road	9
Gnosall	GNO04 (west)	Land east of Stafford Road	100
Gnosall	GNO05	Land at The Horseshoe, Audmore	101
Gnosall	GNO09 (south)	East of Gnosall	824
Gnosall	GNO18	Land northeast of Knightley Road	77
Hixon	HIX01	Grange Hill Farm	47
Hixon	HIX03	Land east of Church Lane	8
Hixon	HIX04	Land west of Egg Lane	35
Hixon	HIX07	Former Hixon Airfield	1,630
Hixon	HIX08	Former Hixon Airfield	235
Hixon	HIX16	Land north of Lea Road	45
Hixon	HIX17	Land adjacent to Hixon Airfield Industrial Estate	120
Hixon	HIX19	East of Church Lane and south of Egg Lane	
Weston	WES02	Land south-west of the A51	228
Weston	WES03	Land off Stafford Road	33
Woodseaves	HIG05	Oldhouse Farm	62



Settlement	Site Ref	Site Name	Capacity (dwellings)
Woodseaves	HIG07	Garage off A519	2
Woodseaves	HIG10	Land adjacent to the Croft	25
Woodseaves	HIG11	Land off A519 opposite B5405	5
Woodseaves	HIG13	Land to the rear of Woodseaves School	88
Woodseaves	Site 07	Land off Moscow Lane	5

### **Gypsy and traveller site options**

Settlement	Site Ref	Site Name	Capacity
Nearby Weston	GAY02	Land south of Wadden Lane	At least 10 pitches
Nearby Hopton	HOP11	Land to north of Hopton Lane	At least 15 pitches

### **Employment site options**

Settlement or Recognised Industrial Estate	Site Ref	Site Name	Size (Ha)
Stafford	CRE02	Land to the north of Redhill	31.15
Ladfordfields	SEI01	Land to the east of Ladfordfields	5.61