

What about new housing?

Should we have any?

We may not have
any choice.....



Why more homes?

- Under the Government's Regional Spatial Strategy, Stafford Borough needs to accommodate more than 10,000 extra homes of which about 7000 will be in the town area and the rest in Stone and many of the outlying villages.
- As a village with an existing range of local services and good transport links, Haughton is likely to be obliged to find space for 30 - 40 new homes.

Something in return?

- If recent experience is anything to go by, we will get an assortment of small closes randomly tacked on to the village and, as a community, we will gain little in economic, social, environmental or architectural benefits in return.
- This housing allocation is one of the few “cards in our hand” and the Parish Plan process gives us a chance to try and get the best deal we can for all of us.

Our proposed policies

We are proposing that any housing allocation should:

- Provide a mix of house types covering all parts of the market (not just “executive homes” nor just “affordable homes”)
- Not spoil the views and amenity of existing homes
- Create a landmark feature to enhance the village
- Produce a financial contribution towards the further development of the village school and other community facilities

Haughton's “lost” Rectory

- Why not look to our past for inspiration?



Let's rebuild it!!

- As the centre of a new “country estate”



- With homes for all needs



This might work...

- One solution which would follow these principles is the re-creation of the lost Haughton Rectory as the centre of a miniature country estate.
- This would also include all the usual range of ancillary buildings including service wings, gate lodges, home farm and barns, coach house, estate cottages and even almshouses BUT.....
- built to modern standards to provide a wide range of new homes including family houses, retirement bungalows, luxury apartments and starter homes.

Avenue to the future?

- The main building would stand away from the village in landscaped parkland facing a traffic-free tree-lined promenade leading back across a new Village Green towards the Church and School grounds.
- The other “estate” buildings would be grouped around the parkland to create more exciting views and spaces for us all to enjoy. It would be like “capturing” a piece of our beautiful countryside and bringing it into the village - creating our own piece of sustainable history.
- To see a suggestion of how these could be laid out, please see “How does it all fit?”

Who wins?

- The proposed sites are completely within Church or publicly-owned land so this should help us ensure that as much as possible of any “windfall” gains are recycled back into our community
- This structured approach to the physical growth of the village is designed to link in with other initiatives such as improvements in play and youth facilities, new bridle/cycle/walkways and school developments
- The newly created open spaces would be protected against future development for the enjoyment of the our village community

Are there alternative sites?

- Although these ideas relate to sites off Back Lane and Grassy Lane, other sites have already been put forward by landowners to Stafford Borough Council as possible areas for future new housing
- These are shown on the adjacent plan and may also be able to satisfy some of the proposed policies for our Parish Plan

Other new housing sites already proposed by landowners to Council

