

Haughton Parish Plan Steering Group

Response to Stafford Borough LDF Consultation Feb-Mar 2008 Delivering the Plan for Stafford Borough – Issues and Options

Haughton Parish Plan (HPP) Steering Group is pleased to provide responses to this Consultation based on the views which have been generated and endorsed by the residents and other stakeholders within our community during the preparation of the Plan, a full copy of which is attached.

Each comment is preceded by the relevant paragraph number from the consultation document:

2.4 HPP accords with the Vision and over-arching priorities as set out in 2.3.

3.1 HPP particularly emphasises the need to harness “the opportunities which could be realised by new development” in a structured and locally focussed manner.

3.5 HPP accords with this specific Vision as it accepts and guides the provision of “additional housing of a more limited scale” in our area which is categorised as one of the “selected smaller settlements”.

3.7 The Key Objective for Selected Rural Settlements is appropriate as HPP accounts for the provision of new housing in conjunction with the delivery of additional and improved community facilities.

7.13 The HPP agrees with Spatial Options 2 in respect of the principle of limited Greenfield development outside the current boundary (Haughton being a settlement with a reasonable range of services - see Option C as selected for Spatial Options 1). However, the indicative extent of the development shown in the HPP is about 50 dwellings which is towards the lower end of the range resulting from strict numerical division of the total suggested for Haughton/Weston/Woodseaves particularly for the higher growth scenario of 350.

8.15 HPP indicates an area for potential housing growth which approximately accords with HN3 & HN4 but importantly incorporates an area of public parkland and a new village green thus reducing the total number of new units accommodated by these sites to approximately 50. Referring to Spatial Options 9, the development indicated by HPP on the North side of the village allows a better integration with existing school and community facilities and reduces the divisive effect of the A518. In further agreement with this section the new housing in Haughton proposed by HPP indeed “may not need major infrastructure provision” and will thus lead to a greater potential gain in the form of improved community facilities.

9.1 HPP lends support to the aim of high design standards by proposing ideas which reflect and enhance our village heritage not just in built form but also in the overall landscape and layout.

9.31 The density of the new housing as suggested in HPP springs from the overall design and layout as opposed to a strict adherence to density policy. This accords with the view suggested in this section that each proposal should “take into account the characteristics of the area and the nature of the proposals”. In this instance, for example, the inclusion within the village boundary of a new area of public parkland should be discounted in any calculation of density. So by taking only the area of land proposed by HPP for new housing development of approximately 1.7ha, the suggested 50 units result in a density of about 30 per hectare. This would then comply with PPG3 guidance.

9.41 HPP supports the provision of mixed house types in new housing as set out in section 9.40.

9.70 HPP supports the concept of blending a wide mix of house types into an overall design concept and therefore accords with the principle as set out in 9.65.

9.93/94/95/96 HPP strongly accords with these principles in the proposing of a network of footpaths and other routes linking to existing and proposed new open spaces and countryside resources.

10.25 HPP does not express any preference to the method in which benefits and opportunities which arise from new development are transferred to the community. It does however, support the principle that these benefits should specifically be directed back to the community at a local level.