

Land at Uttoxeter Road, Stone

Public Consultation

WELCOME!

Thank you for attending our exhibition

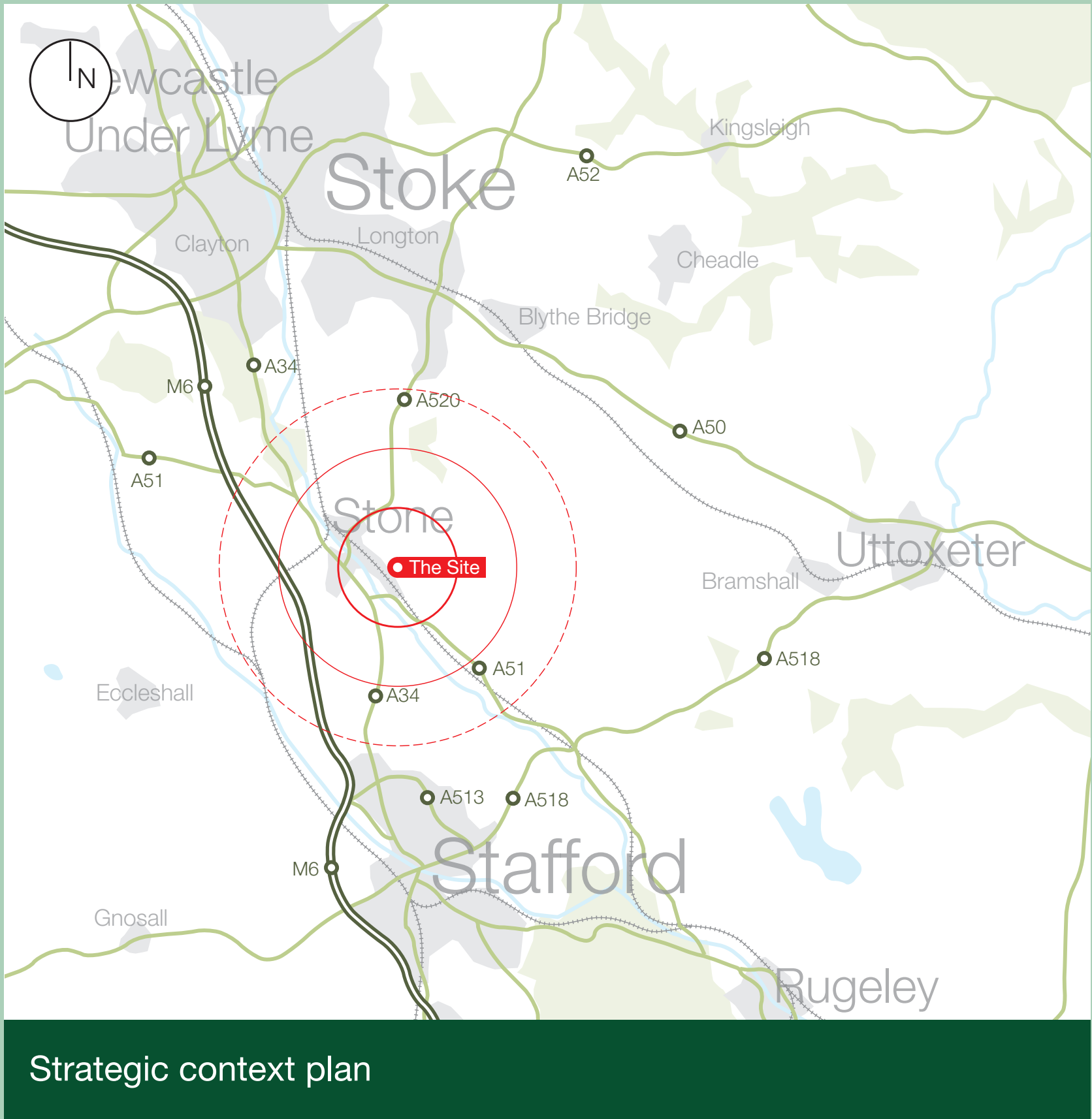
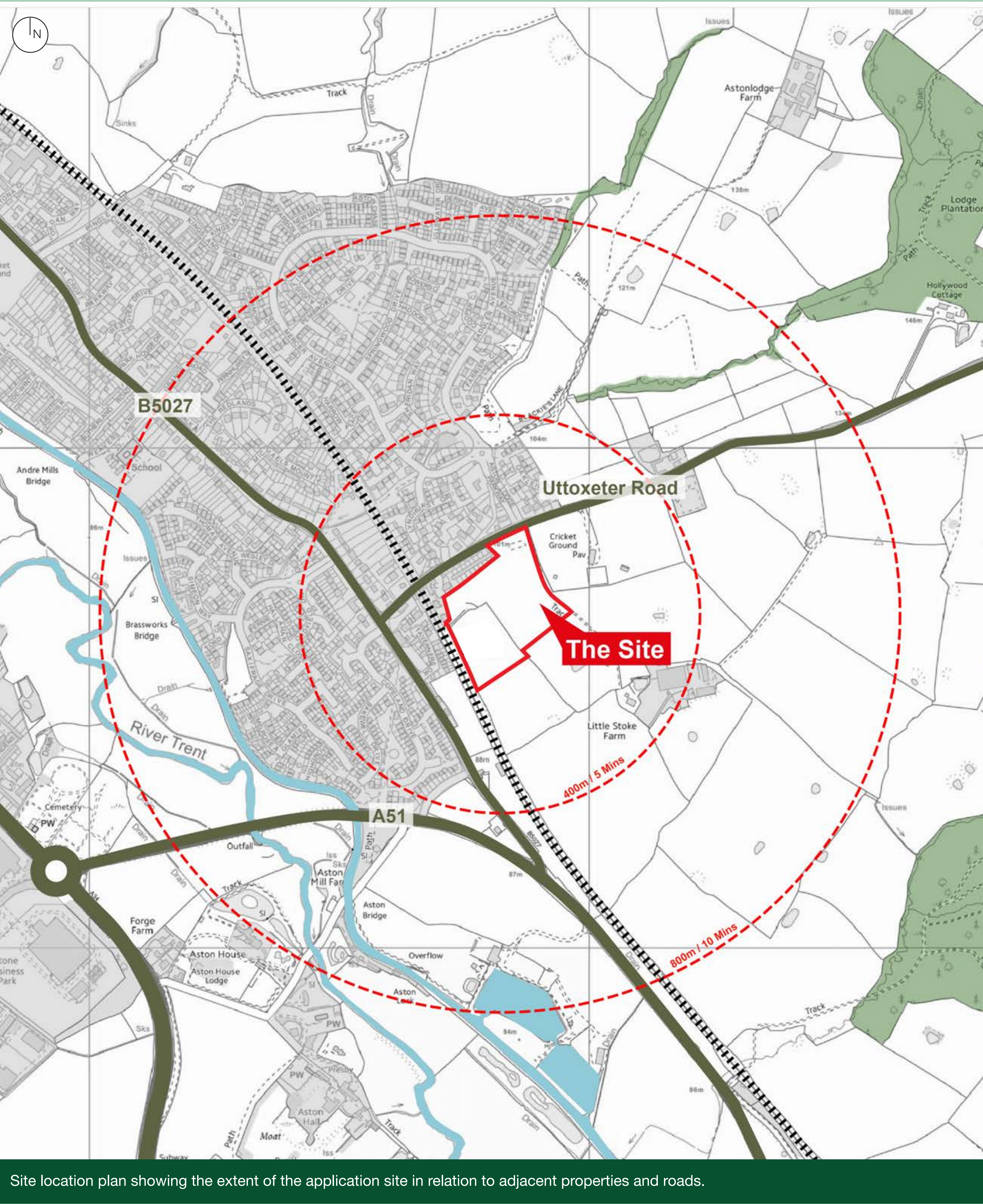
We would like to present to you our vision for the land at Uttoxeter Road, Stone.

Richborough Estates has developed a proposal for approximately 85 new homes, including areas of open space and a new vehicular access into the site. Please take your time in looking at the information provided and feel free to ask any of our representatives any questions you may have with regard to our proposal.

About Richborough Estates

Richborough Estates is committed to responsible, sustainable development and specialises in bringing forward brownfield & greenfield development for residential and commercial use. We work with local residents through individual and community meetings and through organised public consultation. Our goal is to respect and to improve existing communities through carefully considered development.

Founded in 2003, Richborough Estates has a modestly sized team, with a proud record of delivering a number of exciting UKwide developments that are now successfully serving the needs of local communities.



The Site

The application site extends to approximately 4.4 Ha (10.9 acres) in size. The site is approximately 2km south of the centre of Stone and consists of greenfield land.

The site is defined to the north by the rear gardens of residential properties on Uttoxeter Road. To the west the site is defined by the west coast mainline, and the eastern site boundary is defined by the field boundary and access lane to Little Stoke Farm. To the south the site is currently undefined by existing features, with open fields beyond. Beyond the site's immediate boundaries the town of Stone extends to the north, Little Stoke forms a smaller settlement within the wider town. To the east and south open farmland extends out into the surrounding countryside, the landscape broken up by pockets of woodland.

Project team



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Local Context

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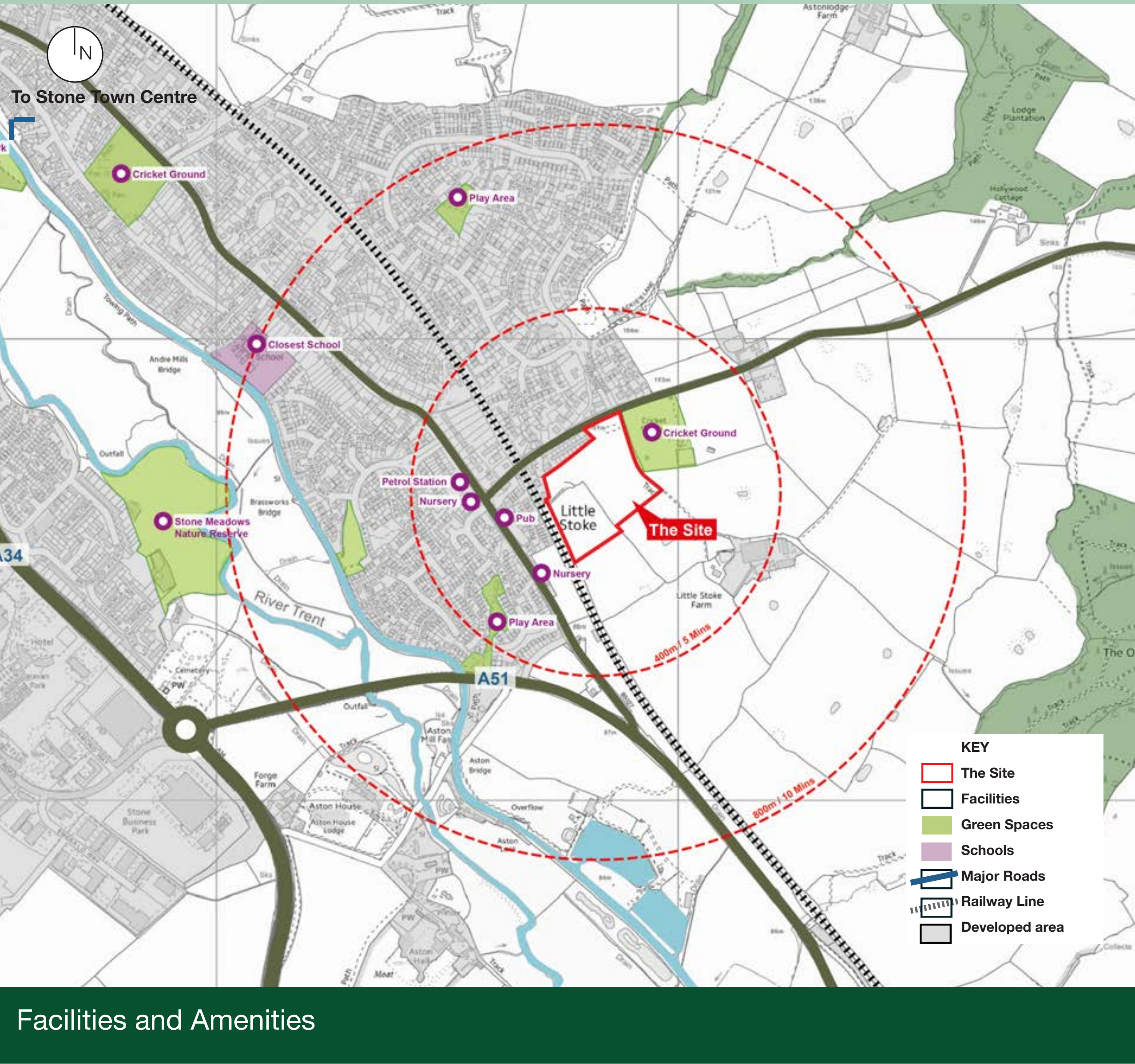
Facilities and Amenities

The site is located on the southern edge of the settlement of Stone. The site is approximately 2km (a 25 minute walking distance) from the town centre of Stone and its shops, services and the train station. Closer to the site are a cluster of facilities along Lichfield Road, in the area known as Little Stoke, including a pub, nursery school and small local shop within a petrol station. The settlement of Walton is located 1.2 km west of the site, separated by the Trent River valley from Stone. Walton is mainly a residential area, with an industrial park to the south.

Within 400m (a 5 minute walk) of the site, local amenities include two nursery schools, a cricket pitch, a pub, a petrol station, and a green space including a play area. Within 800m (10 minute walking distance) from the site lies the closest primary school, St Michaels Church of England First School. The nearest secondary school, Alleynes High School at Oultoncross north of Stone town centre.

Beyond the 800m radius of the site, the wider local area including Stone town centre provides amenities such as a leisure centre, several primary schools, foodstores, high street retail, and a number of independent shops and cafes. Local doctor's surgeries can also be found in the town centre.

There are a number of green spaces within walking distance of the site including pocket parks, children's play areas and Stone Meadows Nature Reserve. To the south of the site is open countryside.



Townscape

Housing between the site and the town centre is a varied mixed of mid and late twentieth century developments, with pockets of period housing, predominately located on Lichfield Road. Properties range in scale from 1 to 2.5 storey dwellings, the majority of which are 2 storey. Typologies include detached, semi-detached, and terraces, which pitched tiled roofs. Building lines are generally consistent, with average sized front gardens. Properties are generally finished in red brick, with some use of render. Period properties in the south of Stone are generally located along Lichfield Road itself. These properties are interspersed with inter-war and modern housing. Properties lining the south of Lichfield Road have generous set backs with a substantial green verge. Properties to the north of the road have varied setbacks, creating variety and interest in the street scene. Private/public boundaries are defined by hedges.

The areas immediately adjacent to the site generally consist of recent housing developments. To the north of the site is a recent large development, which sits to the north of the railway line and Uttoxeter Road . Properties are generally 2 storeys in height, detached or semi-detached, with private parking in separate or integral garages. Buildings are similar in style, the majority of which are red brick, with some use of render to highlight architectural features. Immediately to the north of the site boundary, located along Uttoxeter Road are a series of post-war semi detached properties, finished in a mix of render or red brick. Further to the west of the site, between the railway line and Lichfield Road, several new properties have been built. These range 2.5 to 3 storeys in scale, and are red brick.

The Need for Housing

Stafford Borough and Housing Need

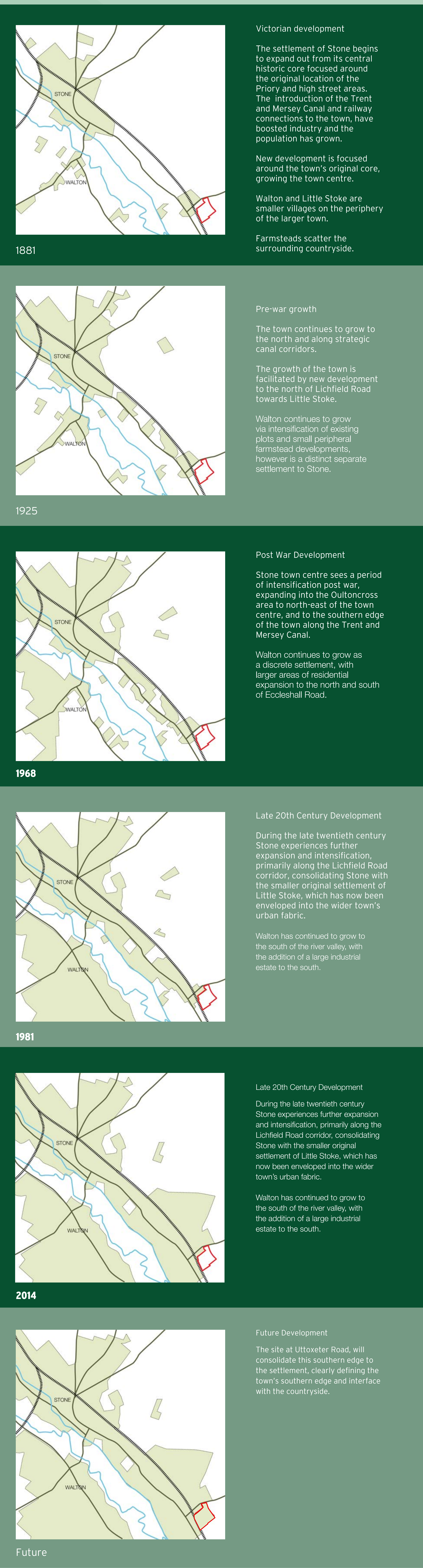
The Development Plan for Stafford Borough states that a minimum of 1,000 new market and affordable homes need to be provided in Stone over the next 20 years. It also identifies Stone as a market town which in terms of size and status is second in the settlement hierarchy to Stafford.

Spatial Principle 4 of Plan states that Stone should provide for 10% of all new housing annually to achieve the minimum strategic target identified in that Plan. However, no Settlement Boundaries have yet been established and we consider that this proposal

for approximately 85 dwellings is relatively modest and the site is in a sustainable location that “rounds off” the existing edge of the settlement of Stone.

We consider the site to be in one of the most preferable locations for limited new housing around Stone not identified in The Plan for Stafford Borough, being close to the amenities and services of the town. It does not have any special planning designations or intrinsic ecological value, and that land such as this of a lesser landscape quality can be readily used for development.

Historic Growth



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The Opportunity

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The Site

Located on the southern edge of Stone, the site comprises of approximately 4.4 Ha of greenfield land in a single ownership.

There are a number of existing site features. These include several mature trees, and two mature hedgerows which form the boundaries between the two separate fields which comprise the application site.

The site has a gently sloping gradient with a westerly facing slope which experiences falls of between 17m and 20m from its highest point in the east to its lowest point in the west. The landscape gently undulates locally across the site. There is a distinct change in level along the line of existing trees and shrub which crosses east-west across the site.

A full landscape appraisal of the site has been carried out to support these proposals, along with an ecological, drainage and transport survey. The findings of these surveys and reports have informed the development of the masterplan.

There are no known physical constraints on the site which would inhibit its future development. There are however a number of considerations which will need to be addressed in the design of any future proposal for the site as set out below.



Opportunities and Constraints

These matters broadly include:

Existing residential amenity - The application site is flanked on its north west boundary by the rear gardens of properties bounding Uttoxeter Road. Properties to the south west of the site along the West Coast Mainline also look over the site. Any future development will need to respond to the residential amenity of the existing properties along these boundaries ensuring that their amenity value is retained.

Ecology - The site contains a number of Category A Tree specimens as well as veteran trees which will need to be retained an enhanced as well as a number of established tree groups and hedgerows which have ecological value. Any ecology features of value will be retained with Root Protection Areas being imposed around the most valuable trees.

Drainage and topography - The site is located on a notable westerly facing slope which falls between 17m and 20m from its highest point in the east, to its lowest point in the west. The site also contains a number of drainage ditches and channels which currently drain the site and its surrounding area. In order to retain existing drainage routes within the development, the existing drainage channels will need to be either retained and/or re-routed. Additional Sustainable Urban Drainage Systems (SUDs) will also need to be introduced, most likely in the form of a number of attenuation ponds and swales located along the sites eastern boundary.

Utilities and infrastructure - The site currently contains a number of overhead power cables as well as a western main, primarily located along the sites north western boundary. Site investigations have advised that these can be buried and/or re-routed and therefore do not inhibit the future redevelopment of the site.

Access and movement - Currently vehicular access into the site is only possible via a small farm track along the site north east boundary. This will be removed and re-located to a new site further along Uttoxeter Road. A new vehicular access point to serve the application site will be constructed approximately 40m southwest of the existing farm track, away from other existing road junctions.

Pedestrian access - Pedestrian access onto the site is taken via the small farm track off Uttoxeter Road. The site is currently private farmland and does not include any footpaths or Public Rights of Way. As part of construction of a new vehicular entrance into the site, new pedestrian footways will also be included as part of the junction. Opportunities are also being explored to provide a secondary pedestrian access via The Crossings in the western corner of the site further enhancing the pedestrian permeability of the site.

Noise - The western boundary of the site is bound by the West Coast Mainline Railway, and is a source of noise with a number of trains travelling in both directions every hour. Whilst the nature of the noise source is not constant and only present when trains pass the site, any future development of the site will need to consider the potential impact noise may have on the residential amenity of future residents.

The constraints identified above have been mapped on the above plan, showing the spatial distribution of the site's unique characteristics and development constraints. The plan offers an interpretation of how they are likely to influence any future development on the site and how they may begin to inform the design rationale moving forward.



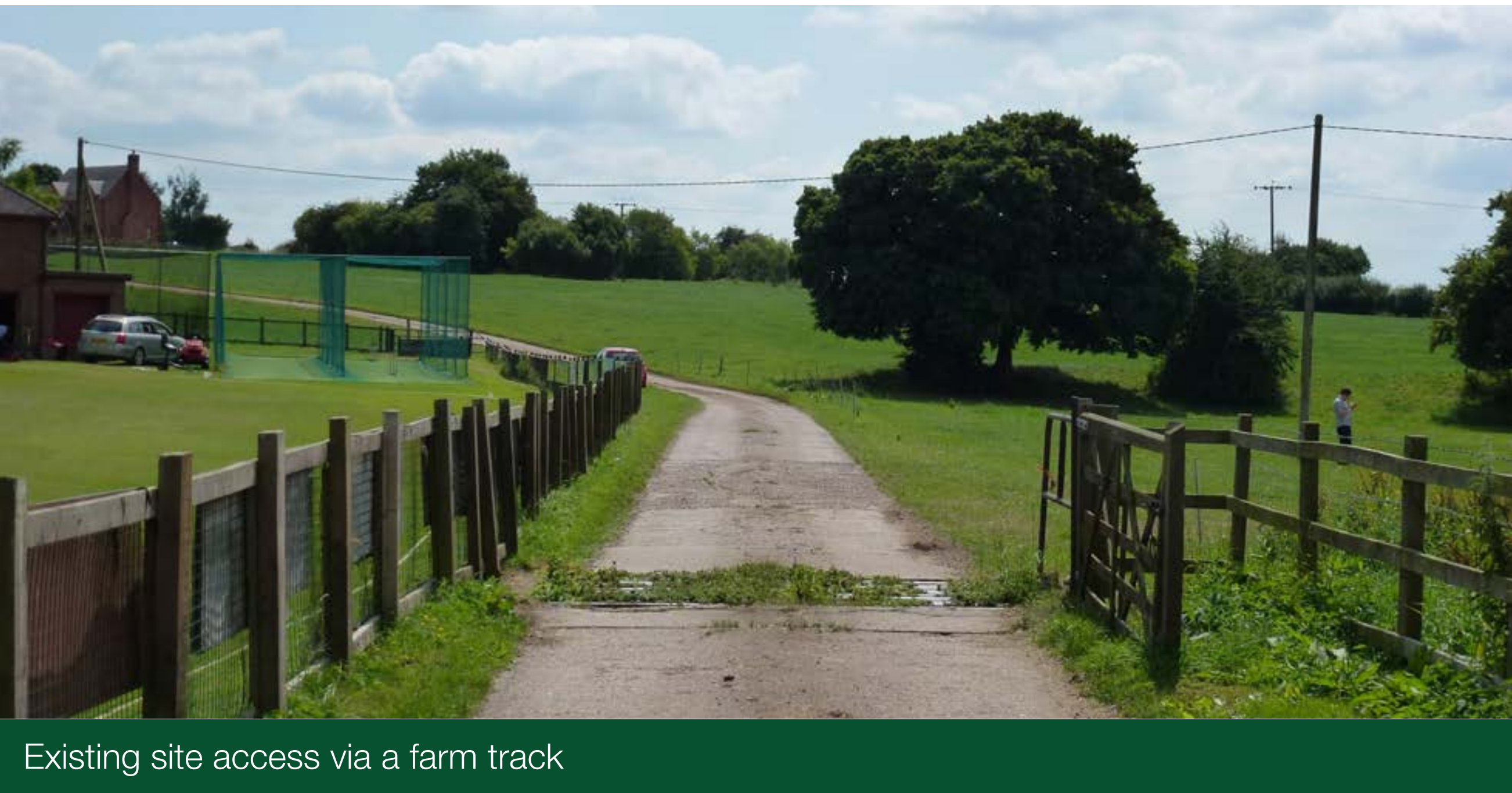
Existing mature trees and bank



Mature tree



Existing hedgerows



Existing site access via a farm track

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Proposal

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Richborough Estates has developed a proposal which seeks to meet the needs of the local community of Stone and complement its character as a popular and vibrant place to live, work and play.

The proposal includes:

- Development of approximately 85 new homes, of a range of 2 to 5 bed homes.
- Approximately 0.7 Ha of public open space including a range of habitat planting and formal open space.
- Retention of landscape features of value, including significant trees and hedgerows.
- New on-site attenuation ponds, swales and habitat areas.
- Vehicular and pedestrian access off Uttoxeter Road including the provision of 1.8 metre wide footways along access road, into the site.

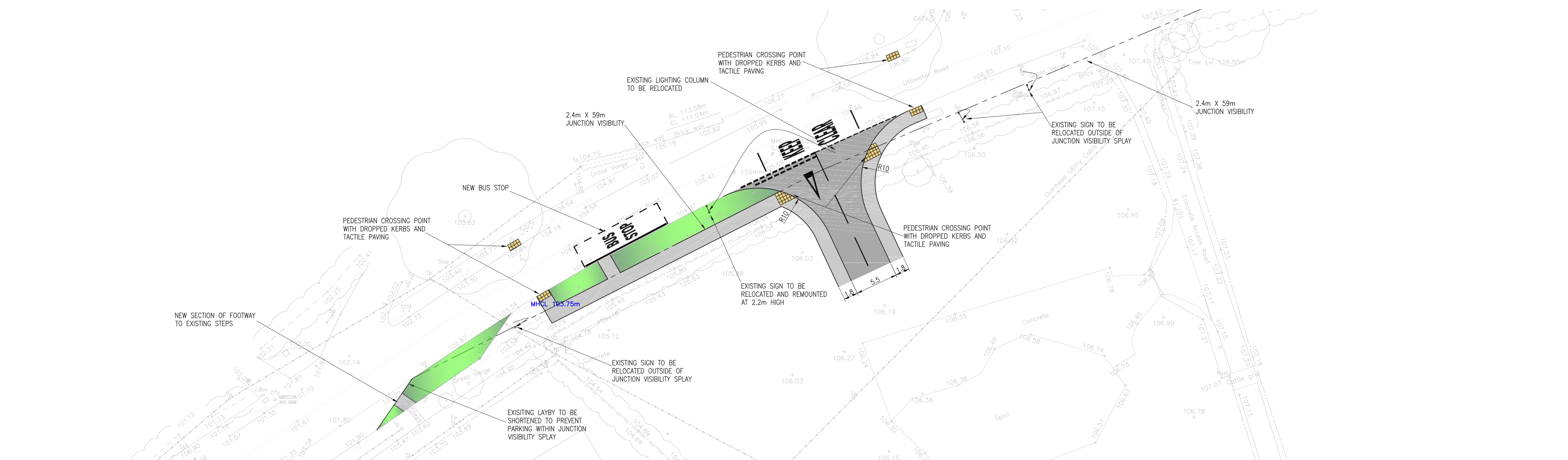
The Proposal
The proposed development has been carefully designed to respond to the character of the local area and provide modern homes which are sympathetic to the areas' local character. Any trees or hedgerows of value have been retained and included within the proposed development to respond to local landscape character.

Significant levels of new tree, hedgerow and shrub planting have also been included to enhance the ecological value of the site, and support local habitats.

Highways Proposal

Access to the site will be taken from Uttoxeter Road through the creation of a new priority junction to the south of Aston Lodge Parkway.

The existing access serving the farm (opposite Aston Lodge Parkway) is to be removed and access will be relocated to the north from the road serving the bowling club.



We welcome your comments....

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The Benefits

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Your comments

We would welcome your views and comments on these development proposals to further progress the scheme. We will finalise the proposals in light of the public consultation comments and will submit a planning application to Stafford Borough Council shortly. Once the application has been submitted, the Council will undertake their own consultation and you will have another opportunity to comment on our final proposals.

To submit your comments please email or write to:

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Manchester,
M1 4HD

For further information and to download these presentation boards, please visit

www.richboroughstates.co.uk/projects.asp

Thank you for your time