



Land to the South of Uttometer Road, Stone
Design and Access Statement
for Richborough Ltd
102-569 Rev B



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Summary of the development proposals

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Richborough are pleased to bring forward proposals for up to 95 new dwellings in a sustainable location on the southern edge of Stone. The scheme has been designed to respond sympathetically to the site and its existing context, including topography, hydrology and the presence of existing trees - including a veteran tree - within the site. These factors have been important in shaping the scheme and have informed the site layout and character of development.

The proposals have been designed in line with the National Design Guide and the National Planning Policy Framework. A range of technical studies have been undertaken to identify the site's opportunities and constraints and create a high quality development.

The provision of new homes and well planned places is an important issue locally and nationally and is recognised by Government. Demand for new homes is being driven by a number of different factors and these proposals seek to meet the unmet need in Stafford Borough.

The design of new homes will reflect the local vernacular and draw inspiration from existing development around the site. The scheme will integrate into its surroundings by reflecting the scale and density of recently built development surrounding the site.



Fig. 01 Sketch View Into The Site From Uttoxeter Road

01

Setting out the background and context to the proposals and the purpose and structure of the document

1 INTRODUCTION

1.1 BACKGROUND & CONTEXT

- 1.1.1 This Design and Access Statement (DAS) has been prepared by rg+p to support an outline application on land to the south of Uttoxeter Road, Stone, for up to 95 dwellings, 40% of which will be affordable, together with associated public open space, landscaping, vehicle access, highway and engineering works. All matters are reserved apart from access.
- 1.1.2 Richborough Ltd has instructed a team of specialist consultants to conduct the necessary studies and site investigations to inform their proposals for the development of the site. The site extends to approximately 4.46ha of land, and currently comprises of grassland fields. It is situated on the southern edge of Stone within Staffordshire.
- 1.1.3 The proposals have been designed in accordance with the 10 characteristics of well designed places as set out in the National Design Guide. The prescriptions set out in the National Design Guide for good placemaking underpin the proposals and an assessment of the main features of the development and how it meets the standards is provided.

1.2 PURPOSE OF THE STATEMENT

- 1.2.1 This statement has been prepared in accordance with Article 9 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, which requires certain applications to be accompanied by a DAS.
- 1.2.2 National Planning Practice Guidance (NPPG) states that a Design and Access Statement is a "concise report that provides a framework for applications to explain how the proposed development is a suitable response to the site and its setting and demonstrates that it can be adequately accessed by prospective users".
- 1.2.3 The Town and Country Planning (Development Management Procedure) (England) Order requires design and access statements to:
- Explain the design principles and concepts that have been applied to the development;
 - Demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;
 - Explain the policy adopted as to access, and how policies relating to access in relevant local planning documents have been taken into account;
 - State what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultations; and;
 - Explain how any specific issues which might affect access to the development have been addressed.

1.3 DOCUMENT STRUCTURE

- 1.3.1 The DAS is divided into seven sections as follows:
1. Introduction - outlines the scope and purpose of the document.
 2. Assessment - considers the site and its surroundings in terms of the physical and social and planning context.
 3. Involvement - outlines the discussions with key stakeholders and the general public.
 4. Evaluation - identifies the site's constraints and opportunities and how they may shape the layout and design.
 5. Design - presents the design principles that have been derived from a combination of site assessment, planning policy, the development brief, design evolution and the detailed design proposals including the type of use and amount proposed, access arrangements, layout of the development, scale of buildings, landscape design and the character and appearance of dwellings.
 6. Sustainability - Sets out the approach to a sustainable development.
 7. Summary - A summary of the design process and design outcomes.

A comprehensive analysis of the site and its context provides a starting point for a responsive design.

2 ASSESSMENT

2.1 INTRODUCTION

- 2.1.1 This section sets out the planning background to the proposals and provides a baseline assessment of the site and its surrounding context.
- 2.1.2 It includes summaries of the various technical studies and surveys that have been undertaken in relation to the proposed development. The recommendations in these studies - in addition to local and national planning policy - form the basis of the opportunities and constraints that have shaped and influenced the proposals.
- 2.1.3 Full versions of all the documents referred to have been submitted as part of the planning application.

2.2 SITE LOCATION AND DESCRIPTION

- 2.2.1 The site is situated on the southern edge of Stone within Staffordshire, approximately 9 miles south of Stoke-On-Trent. It is surrounded by a mix of land uses with a residential area to the north-west and agricultural land to the south-east of the site.
- 2.2.2 The site extends to approximately 4.46ha of land and is currently grassland fields. It is part of a proposed housing allocation that extends from the suburbs of Stone into the residential area of Little Stoke.
- 2.2.3 There are a variety of commercial developments around the site including a protected employment area to the west of the site which provides job opportunities in the local area.
- 2.2.4 The site is well connected to the national highway network, such as the A51 and the M6. Additionally various local routes connect the site to smaller outlying towns and villages.

Key
— Site Boundary

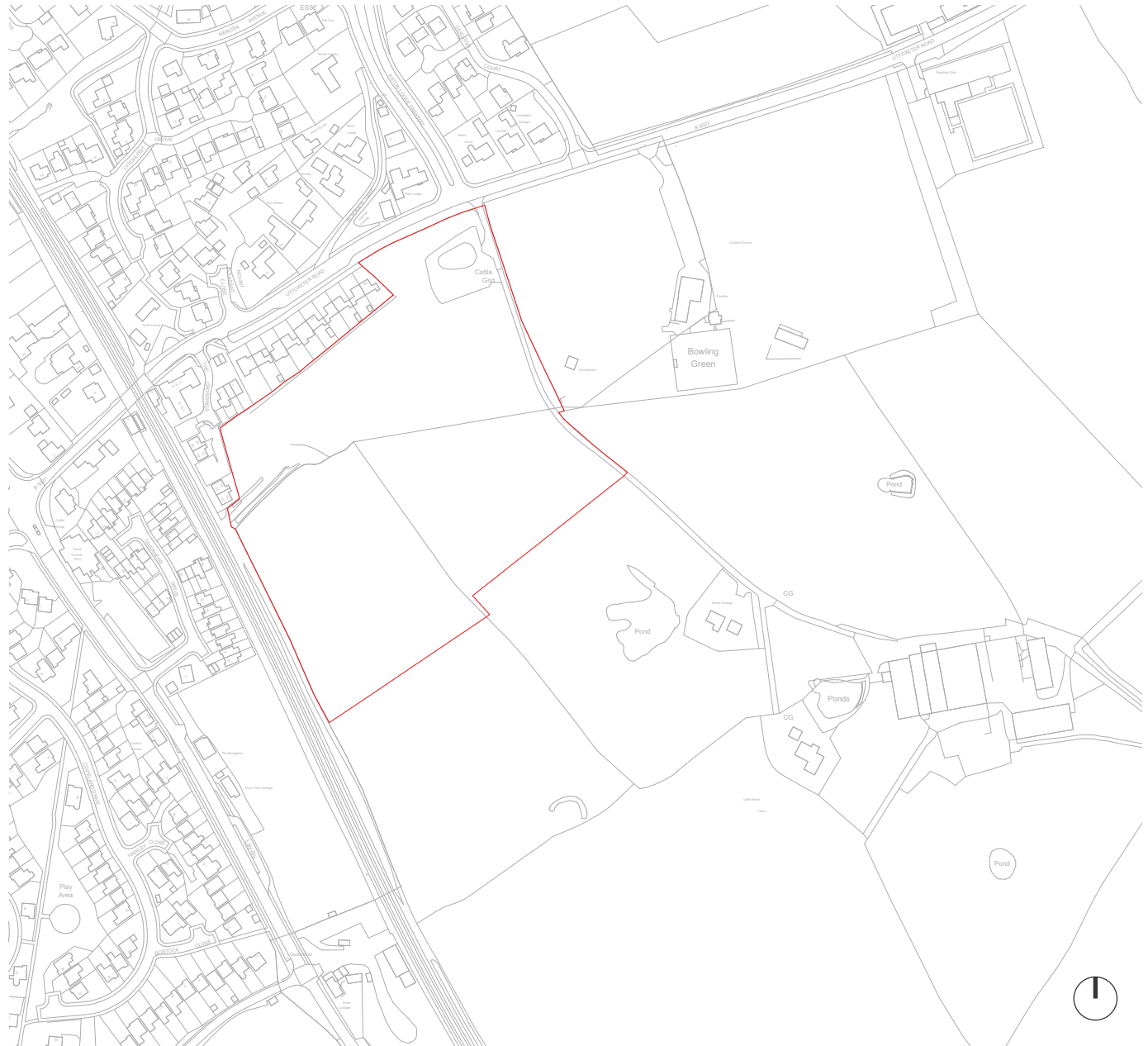


Fig. 02 Site Location Plan

2.3 PLANNING CONTEXT

Introduction

- 2.3.1 This section considers relevant policy in relation to the design of the development and touches briefly on the wider planning background underpinning the proposals. The planning statement by Asteer Planning covers the latter in more detail and should be the key point of reference for the application.

Local Plan

- 2.3.2 The adopted development plan for Stafford borough Council ('SBC') comprises The Plan for Stafford Borough Part 1 (adopted June 2014) and Part 2 (adopted January 2017). Key strategic policies emphasise sustainable development; directing the majority of growth to the county town of Stafford, then to the market town of Stone, followed by defined 'Key Service Villages'. The Plan sets a housing target of 500 dwellings per annum over the plan period.

- 2.3.3 Spatial principles 2, 3, 4 and 7 of Part 1 of the Local Plan guide the distribution of development in the Borough. Design is addressed through Policy N1, which requires new development to reflect its local context, make efficient use of land, retain or enhance biodiversity and landscape features, address amenity, and, for major residential applications, demonstrate performance against the Building for Life 12 (or equivalent).

Residential Design Guide

- 2.3.4 Adopted in April 2018, the Residential Design Guide comprises further guidance on urban and architectural design, as well as specific guidance for large-scale residential developments. It is a material consideration in planning decisions, ensuring that new housing delivers good quality, context-sensitive design which reinforces the Borough's character.

Housing Need in Stafford Borough

- 2.3.5 In March 2025, SBC published a Statement of Five-Year Housing Land Supply which states it can demonstrate a 3.37-year supply of deliverable housing. On this basis, SBC has confirmed that it cannot demonstrate a 5YHLS, and as such the presumption in favour of sustainable development at Paragraph 11d of the NPPF is engaged.

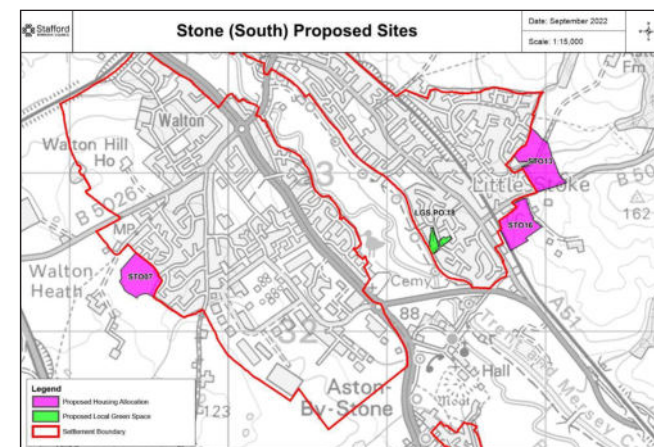


Fig. 03 Proposed Housing Allocation in Stone (South) from Stafford Borough Council

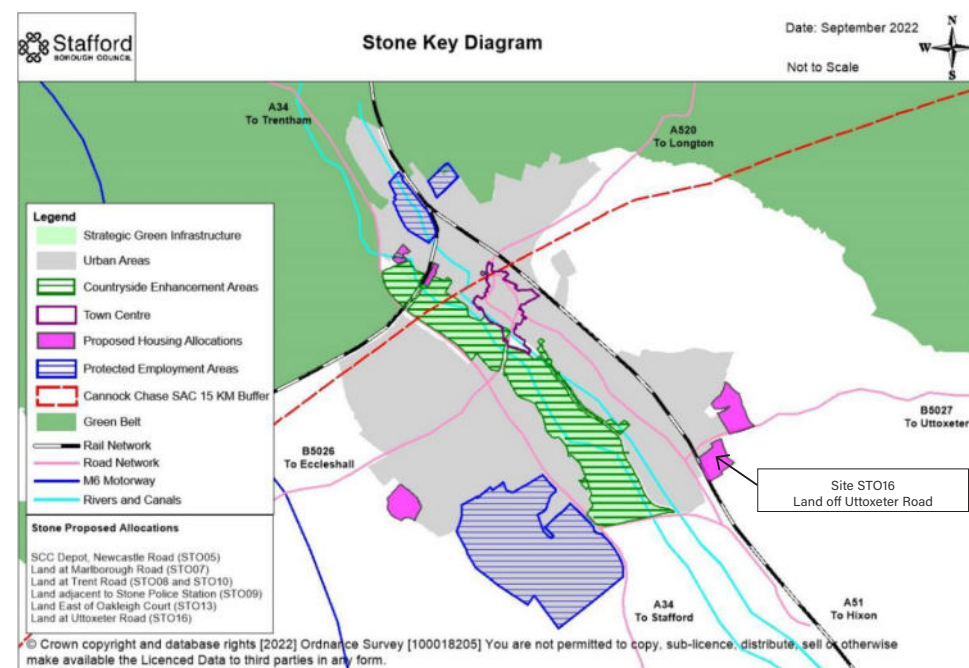


Fig. 04 Stone Development Strategy from Stafford Borough Council

National Planning Policy Framework (NPPF)

- 2.3.6 The National Planning Policy Framework sets out the government’s planning policies for England and how these are expected to be applied. It is constantly being updated with the most recent version being issued in December 2024.
- 2.3.7 The NPPF is clear that:
- “The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.” (Para 131)*
- 2.3.8 Recent changes have increased the emphasis on high quality design and sustainability, backed up by related documents such as the National Design Guide and the National Model Design Code.

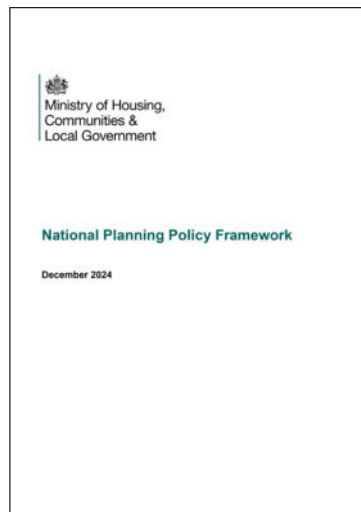


Fig. 05 National Planning Policy Framework

National Design Guide (NDG)

- 2.3.9 The National Design Guide (2021) is a comprehensive document that sets out the rationale and role of good design. It identifies and illustrates the Government’s priorities for well-designed places in the form of the ten characteristics:
- i. Context (enhance the surroundings)
 - ii. Identify (attractive and distinctive)
 - iii. Built form (a coherent pattern of development)
 - iv. Movement (accessible and easy to move around)
 - v. Nature (enhanced and optimised)
 - vi. Public spaces (safe, social and inclusive)
 - vii. Uses (mixed and integrated)
 - viii. Homes and buildings (functional, healthy and sustainable)
 - ix. Resources (efficient and resilient)
 - x. Lifespan (made to last)



Fig. 06 National Design Guide: Ten Characteristics

Planning Practice Guidance

- 2.3.10 The Planning Practice Guidance is the accompanying guide to the NPPF. It makes clear the importance of good design:
- “Good quality design is an integral part of sustainable development. The National Planning Policy Framework recognises that design quality matters and that planning should drive up standards across all forms of development. As a core planning principle, plan-makers and decision takers should always seek to secure high quality design.”*
- 2.3.11 The guidance sets out what planning objectives good design can help to achieve and what core issues should be considered. These are:
- local character (including landscape setting)
 - safe, connected and efficient streets
 - a network of green spaces (including parks) and public places
 - crime prevention
 - security measures
 - access and inclusion
 - efficient use of natural resources
 - cohesive and vibrant neighbourhoods

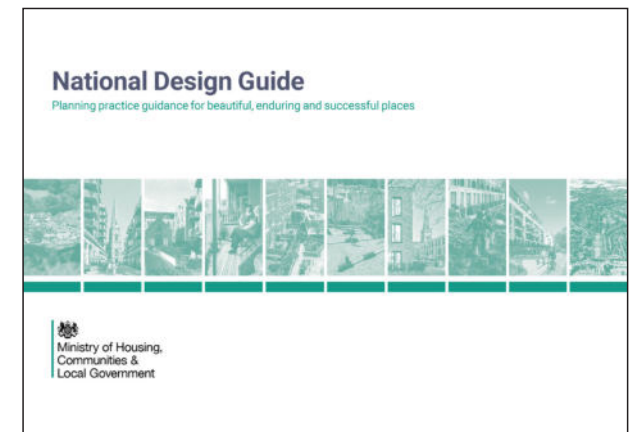


Fig. 07 National Design Guide

2.4 TOPOGRAPHY

- 2.4.1 The topography on site follows a similar pattern to the topography in the surrounding areas. Land rises to the east of the site and falls towards the west.
- 2.4.2 The highest point of the site is the eastern most corner which sits at c.110.5m, whilst the lowest point of the site, located to the west of the site, adjacent to the railway line, lies at 93m, with difference of c.18m across the site.
- 2.4.3 The gradients are undulating in the northern parts of the site and become steeper towards the south and west.

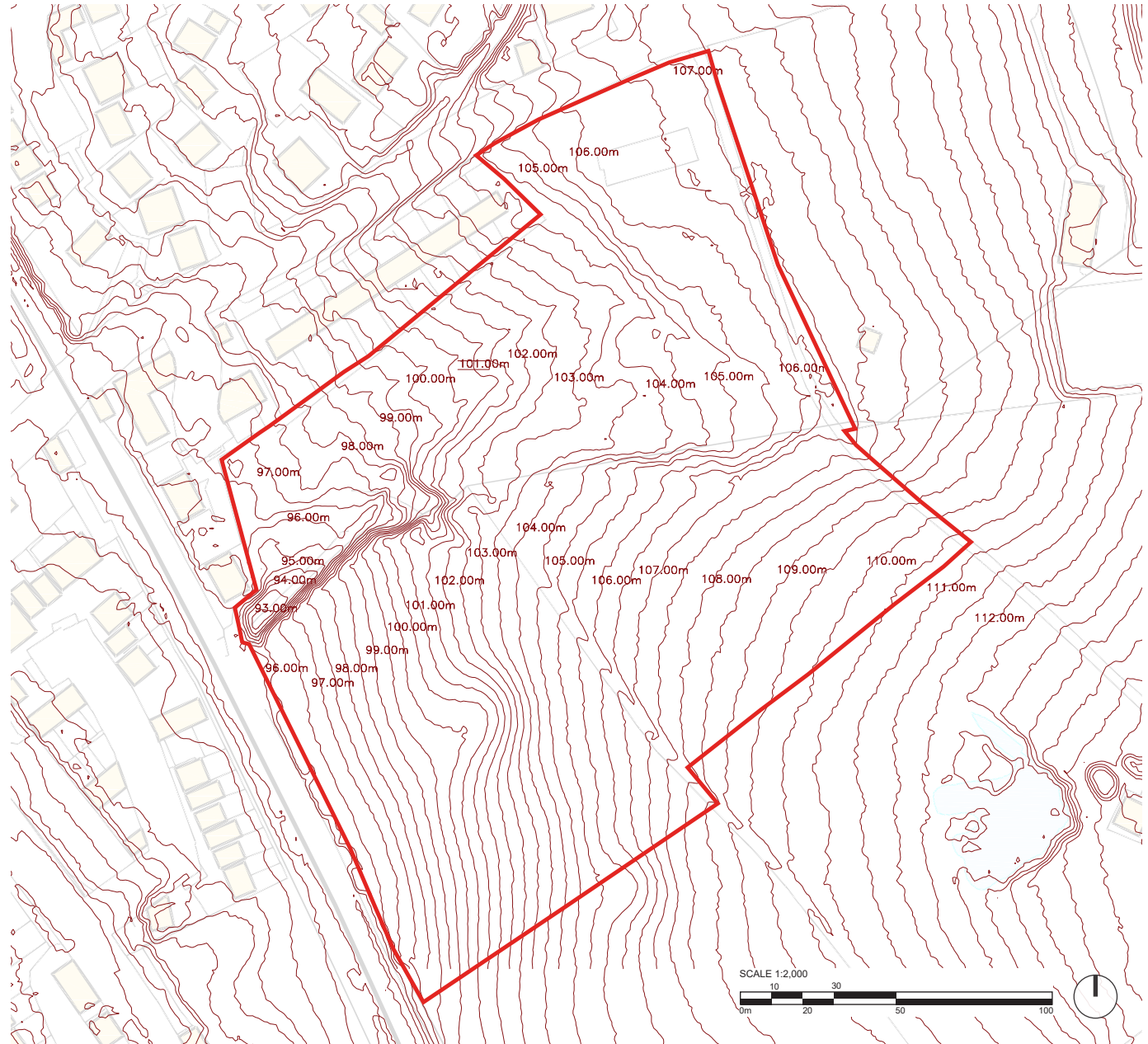


Fig. 08 Topographical Survey

2.5 SITE PHOTOGRAPHS



View 1. Looking North-West across the site towards the rear of dwellings on Uttoxeter Road



View 2. Looking South-East towards vegetation on site



View 3. Looking South-East along the hedgerow that bisects the southern part of the site.



Key
— Site Boundary  Photo Locator

Fig. 09 Aerial Photograph of Site in Context



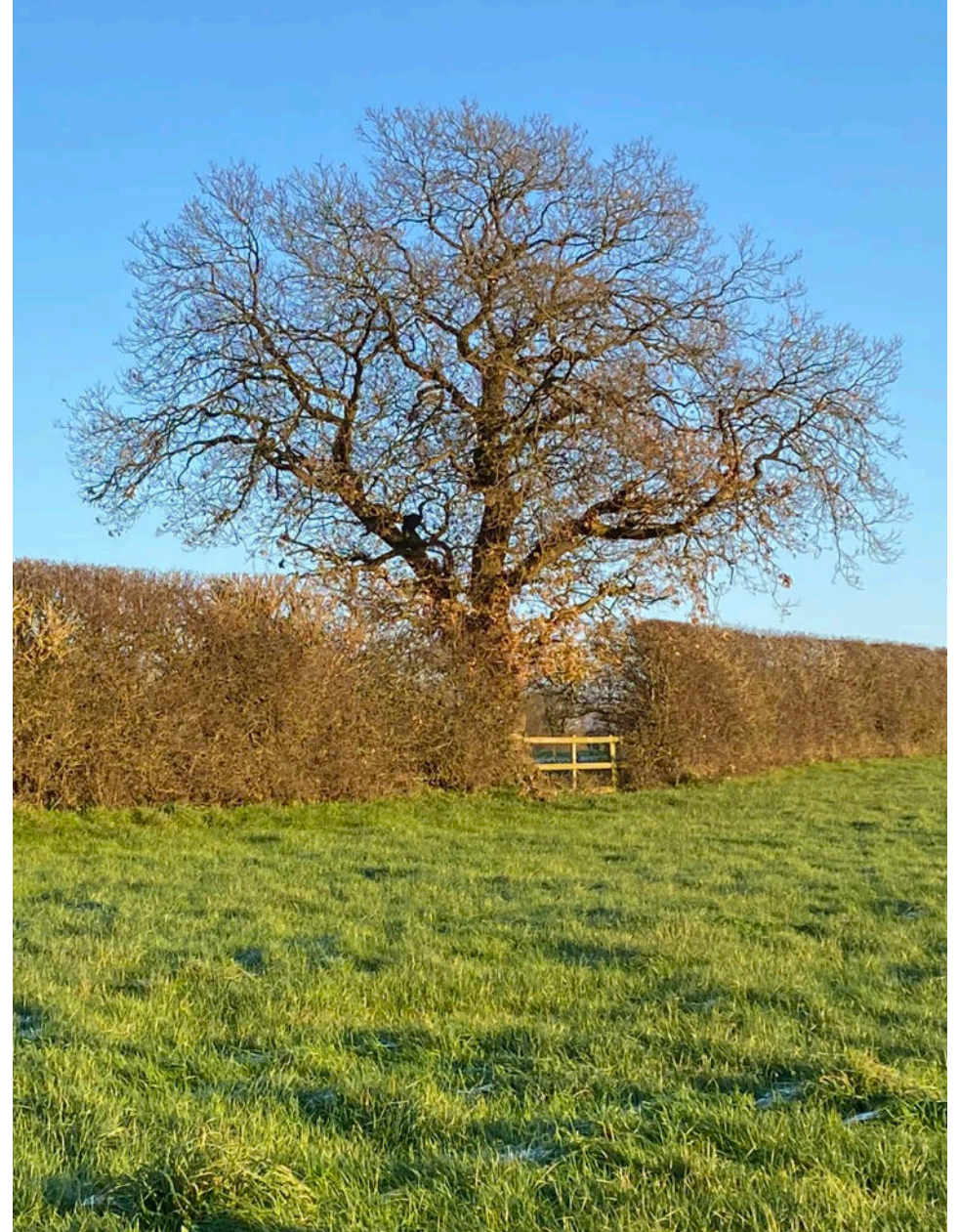
View 4. Looking South towards the Uttoxeter Road boundary



View 5. Looking North-west towards the site and farm track from the Eastern site boundary



View 6. Looking East at the veteran tree from within the site



View 7. Looking East at the tree located on the Southern border on site



View 8. Looking South-East towards vegetation from the Northern site border



View 9. Looking West towards development on The Crossings from within the site

2.6 EXISTING HIGHWAYS & ACCESS

- 2.6.1 The site is currently accessed via a farm lane located off Uttoxeter Road (B5027).
- 2.6.2 The A51 lies 500m to the south-west of the site, which connects up to the A34, providing a connection to both Stafford and Stoke-On-Trent.
- 2.6.3 There are no public right of ways crossing through the site, although there is a public right of way to the north of the Site - Blackles Lane - joining Uttoxeter Road with Aston Lodge Parkway.



Fig. 10 Existing farm access as seen from Aston Lodge Parkway

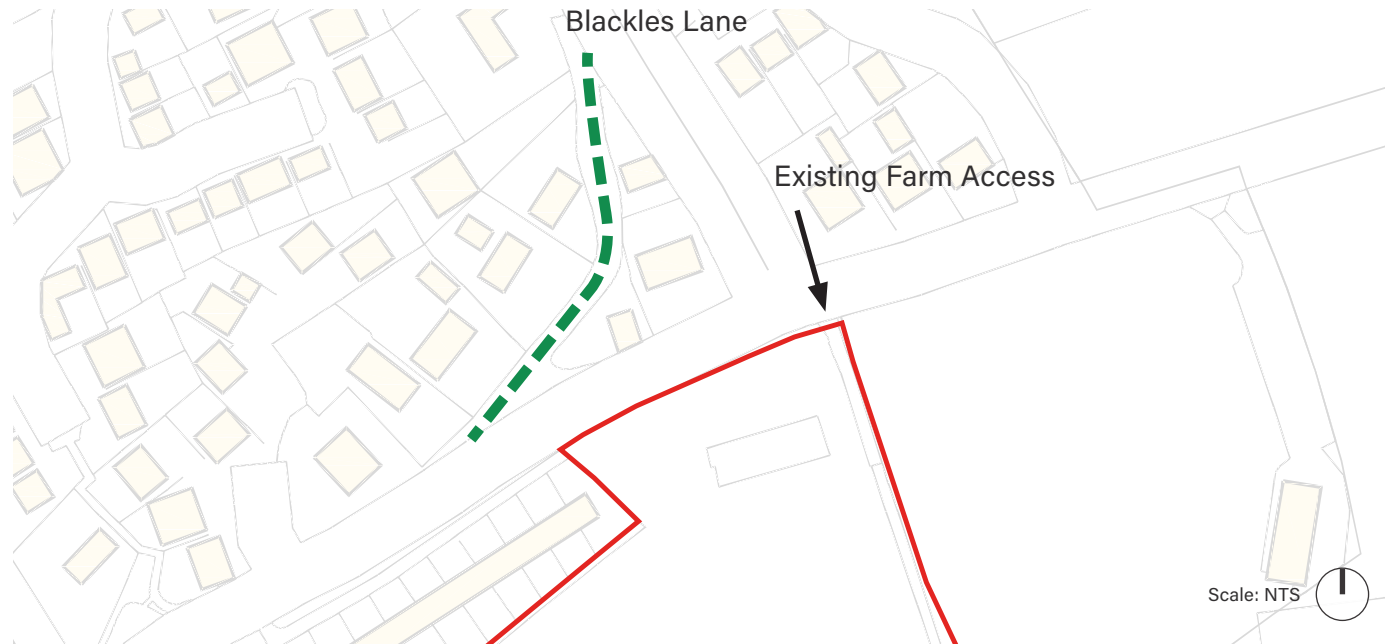


Fig. 11 Site Access

2.7 FLOOD RISK & DRAINAGE

2.7.1 MEC were commissioned by Richborough to undertake a Flood Risk Assessment on the site to ascertain the constraints of the development to the site and to assess the impact of design, with respect to flood risk.

2.7.2 The summary of the assessment is set out below:

"The site lies within Flood Zone 1 (FZ1). This means that this area has a chance of flooding each year of less than 0.1%.

The majority of the site is designated to be at very low risk from surface water flooding. The map shows a potential overland flow route at low risk of surface water flooding through the centre of the site from east to west, following the line of the existing ditch course towards the culvert underneath the railway line.

The existing ditch network will need to be diverted to allow for the proposed development. The proposed new ditch network will be 50m shorter. Neither the existing ditch network nor the new ditch network has the channel capacity, but the new ditch will provide a betterment to the site. When the new ditch was assessed with the proposed drainage strategy, the results concluded that no flooding was to occur in the ditch for all storm scenarios.

A 3.5m swale, along the western boundary, is also proposed to protect the railway line from any surface water runoff.

Foul water from the site will discharge via gravity into the existing foul water sewer within Uttoxeter Road, subject to a formal S106 agreement. The peak foul flow rate arising as a result of the development was estimated as 4.85l/s."



Fig. 12 Extract from the Environment Agency's Flood Map for Planning (Rivers and Sea)

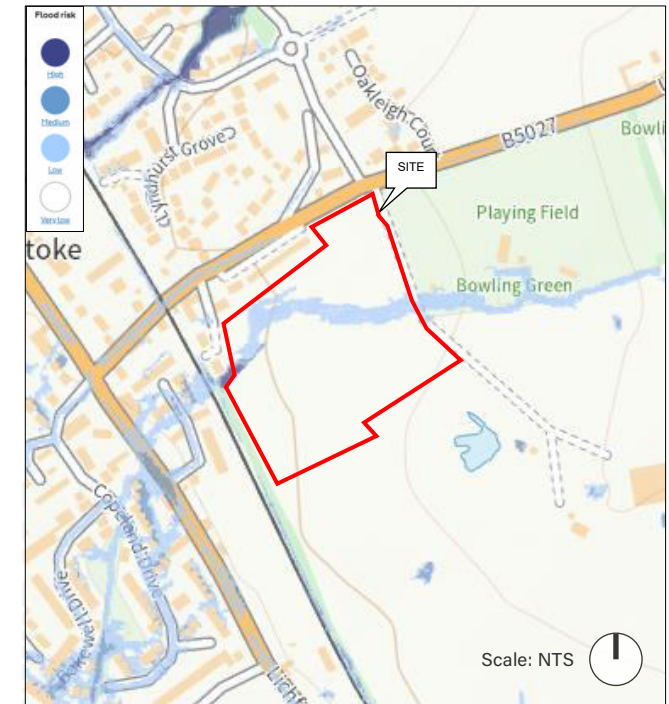


Fig. 13 Extract from the Environment Agency's Flood Risk from Surface Water Map

2.8 LOCAL HERITAGE

2.8.1 A Heritage Statement for the site has been prepared by rps group.

2.8.2 A summary of the report is set out below:

"Historic England and the Local Planning Authority shows that there are no designated heritage assets within the proposed development site. There are eleven Listed Buildings and the Trent and Mersey Canal Conservation Area located within a 1km search area of the study site, but that none of these heritage assets are considered to be sensitive to the proposed development of the study site, through changes within their settings.

Geophysical survey was carried out across the site and did not record any anomalies indicative of significant archaeological remains.

Based on the available archaeological data for the site and the surrounding area, the potential for any significant (i.e. non-agricultural) archaeological remains from all periods within the study site is assessed to be low/negligible. However, this low potential may be qualified by the lack of intrusive fieldwork in the close vicinity of the study site."



Fig. 14 Ordnance Survey Map 1881, from the Heritage Statement

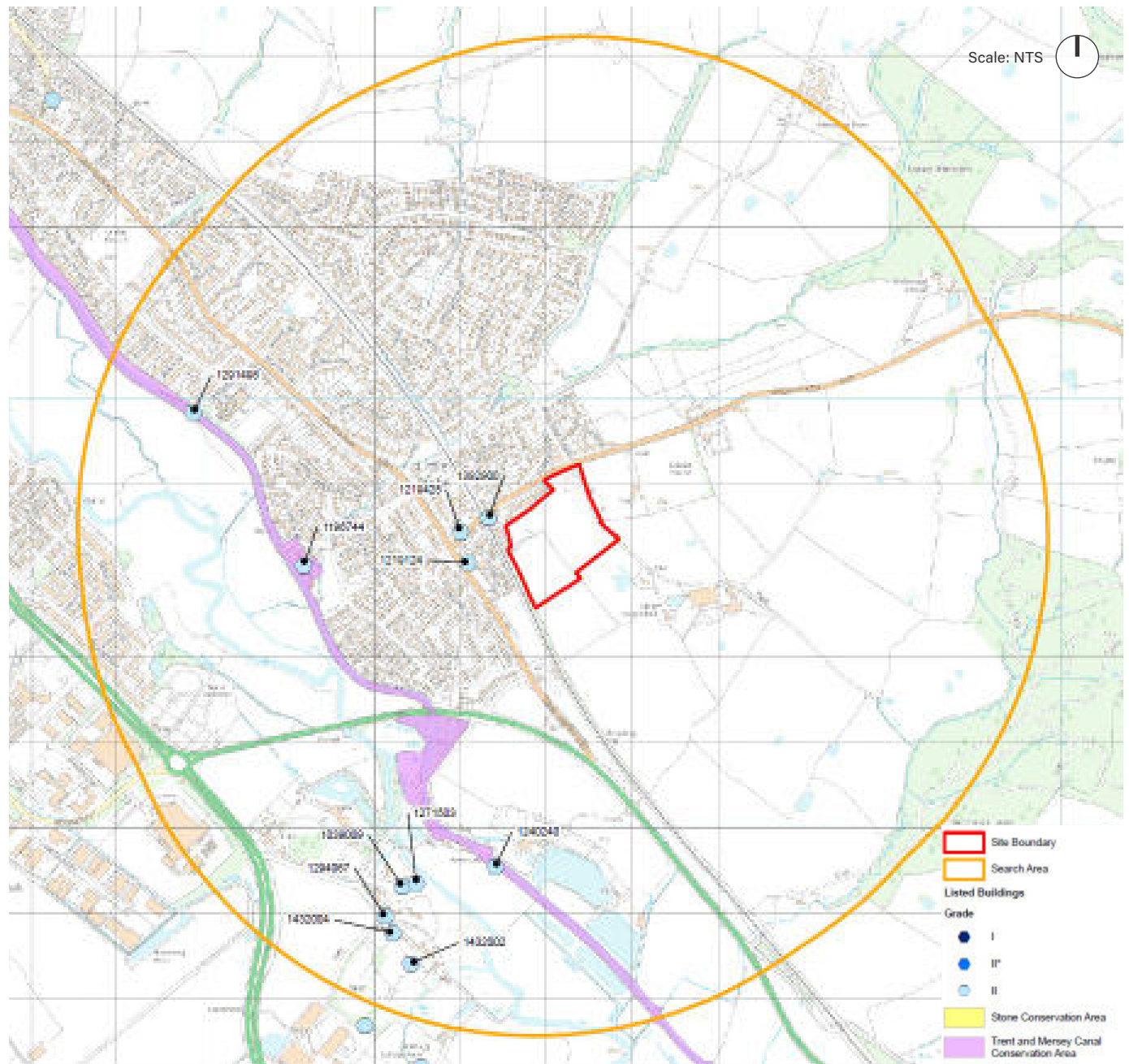


Fig. 15 Designated Heritage Assets, from the Heritage Statement

2.9 CONSERVATION AREA

- 2.9.1 Stone's Conservation Area is situated within the town of centre of Stone and is of historic interest, comprised of special architecture which should be preserved and enhanced.
- 2.9.2 Buildings within the conservation area were all built in a variety of styles. The first prominent time period is the 18th century when Stone became an agricultural market town. Architecture is in a Georgian style and comprised mainly of coaching inns. The remaining historic buildings emerged out of economic growth due to industrialisation during the 19th century, so are characterised by Victorian architecture. Religious buildings also have a strong presence in the town centre.
- 2.9.3 Residential buildings within the conservation area are generally 3 storey high and in the Georgian town house style with a red brick frontage and are embellished with classical architectural details.



Fig. 16 Key Buildings in Stone Town Conservation Area

Stafford Borough Council

Revisions To Stone Town Conservation Area Boundary - Ammended 2nd October 2008

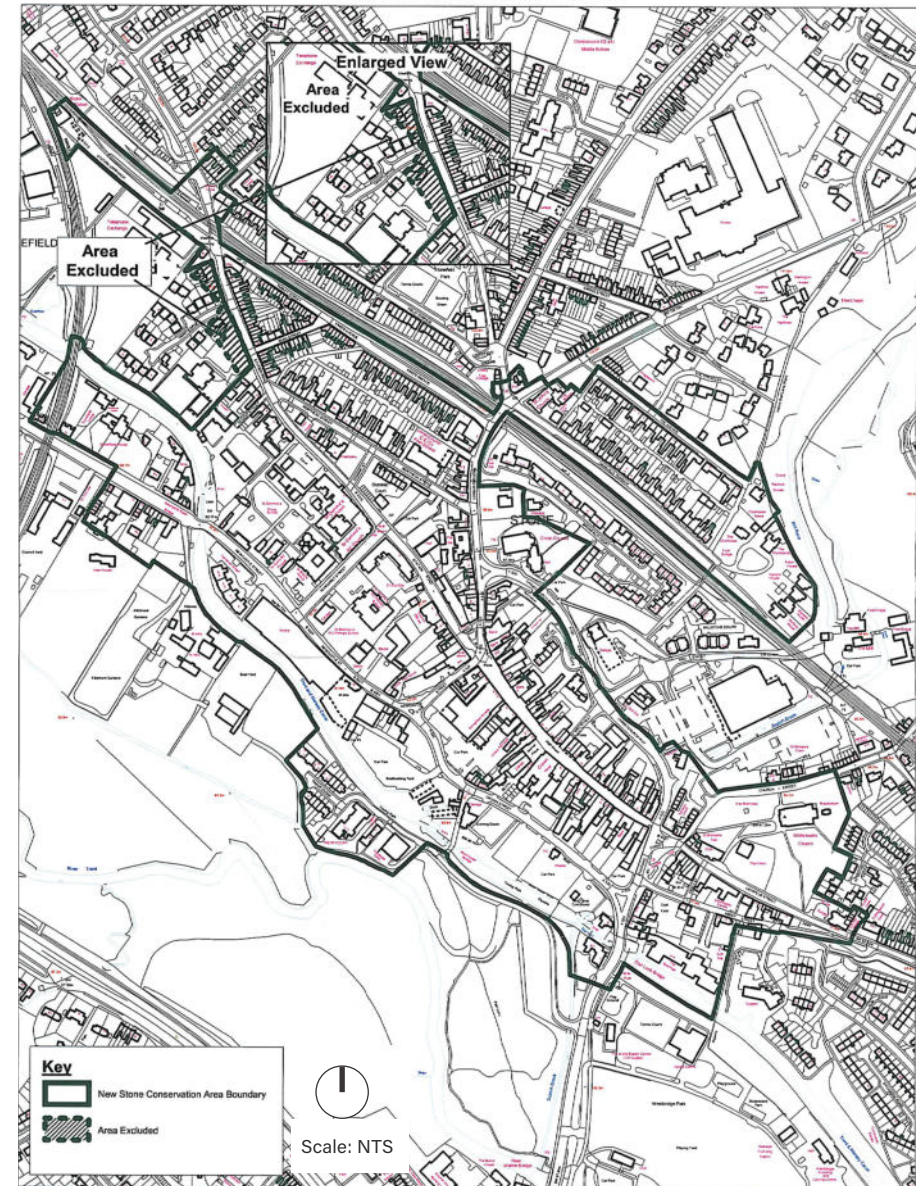


Fig. 17 Stone Town Conservation Area from Stafford Borough Council

2.10 LAND USE & LOCAL FACILITIES

- 2.10.1 The surrounding land use is mostly comprised of residential usage and open farm land.
- 2.10.2 4 facilities are located within a 5 minute walk from the site, including Little Stoke Cricket club which lies adjacent to the site.
- 2.10.3 There is a great range of facilities located further out towards the centre of Stone, especially within the commercial area including local shops, pharmacies and a railway station.
- 2.10.4 There is a fairly extensive network of cycleways and public right of ways that connects the site with the centre of Stone, the canal and outlying villages.
- 2.10.5 There is a large employment area to the south-west of the site (Emerald Way, Stone Business Park) comprising of 57 companies providing a large variety of job opportunities in the local vicinity.

Key:

	Site Boundary		Residential Areas
	Cycleway		Commercial Areas
	Public Right of Way		Employment Areas
	Leisure/Sports Facilities		
	Public Parks		
	School/Nursery		
	Pharmacy		
	Marina		
	Railway Station		
	Bus Stops		

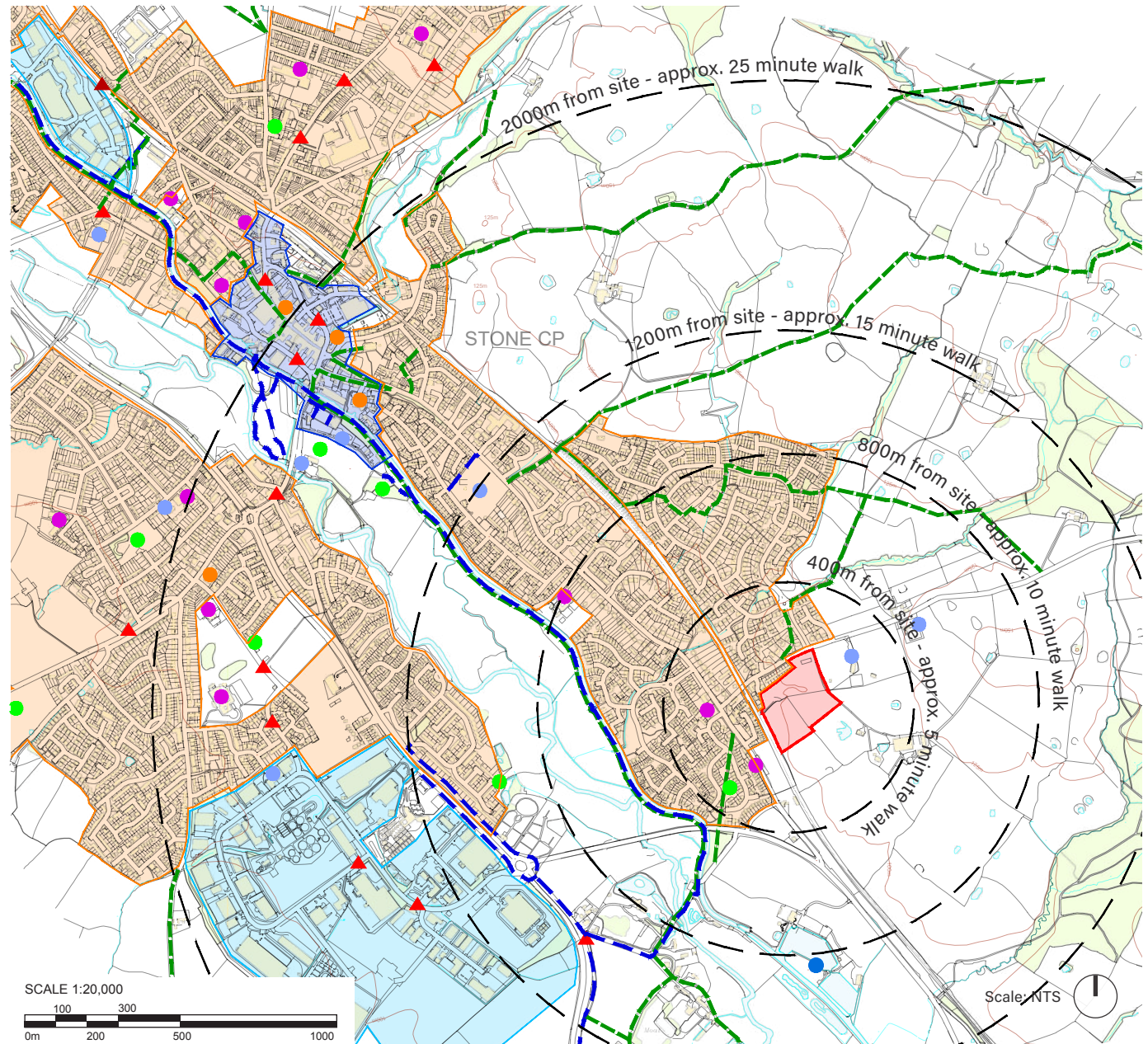


Fig. 18 Land Use & Local Facilities Map

2.11 ECOLOGY

2.11.1 A Preliminary Ecological Appraisal of the site has been undertaken by RammSanderson Ecology Ltd. The summary of the report is set out below:

“The site comprised an improved grassland field, bounded by fencing on three sides with a segment of broadleaved woodland extending halfway into the site from the western border, a row of broadleaved scattered trees surrounded by tall ruderal lays opposite to the woodland extending from a hardstanding road running north to south along the eastern boundary. In the northeastern corner of the site there is a large patch of bare ground and hard standing used primarily for agricultural storage. Small patches of scattered and dense/continuous scrub surrounded the north-western segment of improved grassland and intact species poor hedges were found along the northern border of the site and separating an eastern and western segment of improved grassland towards the southern end of the site. Six ponds were located within 500m of the site with the closest pond (P1) located within 100m of the site boundary, with a further five ponds which are functionally linked to the site. During the eDNA survey conducted in June 2022, P1 appeared to be bisected with a small dry soil mound, as a result of hot weather experienced, with ponds now referred to as P1a (north) and P1b (south). P1b was shown to have GCN populations in the environmental DNA (eDNA) survey conducted in June 2022 by RammSanderson Ecology Ltd.

The Site contains suitable habitat for hedgehog and toad and there are local records for both of these species located south west of the Site. Both these species are Species of Principal Importance (NERC Act, 2006). The risk of injury to these species should be minimised during construction so impacts to these species are negligible.



Fig. 19 Habitat Plan from the Ecological Appraisal

2.12 ARBORICULTURE

2.12.1 A Tree Survey & Constraints Advice report for the site has been prepared in accordance with BS 5837:2012 Trees in relation to design, demolition & construction by Lightwoods Green Ltd.

2.12.2 The summary of the report is set out below:

The arboricultural assessment was completed by Lightwoods Green Ltd in accordance with BS5837:2012 Trees in relation to design, demolition & construction – Recommendations.

The survey identified 18 individual trees, 9 tree groups and 3 hedgerows and categorized against the cascade chart Table 1 in BS5837 to attribute a quality and value grading. The population comprises predominantly of medium and high quality trees, with lesser number of low quality specimens and none that are unsuitable for retention.

There is a single veteran tree (T1), but no other examples of irreplaceable habitat as defined by the National Planning Policy Framework.

Key Quality and Value Categories (Shown adjacent to ID number)

Category U	Unsuitable	●
Category A	High	●
Category B	Moderate	●
Category C	Low	●

Crown outlines



Root protection area (RPA) calculated in accordance with BS5837 Table 2



Veteran Tree Buffer

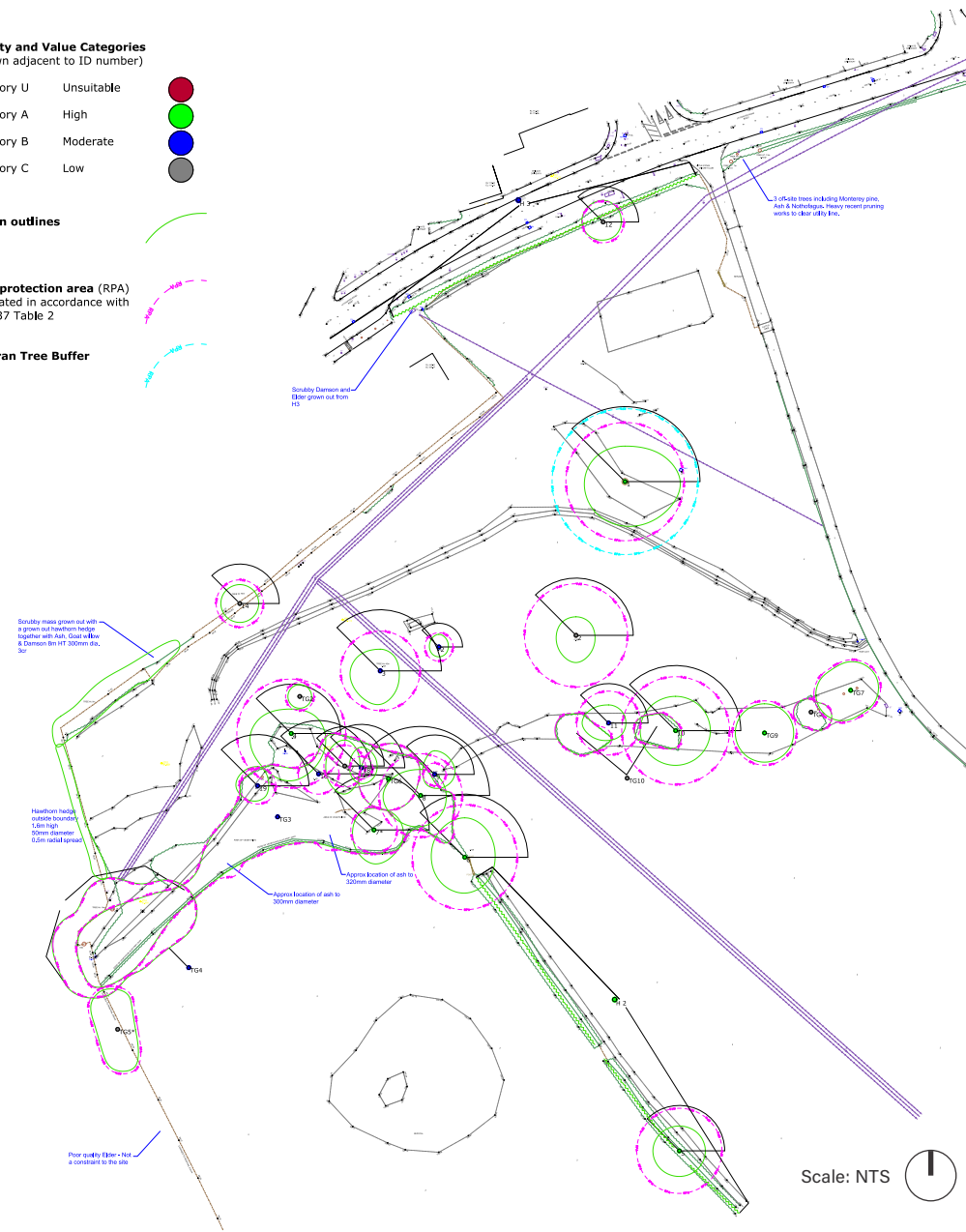
















Fig. 20 Tree Survey

2.13 EXISTING UTILITIES

- 2.13.1 The Utilities Plan illustrates the existing utilities in and around the site, including those both overhead and underground.
- 2.13.2 The site is well facilitated with existing utilities. Electricity lines already pass through the site and there are two providers for broadband, Virgin Media and BT, at the edge of the site. Gas mains and water mains are located near the dwellings directly adjacent to the site, so will need to be extended into the site in order to provide for the proposed development.
- 2.13.3 There is a designated wayleave located on the northern boundary of the site allowing for electricity lines to pass through the site. It also acts as a buffer between the existing dwellings on Uttoxeter Road and the proposed development on site.

KEY:

	Site Boundary		Wayleave
Overhead Utilities		Underground Utilities	
	11kv HV Electric		11kv HV Electric
	LV Electric Service		LV Electric Service
	BT Service		LP PE Gas Main
	BT Pylon		Medium Pressure 125mm PE Gas Main
			Water Mains
			Foul Sewer
			Virgin Media Service
			BT Service

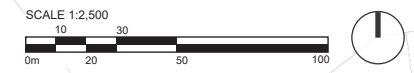
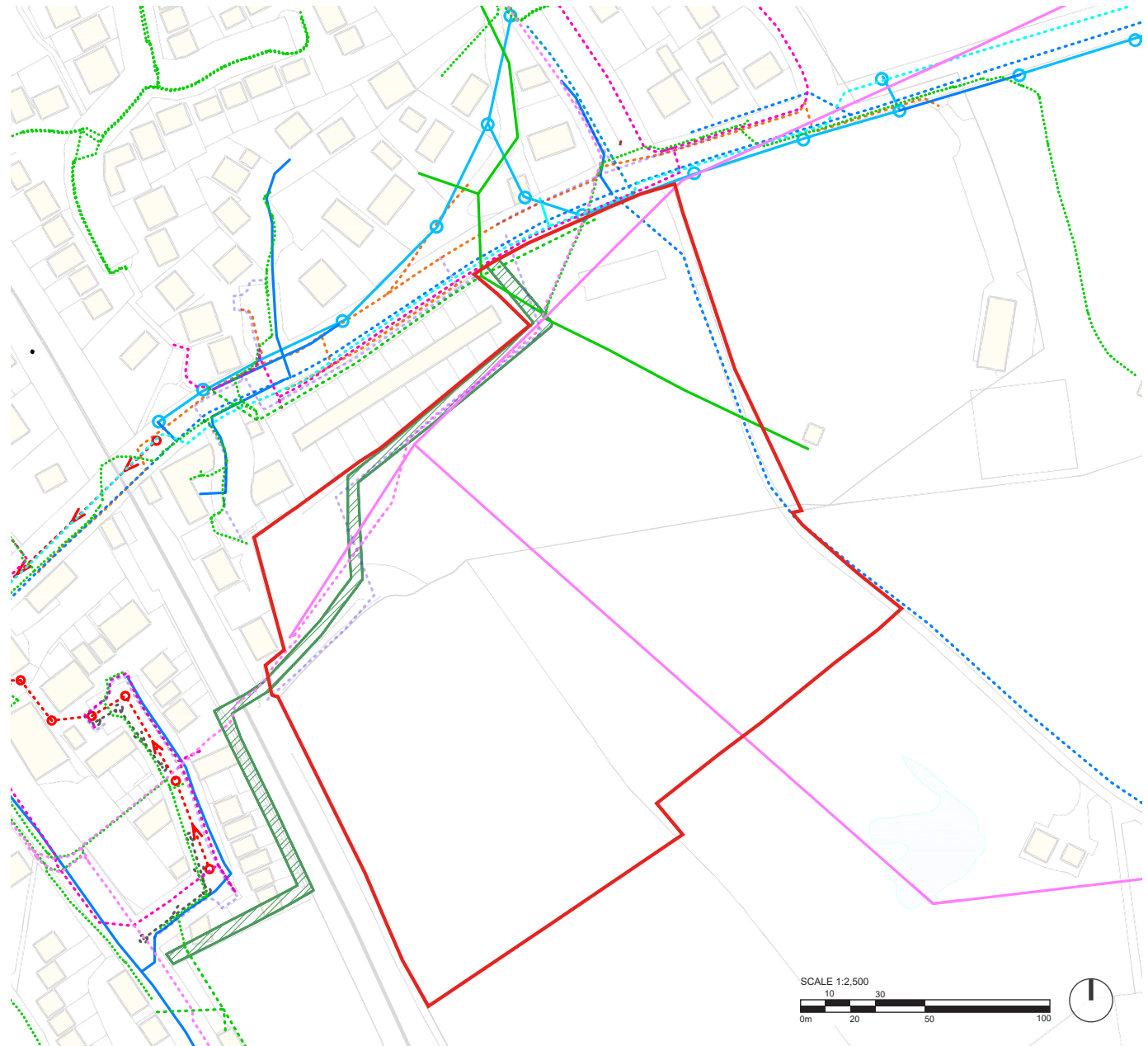


Fig. 21 Utilities Plan

2.14 LANDSCAPE & VISUAL IMPACT

2.14.1 Blade Landscape have assessed the landscape and visual impact of the site. The full report accompanies the application and a summary of the key points is set out below.

In relation to views and visual amenity, the surrounding topography restricts views of the Site beyond close range to the east and beyond 1.5km to the north due to the rolling nature of the landform. Some partial views are afforded from the Trent Valley to the west although in most instances intervening vegetation and built form restrict views. Partial views are also afforded from the rising landform to the south-west. Overall, the visibility of the Site is more contained than the potential visibility indicated on the ZTV due to intervening vegetation and built form across the lower Trent Valley landform and rolling landform elsewhere. The Site itself is not considered to be scenic or visually prominent being situated adjacent to existing settlement, a railway line and cricket club. Where visible, the Site is seen within the context of the existing residential curtilage along Uttoxeter Road and built form at Stone Grange and Little Stoke Farm.

From a sensory perspective, the Site is influenced by the existing adjacent dwellings and farm buildings to the north and south, the railway line to the west and cricket ground to the east. The nature of the Proposed Development would be consistent with the existing scale, pattern and land use of the prevailing character within the wider settlement of Stone and the existing mature hedgerows and trees within the Site would be retained where practicable.

The proposal would result in an extension of the existing built form at the south-eastern edge of Stone although it would not extend further south than existing residential development to the west of the railway line. The retained trees will form focal features within the development, adding a sense of time depth to the development. New tree planting would be incorporated to strengthen the boundary along Uttoxeter Road in order to contribute to a positive frontage to the Site as well as further native tree and hedgerow planting being proposed throughout the public open space.

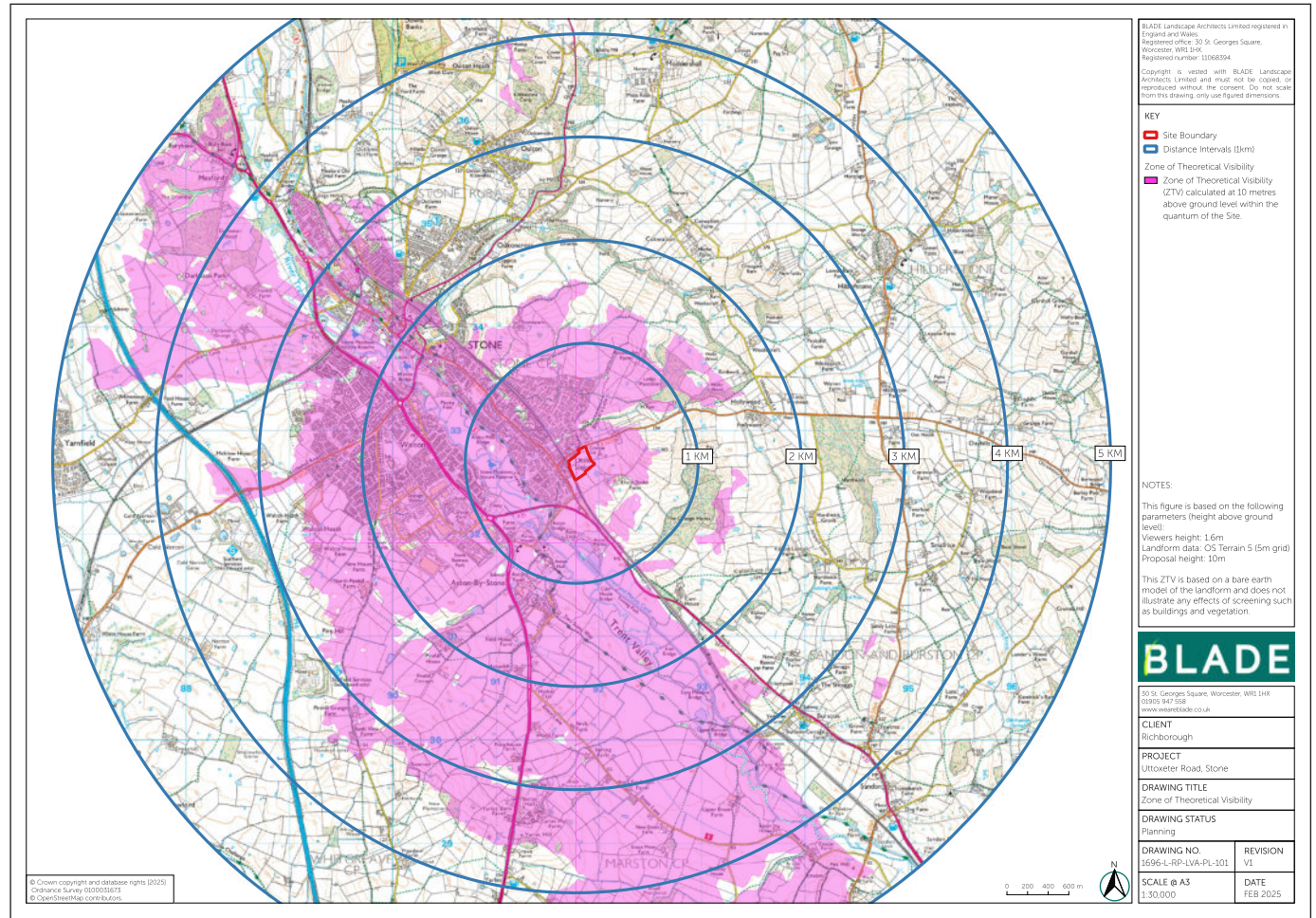


Fig. 22 ZTV

2.15 NOISE

- 2.15.1 M-EC undertook a noise assessment to establish baseline conditions around the site. The principal sources of noise affecting the Site is predicted to be from transportation using Uttoxeter Road and the railway line.
- 2.15.2 An environmental sound survey has been undertaken within the Site in order to determine the prevailing acoustics conditions. An acoustic model has been created in order to predict sound levels across the Site for comparison against relevant criteria contained within ProPG, BS8233, AVOG and AD-F.

- 2.15.3 The report concludes that:

“based upon the assessment presented within this report, the Site is suitable for residential development provided the mitigation measures are followed.”



2.16 AIR QUALITY

- 2.16.1 M-EC undertook an air quality assessment and concluded the following:

“With traffic generated by development in 2028, the absolute concentrations remain below the current air quality objectives and the level of change due to traffic generated by development is small (less than 0.1 µg/m³ to annual mean concentrations of NO₂ and PM₁₀), which would not have a significant impact upon local air quality.”



2.17 LOCAL CONTEXT & CHARACTER

2.17.1 Whilst the character of Little Stoke and Stone is varied and has evolved over time, there are a number of prevailing themes and characteristics that are evident in the vicinity of the site, which could influence the proposals.






2.17.2 Areas can be grouped as follows:

- Uttoxeter Road (development directly north and west of site)
- Little Stoke
- Lichfield Road (development facing onto this road)
- Stone's Conservation Area.



Fig. 23 Character Analysis Map

Key

	Site Boundary		Lichfield Road
	Uttoxeter Road		Conservation Area
	Little Stoke		

Scale: NTS 

LOCAL PRECEDENTS: UTTOXETER ROAD	
COMPONENT	OBSERVATIONS
Building Materials: Walls	Brick / Render
Building Materials: Roofs	Slates / Tiles (Grey and Red)
Fenestration	White Frames, Victorian
Headers and Cills	Mixture of brick and stone, arched headers, gauged header, thin cills.
Scale	2-3 Storey
Built Form and Details	Pitched canopies, bay windows, brick chimneys, arched windows headers, pitched dormers
Architectural Style	Victorian / Edwardian
Arrangement and Groupings of Buildings	Terraced, Semis and Detached throughout
Boundary Treatments	Soft landscaping, Brick Walls /Knee Railing
Surface Treatments	Asphalt, block paving



Fig. 25 Local Precedent Photos - Character Area 1: Uttoxeter Road



Fig. 24 Key Plan - Character Area 1: Uttoxeter Road



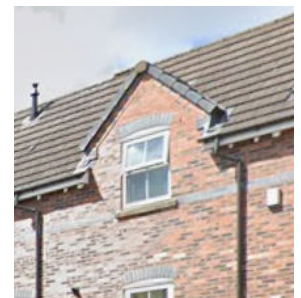
Bay Windows



Arched headers with blue engineering brick



Roof Gable



Roof Gablet

Fig. 26 Local Precedent Key Features - Character Area 1: Uttoxeter Road

LOCAL PRECEDENTS: LITTLE STOKE	
COMPONENT	OBSERVATIONS
Building Materials: Walls	Brick / Render
Building Materials: Roofs	Slates / Pantiles (Grey and Red)
Fenestration	White Frames, Victorian / Edwardian
Headers and Cills	Mixture of brick and stone - arched headers, gauged header, stone cills.
Scale	2 Storey Typical
Built Form and Details	Arch recessed porch, lean-to canopy, bay windows, brick chimneys, pitched and hipped roofs.
Architectural Style	Victorian / Edwardian
Arrangement and Groupings of Buildings	Semis and Detached throughout
Boundary Treatments	Soft landscaping
Surface Treatments	Asphalt, block paving



Fig. 28 Local Precedent Photos - Character Area 2: Little Stoke



Fig. 27 Key Plan - Character Area 2: Little Stoke



Pitched Timber Canopy



Brick Chimney



Stone Quoins



Roof Gablet

Fig. 29 Local Precedent Key Features - Character Area 2: Little Stoke

LOCAL PRECEDENTS: LICHFIELD ROAD	
COMPONENT	OBSERVATIONS
Building Materials: Walls	Brick / Render
Building Materials: Roofs	Slates / Tiles (Grey and Red)
Fenestration	White Frames, Georgian / Victorian / Edwardian
Headers and Cills	Mixture of brick and stone - arched headers, chamfered header, stone cills.
Scale	2-3 Storey
Built Form and Details	Arch recessed porch, arched door surrounds, flat canopies and door surrounds, bay windows, brick chimneys, gables, flat dormers
Architectural Style	Georgian / Victorian / Edwardian
Arrangement and Groupings of Buildings	Terraced, Semis and Detached throughout
Boundary Treatments	Soft landscaping, brick walls / wooden fencing
Surface Treatments	Asphalt, block paving



Fig. 31 Local Precedent Photos - Character Area 3: Lichfield Road



Fig. 30 Key Plan - Character Area 3: Lichfield Road



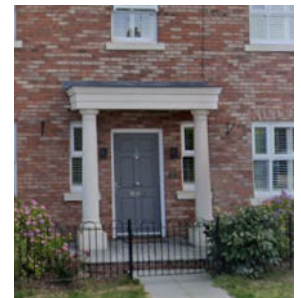
Arched door surrounds



Georgian Windows



White Render



Flat canopy with Corinthian columns

Fig. 32 Local Precedent Key Features - Character Area 3: Lichfield Road

LOCAL PRECEDENTS: CONSERVATION AREA	
COMPONENT	OBSERVATIONS
Building Materials: Walls	Brick / Render
Building Materials: Roofs	Slates / Tiles (Grey and Red)
Fenestration	White Frames, Georgian / Victorian
Headers and Cills	Mixture of brick and stone, chamfered headers, gauged header, stone window surrounds, stone cills.
Scale	2-3 Storey
Built Form and Details	Arch recessed porch, arched door surrounds, bay windows, brick chimneys, arched windows
Architectural Style	Georgian / Victorian
Arrangement and Groupings of Buildings	Terraced, Semis and Detached throughout
Boundary Treatments	Soft landscaping, Brick Walls
Surface Treatments	Asphalt, block paving



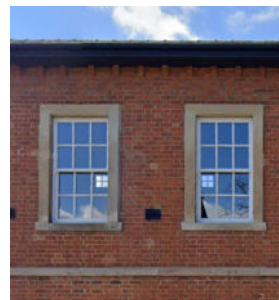
Fig. 34 Local Precedent Photos - Character Area 4: Conservation Area



Fig. 33 Key Plan - Character Area 4: Conservation Area



Victorian Arched door header



Georgian windows with stone surrounds



Georgian door surround



Sashed window with chamfered headers

Fig. 35 Local Precedent Key Features - Character Area 4: Conservation Area

Character Area 4: Conservation Area

Engagement with stakeholders has informed and refined the design, ensuring it responds to local needs and planning guidance.

3 INVOLVEMENT

3.1 INTRODUCTION

3.1.1 The Applicant has carried out comprehensive pre-application consultation in accordance with both local and national planning policy.

3.2 PRE-APPLICATION

3.2.1 Asteer Planning has submitted a statement of community involvement (SCI) which provides an overview of the consultation that has been undertaken and has provided a response to each of the principal topics that were raised during the community consultation on the emerging proposals.

KEY THEME	COMMENTS RECEIVED	SITE LAYOUT CHANGES NECESSARY
Traffic and Highways Safety	<p>Concern that current road infrastructure is insufficient to cope with added development.</p> <p>Concern that added traffic will present a road safety hazard.</p> <p>Concern that there is only 1 site access location.</p> <p>Concern there is no local bus service available and that the nearest stop is over 1.5 miles away from the site.</p> <p>Concern that Uttoxeter Road is too narrow already.</p> <p>Concern that access from Aston Lodge Parkway is heavily congested.</p> <p>Concern of lack of facility for foot traffic along Uttoxeter Road.</p> <p>Concern increased traffic will lead to more accidents on the level crossing on Uttoxeter Road.</p> <p>Impact congestion on Lichfield Road.</p> <p>Concern of walking children to the cricket club – added traffic is perceived to affect highway safety negatively here.</p>	<p>Concern that there is only one site access location which is frequently disrupted by the level crossing on Uttoxeter Road (4 times every hour the barriers come down) – desire for another access point so emergency services to not have to take long detours.</p>
Local Infrastructure Constraint	<p>Concern that Stone has existing capacity issues with regards to education, health care, and other public services.</p>	
Loss of Green Space	<p>Concern this will affect the landscape character at Stone.</p> <p>Concern of harm to wildlife.</p> <p>Loss of amenity open space for residents</p>	
Affordable Housing	<p>Some residents have concern that the introduction of affordable housing will harm social cohesion in Stone – fear of the other.</p>	
Overdevelopment	<p>Concern that Stone is facing overdevelopment from volume housing estates.</p>	
Amenity	<p>Light spill concerns.</p> <p>Noise and air quality concerns with added traffic congestion.</p> <p>Privacy and overlooking concerns.</p>	<p>Resident of Ash Tree Cottage concerned that their property is adjacent to the access point and headlights will spill into habitable rooms.</p>
Little Stoke Cricket Club	<p>Concern relating to built development proposed directly adjacent the southern boundary of the cricket club. Proximity could lead to damage to properties from ball strikes</p>	<p>Need to investigate potential for ball strikes and any protective fencing.</p>
Flooding	<p>Concern of flooding from resident that previously lived at No.1 The Crossings – the field adjacent to the site boundary is known to flood. During periods of heavy rain, a drainage ditch funnels a large amount of water into the drainage basin, it develops very quickly and continues to flow for 24 hours or so once the rain stops.</p>	<p>Concern of flooding properties on the western boundary of the site.</p> <p>One resident has noted that there is a 100-metre elevation difference between the River Trent flood plain and the slopes higher up Uttoxeter Road, the drainage of those slopes must be of prime concern during development design and planning.</p>

Fig. 36 Summary of Consultation Responses

Critical reflections upon the opportunities identified are highlighted to inform the design concept and later design decisions.

4 EVALUATION

4.1 CONSTRAINTS & OPPORTUNITIES

4.1.1 The sites principal opportunities and constraints are set out below and identified on the adjacent plan.

Opportunities

- 1 Primary access
- 2 Take advantage of veteran tree as a focal point and a gateway into the site
- 3 Retention of good quality existing trees and bushes to create a green corridor through the site
- 4 Take advantage of natural topography for the location of 3 attenuation basins

Constraints

- 1 Relationship with the existing Little Stoke Cricket Club
- 2 Existing wayleave
- 3 Relationship with existing developments to the north and west of the site
- 4 Potential noise from railway line
- 5 Steep contours towards the west of the site
- 6 Existing overland flows and shallow watercourse

Key:

	Site Boundary		Existing Trees, Shrubs & Bushes
	Contour - Major		Veteran Tree Buffer
	Vehicular Access		Surface Water Flood Risk: 1 in 1000
	Prevailing Gradient		Surface Water Flood Risk: 1 in 100
	Source of Noise		Surface Water Flood Risk: 1 in 30
	Existing gardens		Easement
	Cricket Pitch		Focal Point
	Listed Buildings		Green corridor
	Existing Public Right of Ways		Potential Attenuation Basins



Fig. 37 Site Analysis - Constraints and Opportunities

05

5 DESIGN

Contextual analysis & conceptual thinking combine for design solutions to be tested and refined.

5.1 INTRODUCTION

5.1.1 This section sets out the development proposals based on the assessment of the site and its context, its constraints and opportunities, local and national planning policy, discussions with key stakeholders and the general public. The design process has been iterative, inclusive and the proposals are the result of a collaborative approach between the design team and key stakeholders.

5.1.2 The Design Concept underpins the proposals and is described below, with sections covering Use & Amount, Layout & Scale, Open Space & Landscaping, Appearance and Access & Movement following and building on the concept.

5.2 DESIGN DEVELOPMENT

5.2.1 The design development process has evolved in relation to the site's opportunities and constraints. The principle elements shaping the site have been:

- Topography and Landscape - the site slopes from east to west (towards the railway line) and from south to north (towards Uttoxeter Road) and also contains a number of existing trees and hedgerows. These features help to structure the site in terms of development parcels and circulation.
- Hydrology and Drainage - existing overland surface water flows, the presence of a shallow watercourse and requirements for attenuation basins add another layer of structuring features to the site which further define the development envelope.
- Design Concept - the design concept is a refinement of the above influences at a more granular level, introducing streets and blocks that respond to these features and existing development along the site boundaries - dwellings and Little Stoke Cricket Club.

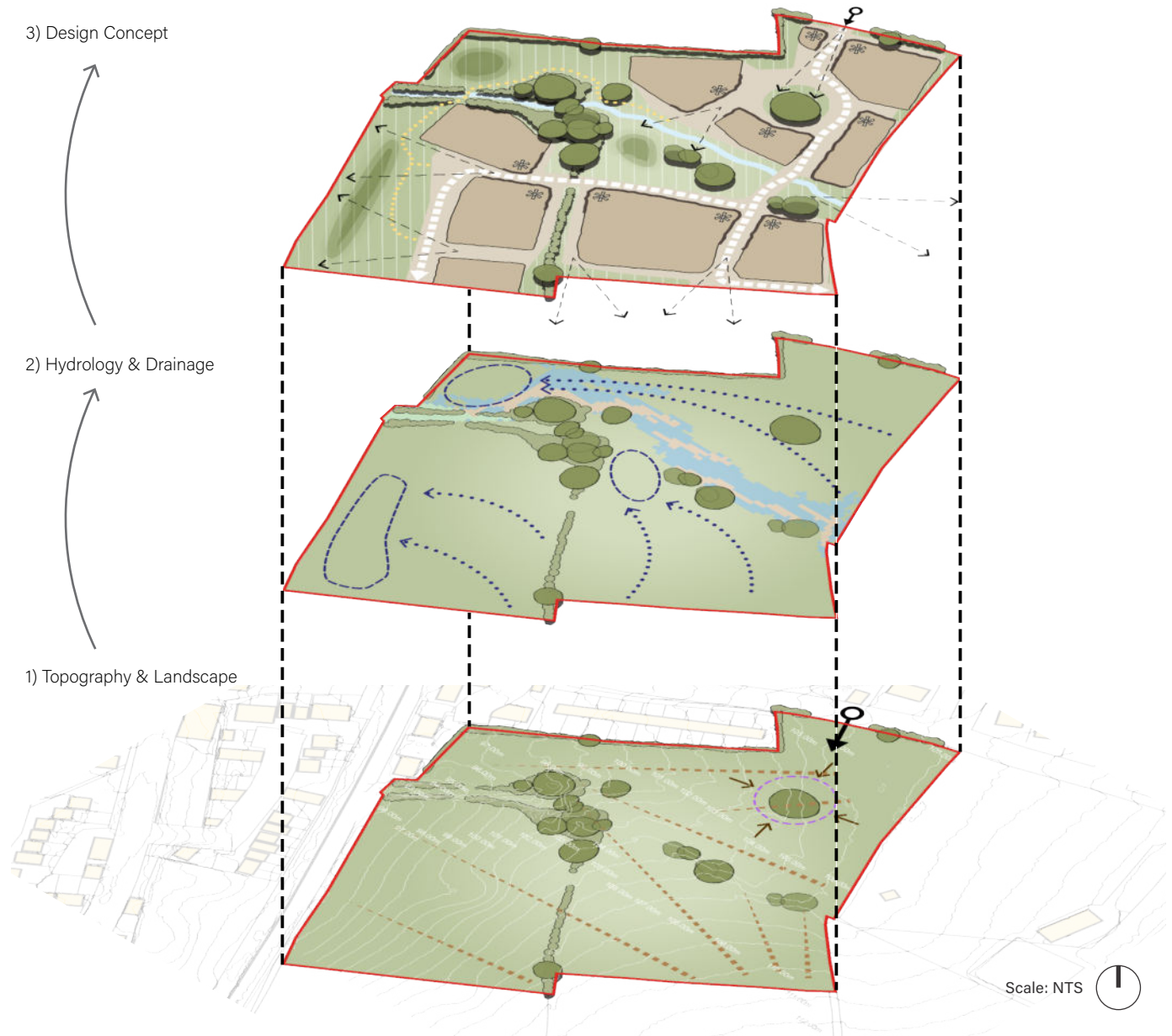


Fig. 38 Design Development

5.3 DESIGN CONCEPT AND DEVELOPMENT PRINCIPLES

5.3.1 The design concept is a response to the site's constraints and opportunities and a design led approach to placemaking. It seeks to create a development that is legible and makes best use of its natural assets and contextual opportunities. The main elements of the concept are as follows:

- 1 Single point of access off Uttoxeter Road.
- 2 Primary route into site, flanked by pair of dwellings forming a gateway.
- 3 Secondary / tertiary routes leading off the primary route in appropriate locations with dwellings arranged to turn corners and define junctions.
- 4 Retained trees and hedges.
- 5 Pedestrian routes across the site through open space.
- 6 Focal point around the existing veteran tree.
- 7 Public open space with attenuation basins.
- 8 Development facing out onto the central green corridor and open space to the west.



Key















 Site Boundary	 Site Access	 Indicative Location of Drainage Basin	 Open Space
 Approximate Development Area	 Views	 Diverted Watercourse	 LEAP
 Key Frontage	 Existing Trees	 Primary Route	
 Landmark	 Existing Hedges	 Pedestrian Route	

Fig. 39 Design Concept

5.4 USE & AMOUNT - PARAMETERS

5.4.1 The parameters plan has been derived from the assessment of the site's opportunities and constraints and the design concept. It is informed by the illustrative site layout (refer to Fig. 44 Illustrative Layout on page 40) which has tested potential responses in more detail but it would allow alternatives to come forward at the detailed stage.

5.4.2 Key components of the parameters plan are:

- Site access from Uttoxeter Road and primary circulation to the south and west.
- Central green corridor and open space to the west of the site alongside the railway line.
- Retained trees and hedgerows including a veteran tree.
- Open watercourse within the central east-west green corridor.
- Attenuation basins within the central green corridor and to the west of the site.

AREA TYPE	HA	PERCENTAGE
Developable Area	2.4	53.8%
Open space (including attenuation basins.)	2.06	46.2%
Total Site Area	4.46	100%



Fig. 40 Parameters Plan

5.5 LAYOUT AND SCALE

5.5.1 Although layout is a reserved matter, an illustrative site layout has been prepared in order to test the likely number of dwellings that could be achieved on the site against a mix that would comply with SBC's requirements and establish the spatial parameters for the development. This is based on the site's constraints and opportunities and builds on the design concept.

5.5.2 A mix of dwelling types can be accommodated to meet Stafford Borough Council housing policy and create a community with good placemaking characteristics.

5.5.3 The illustrative layout shows how up to 95 dwellings could be accommodated (at densities of c35-40dph) with an emphasis on small to medium size dwellings. Tenure is not shown as it is purely illustrative and would be considered at the detailed design stage.

5.5.4 Scale would range from 2-3 storeys with 3 storey development being considered appropriate to the west adjacent to the railway line, in the vicinity of existing 2.5 and 3 storey residential development.

5.5.5 Key features of the illustrative layout are:

- ① Site Access from Uttoxeter Road flanked by a pair of dwellings forming a gateway.
- ② Focal point around the veteran tree with dwellings arranged to overlook and define this space.
- ③ Dwellings backing onto the cricket club with suitable fencing in place to protect against ball strike.
- ④ Central open space corridor defined by dwellings on either side with lower density to the north and higher density semi-formal development to the south.
- ⑤ Larger, lower density dwellings overlooking the western slopes.
- ⑥ Opportunity for 3 storey development in well considered arrangement.

Key

— Site Boundary



Fig. 41 Illustrative Layout

Scale: NTS



Street Types

- 5.5.6 Although the detailed design of internal streets will follow at reserved matters stage, consideration has been given to how these could work and conform to county highways policy. An indicative network of street types is described below and shown adjacent with extracts from the illustrative layout.
- 5.5.7 The indicative street network follows a three tier approach consisting of:
1. Primary Street
 2. Secondary Street
 3. Private Drives



Fig. 42 Street Type : Primary



Fig. 43 Street Type : Secondary

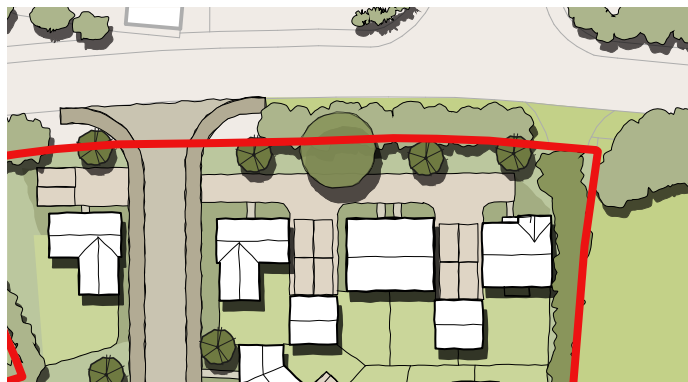


Fig. 44 Street Type : Private Drives

5.6 OPEN SPACE & LANDSCAPING

Landscape Design

5.6.1 The landscape proposals have been developed by BLADE. As part of an iterative design process, the defining characteristics of the local landscape and Site context have informed the proposed layout to provide a cohesive development that responds sensitively to the existing character and provide localised and wider landscape enhancements.

Arboriculture

5.6.2 Through early engagement, an arboriculturally sensitive proving layout has been achieved. The majority of trees and groups in all grades will be retained, and all individual high quality trees will be retained. A high quality group comprising of two trees will be removed to facilitate access to the southern part of the site. This group is not irreplaceable habitat as defined by the NPPF.

5.6.3 The illustrative landscape strategy shows extensive amounts of open space that is suitable for new tree planting, including trees with a large final size. This will result in a net gain in tree cover to the long term benefit of both the site and the wider area.

Ecology

5.6.4 The proposals were assessed as having no significant effect on the biodiversity conservation objectives for any important ecological features and the proposed development is compliant with relevant national and international legislation and policy relating to ecology. The implementation of enhancement measures should provide a net gain in biodiversity post development."



Fig. 45 Illustrative Landscape Strategy

5.7 APPEARANCE

5.7.1 Whilst appearance is a reserved matter, it is considered that a traditional mix of building materials, built form and architectural details reflecting earlier development in Stone and Little Stoke could be appropriate for the site, as identified in the townscape assessment. Other responses and interpretations of the existing townscape could also be suitable.

5.7.2 Three character areas are suggested that could respond to their context and location within the site:

- 'Uttoxeter Road'
- 'Little Vale'
- 'Aston View'

5.7.3 A description of the suggested character and appearance of dwellings in each of these areas is set out below and over the following pages, supported by photographic precedents, materials palettes and illustrative elevations.

Uttoxeter Road

5.7.4 Fronting onto Uttoxeter road, development here could draw inspiration from the historic core of Stone - e.g. the Georgian vernacular - creating a connection with the wider town and reflecting the earlier settlement.

Little Vale

5.7.5 Within the site and located either side of the diverted watercourse, development in this area could reflect the Victorian architecture of Stone and Little Stoke in a contrast to Uttoxeter Road.

Aston View

5.7.6 Situated to the west of the site and broadly overlooking the railway line and the area of Aston to the west, development here could draw inspiration from the Victorian railway architecture around the level crossing and development on Lichfield Road.



Key

— Site Boundary



'Uttoxeter Road'



'Little Vale'



'Aston View'

Fig. 46 Proposed Character Areas

UTTOXETER ROAD

This character area could feature a relatively formal arrangement of larger detached and semi-detached homes, reflecting, but not limited to, the Georgian heritage of the Stone. This would create a visual connection with the town and a sense of character and quality.

Dwellings should predominantly use red brick and red-multi brick, with the potential for focal buildings to be finished in off-white render to create visual interest and hierarchy within the streetscape.

Architectural detailing could include well-proportioned sash style windows with stone cills and headers, complemented by a variety of door surrounds or flat canopies. Chimneys could be used on gateway dwellings to enhance the roofscape and create interest.



Fig. 47 Key Plan: Character Area 1

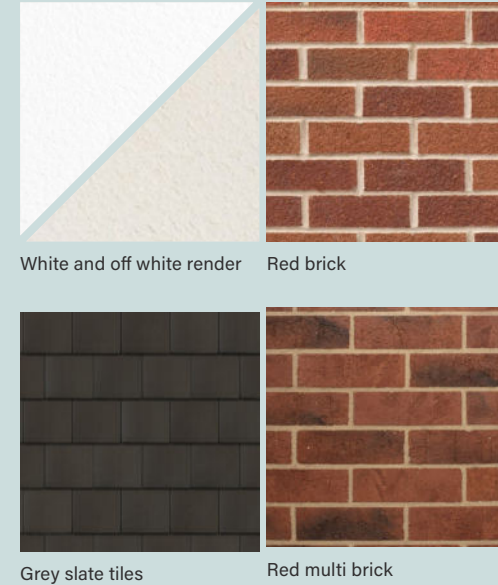


Fig. 48 Materials Palette: Character Area 1



Fig. 49 Example Elevation: Uttoxeter Road

LITTLE VALE

This character area could comprise a semi-formal to informal arrangement of smaller terraced and semi-detached homes, expressed through traditional Victorian architectural styling.

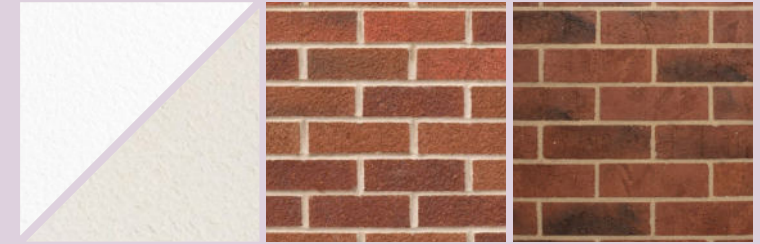
Extending across both the northern and southern parts of the site, this character area represents the predominant built form within the development. Its design draws inspiration from the centre of Stone and the surrounding neighbourhoods, establishing a sympathetic transition between the new development and its wider context.

The material palette will feature red brick and red-multi brick, with white render applied selectively to key focal buildings — including those surrounding the veteran tree within the northern parcel — to provide visual variety and emphasis.

Detailing could include brick or stone arched or chamfered window headers, stone cills, generous window openings, and arched door surrounds, complemented by pitched timber canopies over entrances. Chimneys could be used selectively to punctuate the roofscape, adding rhythm and contributing to a varied and distinctive architectural identity.



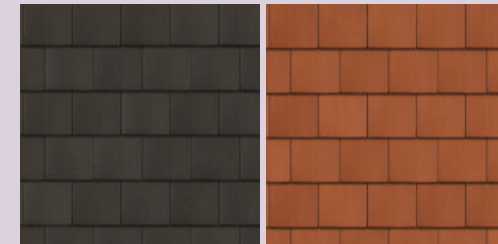
Fig. 50 Key Plan: Character Area 2



White and off white render

Red brick

Red multi brick



Grey slate tiles

Red slate tiles

Fig. 51 Materials Palette: Character Area 2



Fig. 52 Example Elevation: Little Vale

ASTON VIEW

This character area could comprise a semi-formal to informal arrangement of medium to large semi-detached and detached homes, expressed through traditional Victorian architectural styling.

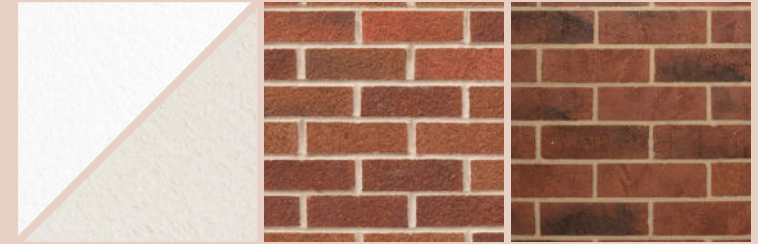
Located along the rural edge and adjacent to the site's south-eastern open space, the area's design takes inspiration from the centre of Stone and the neighbouring development to the east. This approach ensures a sympathetic transition between the new neighbourhood and its wider landscape setting.

The material palette will predominantly feature red brick and red-multi brick, complemented by blue engineering brick used for detailing, headers, and banding. White render will be applied selectively to key focal buildings to introduce visual contrast and architectural emphasis within the streetscene.

Detailing could include brick or stone arched window headers, stone cills, generous window openings, and pitched timber canopies over entrances. Chimneys could be used selectively to punctuate the roofscape, adding rhythm and contributing to a varied and distinctive architectural identity.



Fig. 53 Key Plan: Character Area 3



White and off white render

Red brick

Red multi brick



Grey slate tiles

Red slate tiles

Fig. 54 Materials Palette: Character Area 3



Fig. 55 Example Elevation: Aston View



Fig. 56 Sketch view into the site from Uttoxeter Road

5.8 ACCESS & MOVEMENT

5.8.1 The access proposals by Hub Transport Planning Ltd are described below:

5.8.2 The proposed access is a 5.5m wide road bound by 2m wide footpaths. It will be the sole vehicular and pedestrian access into the site. Two dropped kerb pedestrian crossings with tactile paving have been proposed on Uttoxeter Road either side of the access to allow pedestrians of the development to access the local facilities.

5.8.3 The existing access to Little Stoke Farm will be closed and reinstated as a verge. The farm access will be relocated alongside the Stone Crown Bowling Club entrance.

5.8.4 The access to the Stone Crown Bowling Club will be retained, with the proposed farm access extending past its entrance. Its junction at Uttoxeter Road will be improved with a radii of 6m.

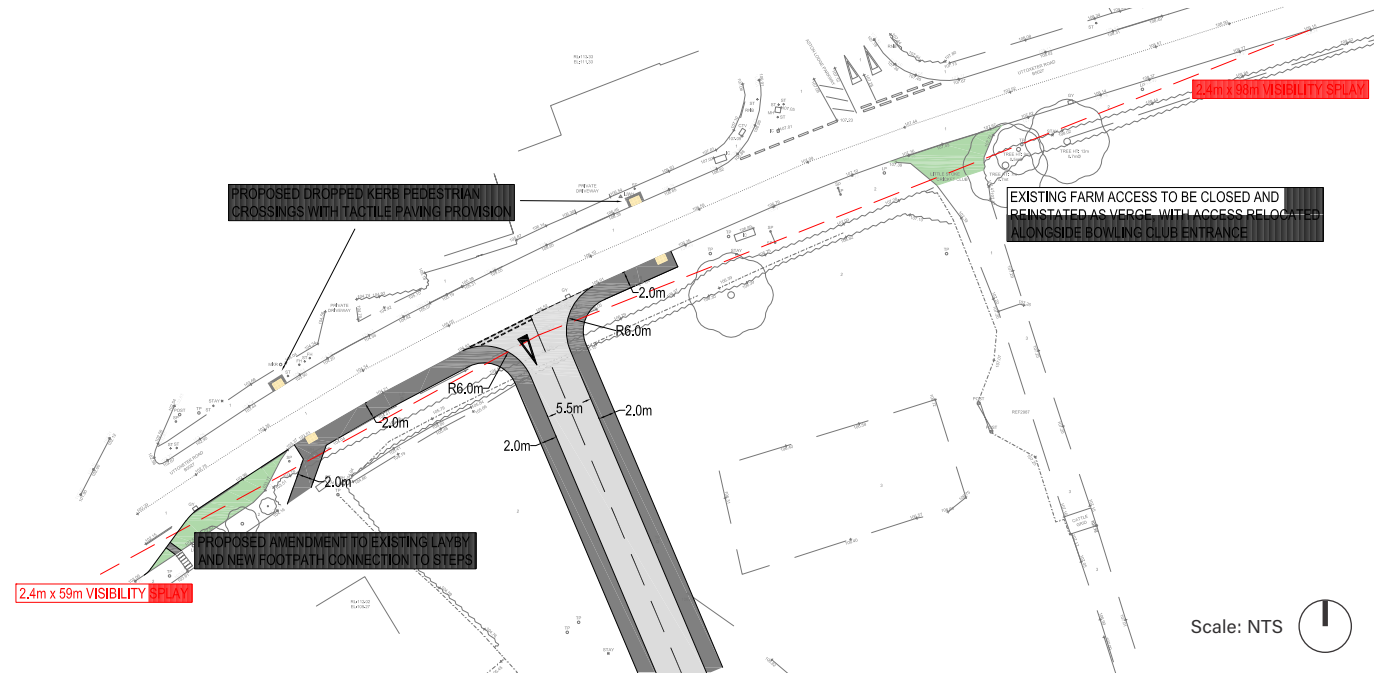


Fig. 57 Proposed Site Access Junction with Visibility Splays

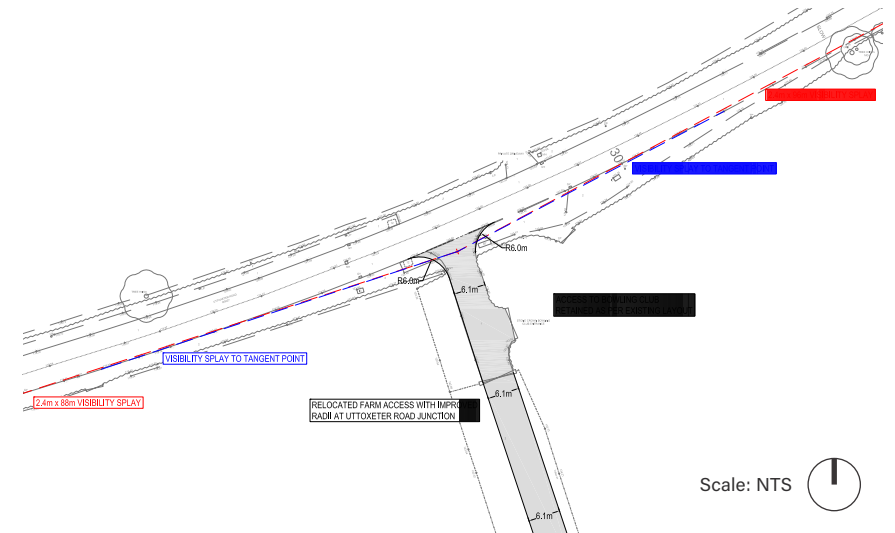


Fig. 58 Proposed Relocated Farm Access with Visibility Splays

5.9 COMMUNITY SAFETY - DESIGNING OUT CRIME

- 5.9.1 The layout has been designed so that natural surveillance of public, private and semi-private space will be achieved by using the following measures:
- Orientating buildings so that their front elevations face the streets, open space and footpath links.
 - Provide active frontages to streets through principle doors and habitable room windows opening onto streets, open spaces and footpaths.
 - Provide habitable room windows (and where possible doors) in gables of residential properties to address the corner of the two streets.
- 5.9.2 The proposal includes different streetscape character areas with the arrangement of dwellings designed to:
- Create defensible space.
 - Ensure public areas have definable boundaries and clear functions.
 - Utilise surface and/or boundary treatments.
 - To signal the transition between public, semi private and private space.
- 5.9.3 Car parking provision is designed to ensure vehicles are secure and overlooked:
- Provide car parking provision either in curtilage or within visitor spaces that are visible from a habitable room window of that property.
- 5.9.4 All pedestrian and vehicle routes/areas will provide good lighting to:
- Reduce the fear of crime and create a safe place for pedestrians and vehicles
 - Have lighting that is fit for purpose, does not impact on residential amenity and is an appropriate scale for the street, route or open space.
- 5.9.5 Ensure there is an adequate maintenance regime around the development, both public and private to;
- Encourage a sense of ownership and to minimise neglect and anti-social behaviour.
- 5.9.6 Ensure there are adequate security systems in place for the proposed dwellings in terms of:
- Good quality door and window locks
 - House alarms and remote monitoring systems.

5.10 NATIONAL DESIGN GUIDE ASSESSMENT

5.10.1 The National Design Guide is the overarching document that provides design guidance for new development proposals in England. The document sets out the background to this in the introduction:

'The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. This National Design Guide, and the National Model Design Code and Guidance Notes for Design Codes illustrate how well-designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.'

5.10.2 The means of prescribing and assessing design quality is through the 10 Characteristics:

'The National Design Guide addresses the question of how we recognise well-designed places, by outlining and illustrating the Government's priorities for well-designed places in the form of ten characteristics.'

5.10.3 The 10 Characteristics are:

- i. Context (enhance the surroundings)
- ii. Identify (attractive and distinctive)
- iii. Built form (a coherent pattern of development)
- iv. Movement (accessible and easy to move around)
- v. Nature (enhanced and optimised)
- vi. Public spaces (safe, social and inclusive)
- vii. Uses (mixed and integrated)
- viii. Homes and buildings (functional, healthy and sustainable)
- ix. Resources (efficient and resilient)
- x. Lifespan (made to last)

5.10.4 The adjacent table provides a succinct assessment of the development against each of the 10 characteristics and demonstrates that the proposals are in compliance with the National Design Guide.

NATIONAL DESIGN GUIDE 2020	
10 KEY CHARACTERISTICS	SUMMARY OF HOW PROPOSAL MEETS THIS CRITERIA
1. Context - enhances the surroundings	<p>The proposals have been developed following technical studies which have considered a wide range of existing site factors - its baseline - leading to the identification of the physical constraints and opportunities that have helped shape the Parameters Plan.</p> <p>Key elements that have been considered are: landscape and visual impact, noise impact from adjacent railway line, drainage, creating and enhancing existing ecology / biodiversity. The general arrangement responds sympathetically to the natural features on the site and its surroundings - topography, existing trees / woodland and ecology.</p> <p>The proposal relates well to identified local heritage assets by designing the dwellings in a 'traditional' form that reflects the prevailing Stone and Little Stoke vernacular.</p> <p>The development responds positively to its rural location by allowing a green corridor to run through the centre of the site and become a main feature.</p>
2. Identity - attractive distinctive	<p>The development will have a strong and coherent visual identity through using a traditional mix of building materials, built form and architectural details in response to the local identity. For the development to reflect the prevailing characteristics of Stone, the architectural character of dwellings will be designed according to the 3 distinct areas.</p> <p>A rural character has been designed into this development with elements such as red brick façades, gable ends, planting to front of dwellings and a pedestrian focused public realm.</p> <p>The use of the 'gateways' and nodal points along with the differing levels of formality around the site will create a legible layout. The veteran tree is a significant landmark and will be used as a vista with houses overlooking the tree. The primary street will run across the green corridor to the southern parcels and the secondary streets will branch off.</p>

3. Built Form - a coherent pattern of development	<p>The development is designed around a clear street hierarchy. It includes a mix of open spaces and a variety of building types and sizes.</p> <p>The illustrative layout shows how the development area could be broken up into 3 main 'blocks' which form a simple, legible layout. Pedestrian routes are incorporated around the site, predominantly towards the West of the site. These routes have been designed to improve connectivity between the north and southern parcels through the open green spaces.</p> <p>Legibility and wayfinding are key components of the layout, with gateway buildings at key nodal points.</p> <p>The design of new homes will reflect the local vernacular and draw inspiration from existing development around the site. The scheme will integrate into its surroundings by reflecting the scale and density of recently built development surrounding the site.</p>
4. Movement - accessible and easy to move around	<p>The movement network is based on a clear street hierarchy that supports safe, inclusive, and accessible travel for all users. The site is accessed off Uttoxeter Road which provides easy connection to Stone, neighbouring villages and major roads such as the A51 and A34 which lead to Stafford and Stoke-On-Trent.</p> <p>Secondary routes, lanes and private drives will all benefit from varying surface treatments, street trees and on plot soft landscaping to create greener streets.</p> <p>A pedestrian route connects the south west and north parcels creating a safe and car free route for residents to walk.</p>

Fig. 59 Assessment of Proposals against National Design Guide - Part 1

<p>5. Nature - enhanced and optimised</p>	<p>Ecology is an important factor and the layout retains existing trees and other vegetation and will incorporate appropriate offsets from these where necessary. The proposal has been designed to protect and enhance tree and woodland cover where possible, with an emphasis on retaining the veteran tree, the trees, shrubs and bushes and all its existing wildlife. Large areas of open space and a green corridor has been proposed all around the residential areas in the West and central portions of the site.</p> <p>The planting strategy will be designed to encourage wildlife and improve biodiversity over the current conditions. Street trees and plot landscaping within residential areas will further enhance the built environment.</p> <p>Three drainage basins have been built into the layout to attenuate surface water run-off and this will be located where biodiversity can be enhanced.</p>
<p>6. Public Spaces - safe, social and inclusive</p>	<p>The retained trees on site are surrounded by green open spaces, forming a public realm that not only brings residents closer to nature but also contributes to enhancing healthy living.</p> <p>Development has been proposed with active frontages in mind. Dwellings face out onto open green spaces within the site, including the green focal point around the veteran tree, further enhancing this landmark.</p> <p>A LEAP have been included in the proposed site layout to provide children with a space to play and socialise. This space is overlooked by dwellings, creating a safer space for all.</p>
<p>7. Uses - mixed and integrated</p>	<p>This is a new residential community with no other uses proposed.</p> <p>There are existing community facilities and other amenities in the local area, such as Eden Court Preschool and an Esso garage. Additional facilities lie within a 20 minute walk to the town of Stone.</p> <p>Affordable housing is well-integrated into a mixed tenure development, creating a mixed neighbourhood that can suit people at all stages of life.</p>

<p>8. Homes and Buildings - functional, healthy and sustainable</p>	<p>Future developers will need to design homes that adhere to the building regulations and meet the FHS target through an all-electric strategy which will allow home owners to operate at Net Zero. The sustainability section in this document further describes the measures that could be employed by future developers during the detailed design stage to ensure that the national targets in respect of sustainable development are met.</p> <p>Dwellings relate positively to the central green corridor by overlooking the open space, promoting health and well being, and encouraging social interactions.</p>
<p>9. Resources - efficient and resilient</p>	<p>The masterplan is designed to be compact and walkable in order to reduce the need to use the private car wherever possible, with legible, direct routes for walking and cycling.</p> <p>Future developers will need to adhere to the Future Homes Standard and ensure that dwellings are energy efficient and make use of the best technology available at the time.</p>
<p>10. Lifespan - made to last</p>	<p>Future developers will need to adhere to the building regulations and ensure that dwellings are built to last and can adapt to changing requirements over time.</p> <p>Dwellings should be easy to use and look after, robust and enable users to establish a sense of ownership.</p>

Fig. 60 Assessment of Proposals against National Design Guide - Part 2

Embracing sustainable design to minimise environmental impact, enhance biodiversity, and support a low-carbon future.

6 SUSTAINABILITY

6.1 FUTURE HOMES STANDARDS

- 6.1.1 The Future Homes Standard (FHS) is set to become compulsory in England starting in December 2027. New homes will be required to achieve at least a 75% reduction in carbon emissions from heating, hot water and lighting compared to the current Building Regulations.
- 6.1.2 Central to the delivery of low carbon and energy efficient buildings is the 'Fabric First' principle which recognises the most effective way of minimising carbon emissions is to reduce the demand for heat and power through a well-insulated, energy efficient building fabric and services.
- 6.1.3 Homes which meet the FHS will have a reduced thermal energy demand by the achievement of improved insulation levels, better air tightness and fabric u-values. The following measures to reduce energy use and carbon emissions could be considered during the detailed design of individual buildings:
- Design to promote passive solar gains, maximise natural daylight, sunlight and ventilation;
 - Design which aims to optimise natural daylight;
 - Buildings which target better u-values and air tightness than current Building Regulations;
 - An All-Electric heating strategy;
 - Use of air source heat pumps;
 - Energy-efficient lighting and smart lighting systems (e.g., motion sensors, timers) that minimize unnecessary energy use.
 - Specification of high energy efficient equipment that will use less energy and water.

07

7 SUMMARY

7.1 INTRODUCTION

7.1.1 This document outlines the proposals for a residential development on the southern edge of Stone. The proposals are in keeping with local, regional and national guidance and have been developed in consultation with the local community.

7.1.2 The scheme has been designed to respond sympathetically to the site and its existing context, especially topography, hydrology and the presence of existing trees - including a veteran tree - within the site. These factors have been important in shaping the scheme and have informed the site layout and character of development.

7.2 DESIGN PROCESS

7.2.1 The proposals have been developed by following an iterative process that has included the steps of assessment, involvement, evaluation and design which is documented above. The assessment process has carefully considered the site and its context in conjunction with a professional team in order to help shape the proposals outlined in this document.

7.3 THE ILLUSTRATIVE LAYOUT

7.3.1 The Parameters Plan and associated Illustrative Layout are a response to the site's constraints and opportunities and a considered approach to place making. They seek to create a development that reflects the local vernacular, is legible and makes best use of the sites natural assets. The main elements of the proposed development are:

- Provision of up to 95 dwellings, 40% of which will be affordable.
- Focal point around the veteran tree with dwellings arranged to overlook and define this space.
- Central green corridor and open space to the west of the site alongside the railway line.
- Open watercourse within the central east-west green corridor.
- A sustainable drainage system that works in harmony with the open spaces.
- Significant areas of new planting - including trees - to increase biodiversity net gain on site.



Fig. 61 Sketch view into the site

7.4 CONCLUSION

7.4.1 The applicant and their consultant team have carefully considered the site and its context and undertaken extensive technical studies in formulating the design proposals.

7.4.2 The Parameters Plan would secure the design principles that have been tested on the illustrative layout and shows how future development could come forward. The proposals would provide up to 95 new homes to meet the unmet housing need in Stafford Borough.

7.4.3 At the detailed stage, it is considered that a traditional mix of building materials, built form and architectural details reflecting earlier development in Stone and Little Stoke would be appropriate for the site. Dwellings would be energy efficient to minimise the impact on climate change through adherence to new standards as they emerge.



Land to the South of Uttometer Road, Stone

Design and Access Statement
for Richborough Ltd

