Dear Resident,

**Stone Neighbourhood Plan – Special Character Area**

Stone Town Council is currently producing a Neighbourhood Plan for Stone to guide the planning and future development of the town up to 2031.  Neighbourhood Plans are part of the statutory planning system and give local people more say in where new development goes and what kind of development is allowed.  This means that Stafford Borough Council will have to take the Stone Neighbourhood Plan into account when it makes decisions on planning applications in Stone.

Neighbourhood Plans are produced by local people for their own areas and are only brought into force after a majority vote by residents in a local referendum.  It is therefore very important that local people are able to have a say about what goes into the Neighbourhood Plan.

The current draft of the plan identifies two “Special Character Areas” in the town, and your property has been identified as being within one of these areas - Character Area North. The enclosed note is an extract from the current draft plan giving the description and a map of the area.

I am therefore writing to you to seek your views on the following policy, which is included in the draft plan:

*“Development of infill housing within large existing plots (‘garden grabbing’) will be resisted where such plots have been identified as playing an important role in the character of a particular area (e.g. within the identified Special Character Areas). These areas are identified in: Appendix B Plan of Character Area North* ***and*** *Appendix C Plan of Character Area South.”*

If you want to make any comments on this aspect of the Plan, please will you make these in writing by 22nd May 2017 at the latest. Submissions can be sent to the Town Council at the address on this letter, or by email to [clerk@stonetowncouncil.org.uk](mailto:clerk@stonetowncouncil.org.uk).

All comments made will be considered by the Neighbourhood Plan Working Group, and the Plan updated if necessary, prior to the document being put out to the community for wider consultation.

Further information about neighbourhood plans and the process can be found at: <http://locality.org.uk/resources/neighbourhood-planning-roadmap-guide/>

Thank you for your help.

Yours faithfully,

Les Trigg  
Town Clerk 26th April 2017

***Extract from Draft Stone Neighbourhood Plan:***

**North of the Centre:**

This area is delineated by the Longton Road (A520) running north-east out of Stone through the Moddershall Valley, the Newcastle Road running north to meet the A34 and by the settlement boundary. The area is largely residential and much of it is Victorian in origin complimented by small clusters of post war developments. Airedale Road has a distinct residential character of large detached houses set within substantial gardens. This particular character provides a well-designed ‘edge of development’ facing towards the open countryside shown in Appendix B.

Part of the area lies within Stone Conservation Area, notably Kings Avenue, Granville Terrace and The Avenue. Most of the housing stock dates from mid-Victorian times with a few later Victorian/Edwardian houses and a few more modern infill developments.

The Victorian/Edwardian properties lying within the Conservation Area are typically large 2 or 3 story properties with small frontages and sizable back gardens. There are also a number of large properties of the same period on Oulton Road many of which have extensive land attached and in some cases this has been sold off for small scale infill development.

Most of the remaining area consists of Victorian terraced streets of what were once factory workers’ cottages. These have no front gardens or off-street parking but enjoy modest back gardens. Good examples of such properties are to be found around Stonefield Park.

Properties a little further from the centre of town in and around along Mount Road and Newcastle Road consist largely of mid to late 20th century housing. Beyond the Newcastle Road and at the end of Mount Road and bounded by the canal Navigation Loop, a modern housing development comprising for the large part 4 and 5 bedroom houses interspersed with some smaller properties and apartments.

Just north of the centre there is the 19th century St Dominic’s Church, alongside St Dominic’s School and Care Home. A little further north is the Grade II Listed Railway Station and on the Newcastle Road, the Stone Tennis and Squash Club.

At its farthest reach the area to the north is also home to 2 light industrial estates and there is also light industry and commercial offices situated in the old Joules brewery buildings on the Newcastle Road and close to the centre itself.

The northern area contains several places of worship and area is served by Christchurch First and Middle Schools and by Stone’s only secondary school, Alleyne’s Academy. There are around 30 Listed Buildings and monuments in the area to the north of which 5 relate directly to the canal.

The area also contains valuable green space, notably Stonefield Park and the area is bounded to the north by the Common Plot, several acres of land left in trust and dedicated to the leisure and recreation of the people of Stone.

