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 South. 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.

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:***

**South of the Centre:**

The area south of the centre is delineated by the canal to its west, the A51 to the south and the settlement boundary to the east. Its main road artery is the Lichfield Road. It is almost exclusively residential with older Georgian and Victorian housing stock close to the centre and more modern post-war developments of differing size and style lying beyond this.

Housing development along the Lichfield Road is typically of older post-war stock often set back from the road and enjoying sizeable gardens. In particular, the north side of Lichfield Road between Uttoxeter Road and Aston Lodge Brook is a good example of this distinct character set within an area of denser more recent developments shown in Appendix C.

The more recent housing, comprises a series of moderate sized developments between road and canal and generally smaller in-fill developments lying between the road and the railway line.

At the limit of the settlement boundary to the south east and beyond the railway, lies the Aston Lodge Park development, with several hundred modern homes accessed directly off the Uttoxeter Road.

There are green spaces evident across the area and other green space evident at Stone Cricket Club situated on the Lichfield Road and Little Stoke Cricket and Bowls Clubs on the Uttoxeter Road.

The area is served by St Michael’s C of E first school situated on Weavers Lane off the Lichfield Road. There is also a GP surgery just south of the town centre itself.

