



Gnosall 
Neighbourhood
Plan 

GNOSALL MORETON & KNIGHTLEY



APPENDIX 2

Evidence Base

Submission to Stafford Borough Council

February 2015

Introduction

The Gnosall Neighbourhood Plan covers the whole area of Gnosall Parish and contains a stated Vision, 5 Key Objectives and 14 planning policies. It covers the period 2011 to 2031, the same as the Local Plan (the Plan for Stafford Borough). Once the Neighbourhood Plan is adopted ("made") its policies will form part of the "Development Plan" for the area and will be used by the Local Planning Authority (Stafford Borough Council), alongside the planning policies in the Plan for Stafford Borough, to determine planning applications in the Parish. The Neighbourhood Plan policies will also be used to inform and underpin Gnosall Parish Council's consultation responses to planning applications within the Parish

The Neighbourhood Plan has been produced based on a range of evidence, including national planning policy and guidance, Local Plan policy and data and evidence and information collected from within the Parish during preparation of the Neighbourhood Plan, in particular the comprehensive community questionnaire survey. The Neighbourhood Plan policies and their related evidence bases are set out below.

All sections:

- National Planning Policy Framework (March 2012)
- National Planning Practice Guidance
- National guidance on Neighbourhood Planning (published by "Locality")
- CLG Select Committee report on Operation of the NPPF (December 2014)
- The Plan for Stafford Borough (June 2014)
- Local Planning Authority Monitoring Reports (Stafford Borough Council)
- Gnosall Parish Plan (2011)
- Findings of January 2014 Neighbourhood Plan Questionnaire survey (Response Data Analysis document June 2014 and Feedback Report July 2014)
- Findings of pre-submission consultation on Draft Neighbourhood Plan December 2014

Vision and Objectives:

Derived from local knowledge and responses to the January 2014 questionnaire survey, as summarised in the July 2014 Feedback Report.

Policy 1 Home Working:

- [NPPF paragraphs 21 & 28](#) – facilitate flexible working practices and supporting rural businesses
- [Plan for Stafford Borough – Policy E1](#)

- Gnosall Parish Plan 2011 – section E, which identified support for local businesses, noting that many are home-based.
- [Neighbourhood Plan Community Questionnaire Survey January 2014](#) (employment questions 18-21). Survey results showed local desire for more employment opportunities but not majority support for employment development land allocation.

Policy 2 Rural Diversification

- [NPPF paragraphs 21 & 28](#) – facilitate flexible working practices and supporting rural businesses
- [Plan for Stafford Borough – Policies SP6, E1, E2, E6 & E7](#)
- Stafford Borough Council Prosperity Strategy 2013 - 2018
- [Neighbourhood Plan Community Questionnaire Survey January 2014](#) (employment questions 18-21). Survey results showed local desire for more employment opportunities but not majority support for employment development land allocation.

Policy 3 Housing Provision 2011 – 2031

- [NPPF paragraphs 47, 50, 54 & 55](#) – ensuring market and affordable housing provision in rural areas to maintain vitality of local communities
- [Plan for Stafford Borough – Policies SP2, SP3, SP4 & SP7](#)
- [Stafford Borough Strategic Housing Market Assessment 2012](#)
- [Strategic Housing Land Availability Assessment 2013](#)
- Neighbourhood Plan Invitation to submit sites (Sept-Nov 2014)
- [Stafford Borough Council Land for New Homes \(Annual Housing Monitor\) 2013](#)
- Gnosall Parish Plan 2011 section F (Hard copies available from Parish Office)
- Gnosall Parish Council Housing Needs Survey Report 2010 (Hard copies available from Parish Office)
- [Neighbourhood Plan Community Questionnaire Survey January 2014](#), in particular questions 31-34 about housing provision and house type and question 11 and 12 about village qualities. This showed strong support for maintaining the village qualities of Gnosall allied with concern about the large quantity of new housing already built and/or consented since 2011, thereby largely already meeting Local Plan housing policy provision targets despite still being in the first few years of the Local Plan and Neighbourhood Plan periods. Questions relating to preferred housing types showed support for smaller, more affordable units, echoing the findings from the 2010 Housing Needs Survey.

Policy 4 Dwelling, Barn and Farm Building Conversions

- [NPPF paragraph 55](#) – promoting sustainable housing development in rural areas to enhance and maintain local communities
- [Plan for Stafford Borough – Policies SP6, E2, T1, C4, C5 & N1](#)

- [Stafford Borough Strategic Housing Market Assessment 2012](#)
- [Neighbourhood Plan Community Questionnaire Survey January 2014](#), in particular questions 31-34 about housing provision and house type and question 11 and 12 about village qualities.

Policy 5 Support for Creative and Innovative Infill Development

- [NPPF paragraph 55](#) – promoting sustainable housing development in rural areas to enhance and maintain local communities
- [National Planning Practice Guidance](#) – Design section
- [Plan for Stafford Borough – Policies SP6, E2, T1, C4, C5 & N1](#)
- [Urban Design Compendium](#)
- [By Design](#)
- [Neighbourhood Plan Community Questionnaire Survey January 2014](#), in particular questions 31-34 about housing provision and house type and question 11 and 12 about village qualities

Policy 6 Support for Good Design

- [NPPF paragraph 56-58, 60 & 63](#) – delivering high quality design in rural areas to enhance and maintain local communities
- [National Planning Practice Guidance – Design section](#)
- [Plan for Stafford Borough – Policies SP6 & N1](#)
- [Building for Life 12 \(Design Council, September 2012\)](#)
- [Code for Sustainable Homes – technical guide \(Communities & Local Government 2010\)](#)
- [Urban Design Compendium \(Homes & Communities Agency 2013\)](#)
- [Gnosall Conservation Area Appraisal and Boundary Review](#) November 2013 (SBC)
- [Neighbourhood Plan Community Questionnaire Survey January 2014](#), questions 11 and 12 about village qualities

Policy 7 - Settlement Boundary

- [Plan for Stafford Borough – Policies SP2, SP3, SP4 & SP7](#)
- [Stafford Borough Local Plan 2001](#) – Gnosall & Gnosall Heath Residential Development Boundaries
- [Stafford Borough Council Annual Monitoring Reports and Housing Monitor \(Land for New Homes\)](#)
- [SBC Strategic Flood Risk Assessment 2014](#)
- [Historic Environment Character Assessment for Gnosall \(2009\)](#)
- [Recent planning application decisions within the Parish](#)
- Committed housing development in Gnosall since start of Plan for Stafford Borough housing strategy provision (2011) (Land for Housing monitoring reports on SBC website)
- [Neighbourhood Plan Invitation to Submit Sites](#) (Sept-Nov 2014)

- [Neighbourhood Plan Community Questionnaire Survey January 2014](#), in particular questions 11 and 12 about the character of Gnosall and 31-34 on housing provision)
- [Defra "Magic" on-line database including Agricultural Land Classification](#)

Policy 8 Enhancing, protecting and, where possible increasing informal and formal recreation provision

- [NPPF paragraphs 70, 73 & 74](#) – maintaining and enhancing high quality open spaces and opportunities for sport and recreation
- [Plan for Stafford Borough – Policies C7 & N4](#)
- [Open Space, Sport and Recreation Facilities Assessment \(update\) 2013](#)
- [Green Infrastructure, Green Space and Sport and Recreation Provision Strategy 2013](#)
- [Historic Environment Character Assessment for Gnosall 2009](#)
- Gnosall Parish Plan 2011 (Hard copies available from Parish Office) – section C which identified the value of open spaces, surrounding countryside and recreation opportunities as key attractions for residents
- ["The Acres" project](#) – promotional leaflet, updates and project background
- [Neighbourhood Plan Community Questionnaire Survey January 2014](#), in particular questions relating to village qualities, amenities and open spaces quality and use (7, 8, 11, 12, 25, 26, 30). The responses indicate the popularity and use of various open space and recreational facilities, also those felt to benefit from protection. Many referred to in responses are already protected but currently unprotected open spaces and areas considered worthy of policy protection are shown on Map 6.

Policy 9 Protecting and Enhancing Rights of Way

- [NPPF paragraph 75](#) – improve facilities to protect and enhance public rights of way
- [Plan for Stafford Borough – Policies N1](#)
- [Open Space, Sport and Recreation Facilities Assessment \(update\) 2013](#)
- [Green Infrastructure, Green Space and Sport and Recreation Provision Strategy 2013](#)
- [Definitive Rights of Way maps](#)
- Gnosall Parish Plan 2011 (Hard copies available from Parish Office) – section C which identified the value of open spaces, surrounding countryside and recreation opportunities as key attractions for residents
- [Neighbourhood Plan Community Questionnaire Survey January 2014](#), in particular – questions 11, 12, 25 and 26 on local amenities, village qualities, public open spaces and recreation, highlighting their value to local residents and their contribution to the attractive qualities of the village

Policy 10 Open Countryside

- [NPPF paragraphs 17 & 28](#) – enhancing the intrinsic value of the countryside

- [Plan for Stafford Borough – Policies SP6, SP7, E1, E2, E6, E7 & C5](#)
- [Open Space, Sport and Recreation Facilities Assessment \(update\) 2013](#)
- [Green Infrastructure, Green Space and Sport and Recreation Provision Strategy 2013](#)
- [Historic Environment Character Assessment for Gnosall 2009](#)
- Gnosall Parish Plan 2011 (Hard copies available from Parish Office) – section C which identified the value of open spaces, surrounding countryside and recreation opportunities as key attractions for residents
- [Neighbourhood Plan Community Questionnaire Survey January 2014](#), in particular – questions 11, 12, 25 and 26 on local amenities, village qualities, public open spaces and recreation, highlighting their value to local residents and their contribution to the attractive qualities of the village

Policy 11 Local Green Spaces

- [NPPF paragraph 76](#) – Promoting Healthy Communities section: identification of Local Green Space for special protection
- [Plan for Stafford Borough – Policies C7 & N4](#)
- [Open Space, Sport and Recreation Facilities Assessment \(update\) 2013](#)
- [Green Infrastructure, Green Space and Sport and Recreation Provision Strategy 2013](#)
- [Historic Environment Character Assessment for Gnosall 2009](#)
- [Stafford Borough Local Development Framework Ecological Desk Study 2008](#)
- [Gnosall Conservation Area Appraisal and Boundary Review](#) November 2013 (SBC)
- [Neighbourhood Plan Community Questionnaire Survey January 2014](#), in particular questions 7, 8, 25-26, 30 relating to village qualities and open spaces quality and usage. These indicate the popularity and use of various open space and recreational facilities, also those felt to benefit from protection. Many referred to in responses are already protected but currently unprotected open spaces and areas shown to be valued by residents in the survey and considered worthy of policy protection are shown on Map 6.

Policy 12 S.106 Agreements – Pre-application discussions

- [NPPF paragraphs 186-191](#) – pre-application engagement and front loading through the decision-making process of planning applications
- [Plan for Stafford Borough – Policy I1](#)
- [Stafford Borough Council Statement of Community Involvement 2006](#)
- [CLG Select Committee report on Operation of the NPPF December 2014](#) – recommendation for greater involvement of communities in Planning Obligations
- [Neighbourhood Plan Community Questionnaire Survey January 2014](#), in particular questions 35-37 which show overwhelming support to the involvement of the Parish Council in pre-application discussions and the heads of terms of Planning Obligations, so as to seek to maximise local benefits and influence

Policy 13 Planning Obligations

- [NPPF paragraphs 173 – 176](#) – ensuring viability of new development to deliver new infrastructure through planning obligations
- [Plan for Stafford Borough – Policy I1](#)
- [The Plan for Stafford Borough: Whole Plan Viability Report 2013](#)
- [Economic Viability of Housing Land in Stafford Borough 2011](#)
- [Economic Viability of Housing Land in Stafford Borough Results - 2011 Affordable Housing Economic Viability Study for Stafford Borough Appendices - 2011 -](#)
- [CLG Select Committee report on Operation of the NPPF December 2014](#) – recommendation for greater involvement of Neighbourhood Planning bodies in securing local benefits through Planning Obligations prior to a CIL scheme being introduced by the Local Planning Authority
- [Neighbourhood Plan Community Questionnaire Survey January 2014](#), in particular questions 35-37 which show overwhelming support to the involvement of the Parish Council in pre-application discussions and the heads of terms of Planning Obligations, so as to seek to maximise local benefits and influence

Policy 14 Local Priorities for Infrastructure in Gnosall

- [NPPF paragraphs 156 & 173](#) – supporting new development to deliver new infrastructure provision
- [Plan for Stafford Borough – Policy 11](#)
- [The Plan for Stafford Borough: Whole Plan Viability Report 2013](#)
- [The Plan for Stafford Borough: Spatial Plan for Education 2013](#)
- [Revised Settlement Assessment of Services and Facilities 2012](#)
- [Stafford Borough Infrastructure Strategy: Stage 2 Infrastructure Delivery Plan 2012](#)
- [Stafford Borough Infrastructure Strategy: Stage 1 Final Report 2009](#)
- Gnosall Parish Plan 2011 section J (hard copies available from Parish Office)
- [Neighbourhood Plan Community Questionnaire Survey January 2014](#), in particular questions 35-37 which show overwhelming support to the involvement of the Parish Council in pre-application discussions and the heads of terms of Planning Obligations, so as to seek to maximise local benefits and influence. Also questions 11, 12, 25, 26 on village qualities and recreational provision.