

**Land off Ashflats Lane, South of Stafford**  
**Development Preferences**  
**Consultation Questionnaire September 2022**

**What is being Proposed?**

We are currently working on proposals for a development of 2 and 3 bedroomed bungalows on land off Ashflats Lane, Stafford.

The proposals have evolved through preliminary work which we have undertaken to understand the site, the context and the planning constraints and highway issues. There has been a significant focus initially on working out an appropriate access to the site in discussion with the Highway Authority.

An application will be for Full Planning approval.

The proposals will likely comprise;

- construction of up to 28 two and three bedroomed bungalows including 30% that are affordable (ie subsidised). (25 dwellings have been used as basis for access).
- site access from Ashflats Lane.
- the retention of all major trees and hedgerows identified on the site plans.
- the provision of an area of public access greenspace.

and new pedestrian links on Ashflats Lane and to the A449 Mossnit.

Please note this is quite different in scale to any previous proposals involving a much larger land parcel.

**How can I make my views known?**

We are inviting you to respond to the Questionnaire and feedback form well before we make the application, so that views can be analysed and taken into account. It will be possible to reconsider the scheme at this stage.

**COLLECTION** This document has been delivered to you directly on the 11<sup>th</sup> September 2022. This is a **Sunday** and we can collect it from you on this day (about 2-3 hours after it has been delivered). You can leave it on the doorstep in the protective cover if you do not wish to be disturbed (whether completed or not).

**EMAIL** You can email [cycle1@gmx.co.uk](mailto:cycle1@gmx.co.uk) to receive an 'E'-copy of this document in Word format. Please reply to the dedicated email [ashflats@charteredplanningconsultancy.co.uk](mailto:ashflats@charteredplanningconsultancy.co.uk) to return it.

**WEB** You can also get a copy off the web  
<http://charteredplanningconsultancy.co.uk/Ashflats-Lane-Scheme.php>  
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**Please return by the 30<sup>th</sup> September 2022.**

## Draft Layout Plan



### Things we would like to seek your views on:

- 1. Are you or anyone you know locally in need of affordable housing?

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- 2. Is there a need for housing particularly for retired aged groups?

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- 3. Are there any particular types of houses that the local area is lacking?

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- 4. Are there amenities that you would like to see improved or developed as part of this scheme (such as footway improvements)?

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- 5. Is there a type of housing that you feel would fit with the character of the area?

In terms of development priorities and focus how would rate the following issues against each other:

[example, to strongly prioritise affordable housing provision over publicly accessible open space, you would mark the answer as follows eg1, to prioritise publicly accessible open space over affordable housing provision, you would mark the answer as follows eg2].

**Strongly prioritise**

<b>Eg1</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%; padding: 5px;">Provision of Affordable Housing</td> <td style="width: 40%; padding: 5px; text-align: center;"> <u>I</u> <u>I</u> <u>I</u> <u>I</u> <u>I</u> <u>I</u> <u>I</u> <u>I</u> <u>I</u> <u>I</u> <u>I</u> <u>I</u> <u>I</u> </td> <td style="width: 30%; padding: 5px;">Publicly Accessible Open Space</td> </tr> </table>	Provision of Affordable Housing	<u>I</u> <u>I</u> <u>I</u> <u>I</u> <u>I</u> <u>I</u> <u>I</u> <u>I</u> <u>I</u> <u>I</u> <u>I</u> <u>I</u> <u>I</u>	Publicly Accessible Open Space
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6.

Affordable Bungalows.	I I I I I I I I I I I I I I	Bungalows, 3 and 4 bedroomed.
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7.

Improved landscaping and planting.	I I I I I I I I I I I I I I	Open Space.
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Protection of residential amenity of existing residents.	I I I I I I I I I I I I I I	Improvement to pedestrian access.
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9) What do you think about the composition of housing in the local area?  
**(please tick relevant column)**

	A lot more is needed	Some more is needed	Adequate (no change needed)	Too much is available
Family Housing				
Luxury Housing				
Bungalows				
Housing for private rent				
Housing for social rent				
Affordable/low cost/starter homes				
Flats/apartments (new build)				
Flats/apartments (from conversions)				
Retirement Housing				
Sheltered Housing/Care Homes				

10) Any other comments;

**Information about you...**

11) Are you responding as an individual or on behalf of a household?

As an individual       On behalf of a household

12) How long have you lived here?

<2 years  
 2 – 10 years  
 10 years +

13) Which age group are you in?

<16 years       45-64 years  
 16-24 years       65+ years  
 25-44 Years