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OUR REF	Eccleshall residents letter
YOUR REF	
DATE	15 August 2025

Dear Sir / Madam

Re: Strategic Assessment Request for the Eccleshall Development Plans

Thank you for writing to the Council to express your concerns about future housing developments in the local area.

I hope this letter will explain the situation and help you understand what the Borough Council is doing on your behalf.

To date the Council has not received any planning applications for major housing developments in the area but are aware of developers publicising potential sites so will continue to monitor this situation. When an application is received and made valid the Borough Council will make it available on its website to view. You can also register on our public access portal which will allow you to save searches and be notified by email if an application is submitted for your area by completing the relevant information. Please use the web-site links below:

www.staffordbc.gov.uk/letting-you-know-about-planning-applications

<https://www.staffordbc.gov.uk/planning-public-access>

The Council will be consulting with the local community in Eccleshall on our new Local Plan about future development once we have gathered evidence through assessments and other reports, and can put forward options to be considered. This process has already started, and attached to this letter is a list of the new evidence the Council is gathering to ensure all aspects of development are properly considered for Eccleshall and, indeed, the entire Borough.

If you would like to be kept updated on progress by being added to our Local Plan consultee database please contact the Strategic Planning & Placemaking team by email at strategicplanning@staffordbc.gov.uk

Until this process has been completed, all planning applications will continue to be assessed on a case by case basis in the context of the adopted Plan for Stafford Borough 2011-2031 and the current Eccleshall Neighbourhood Plan alongside the National Planning Policy Framework. The evidence relevant to each application will be fully considered by officers and (where relevant) the Planning Committee.

The adopted Local Plan remains in force and its development strategy, and the majority of the local and neighbourhood planning policies, **continue to be relevant** and **will be applied** appropriately through the decision-making process alongside all relevant information including community representations on planning application and evidence.

This will ensure weight is applied to decisions regarding limits to growth for the town of Eccleshall, which is considered a 'Key Service Village' within the wording of the adopted Local Plan. Preparing a Supplementary Planning Document would not strengthen policies in the adopted Local Plan beyond those already used for decision-making on planning applications.

In the meantime, and until the evidence is gathered and the consultations have completed, we will continue to make decisions according to the current legal framework and will continue to require developers adequately consider flooding, sewage capacity, impacts on the best and most versatile agricultural land, health, education and transport together with any evidence demonstrating cumulative effects.

We will continue to require applicants to respond to relevant concerns raised as part of the decision-making process, including the submission of additional infrastructure information where relevant. We will also continue to require that decisions take account of other relevant applications when balancing the capacity of the infrastructure and needs of the community, and balance this with the legal requirement to evaluate each application on a case-by-case basis.

In summary, the Borough Council is already pursuing the gathering of Local Plan evidence and has started the process of making strategic decisions on the future development of Eccleshall, and the Council is heartened to see that so many of the local community agree that this should continue in the formation of our New Local Plan. And a reminder that if you wish to be kept updated on progress by being added to our Local Plan consultee database please contact the Strategic Planning & Placemaking team by email at strategicplanning@staffordbc.gov.uk.

Alternatively if you wish to be notified about planning applications in the Eccleshall area please register using the link below:

www.staffordbc.gov.uk/letting-you-know-about-planning-applications

Yours sincerely,

A handwritten signature in black ink, appearing to be 'D Piper', with a long horizontal stroke extending to the right.

Dean Piper
Head of Economic Development & Planning

New Local Plan evidence base (of equal importance for plan-making):

- Habitat Regulations Assessment
- Sustainability Appraisal / Strategic Environmental Assessment
- Infrastructure Delivery Plan and associated updates for education, transport, utilities
- Whole Plan Viability Assessment
- Strategic Flood Risk Assessment & Water Cycle Study
- Agricultural Land Assessment
- Landscape Character Sites Assessment
- Historic Environment Sites Assessment
- Ecological Sites Assessment
- Economic & Housing Development Needs Assessment
- Gypsy & Travellers Needs Assessment
- Town Centre Capacity Assessment
- Climate Change / Renewable Energy Mitigation and Adaptation Study
- Playing Pitch & Sports Facilities Strategies
- Green Infrastructure Strategy
- Design Coding