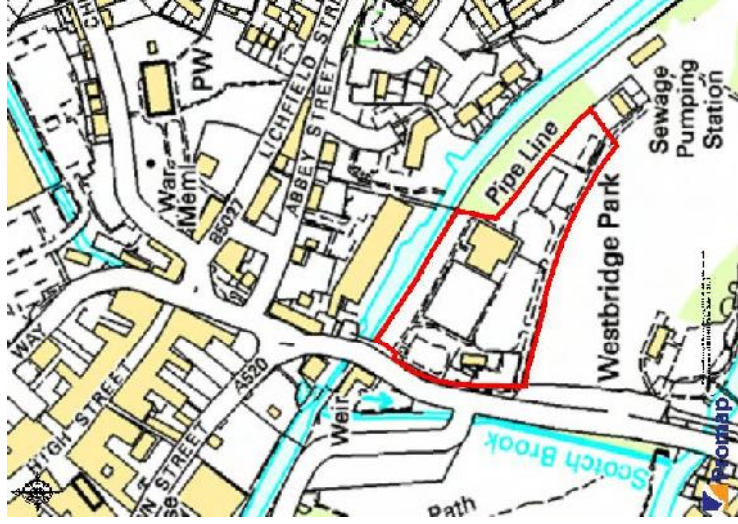


**STAFFORD BOROUGH COUNCIL
STAFFORD & STONE RETAIL CAPACITY STUDY – 2010 - 2026**



Settlement Stone
 Site No 4
 Address Westbridge Park
 Site Area 1.5 ha gross
 Existing Use Leisure Centre and car parking (children's playground)
 Opportunity Type Brownfield
 Owner SBC
 Land Allocation Green Network
 Site Description The site comprises the current purpose built leisure centre and tennis courts, with associated surface level parking. The site also has a number of children's playgrounds and skate park that would need to be relocated if redeveloped, as well as Girl Guides centre. The site is well positioned on Stafford Street providing strong visual prominence on the southern entry route into Stone town centre.



Availability		Score (0-5-10)
Achievable satisfactory access	Yes	10
Is the site in single ownership	Yes	10
Is the site vacant	No	0
Is the site being marketed	No	0
Suitability		
Location	Edge	5
Micro location	-	0
Regeneration Benefits	Partial	5
Flood Zone (1, 2 or 3)	3	0
Is Retail the only likely use	No	5
Well located to existing retail activity	No	0
Visual prominence	Yes	10
Topography (level)	Yes	10
Is the site accessible to:		
- Public transport nodes	Yes	10
- Major employment	Yes	10
Viability		
Free of Buildings requiring demolition	No	0
Likely to be contaminated	No	10
Strong retail market	Yes	10
Relocation of Other Facilities/Business	Yes	5
Listed Buildings / Conservation Area	No	10
Potential for associated car parking	Yes	10
Overall Assessment Score (Total 200)		120
Existing Commercial Floorspace (gross) (sq.m)	Building 850 (Tennis Court 1,740)	
Potential Levels of Commercial		1
Potential ground footprint (gross) (sq. m)		2,500
Potential Net Floorspace (sq. m)		1,500
Estimated Delivery Timescale		2010-2015