

Stafford Station Gateway Regeneration Scheme

Former Saint-Gobain Site Enabling Works Reclamation Scheme

Consultation on Proposed Reclamation Works

Introduction

Staffordshire County Council is applying for planning permission for enabling works to reclaim the former Saint-Gobain land to provide three plots for future mixed-use development as part of the Stafford Station Gateway regeneration scheme.

The aerial photo to the right shows the proposed three plots which are located alongside Doxey Road and Unicorn Way to the north-west of Stafford railway station.

All three plots together form the planning application submission.



Background to the Proposed Works

The former Saint-Gobain Works, Stafford is proposed for mixed land use redevelopment as part of the Stafford Station Gateway Strategic Regeneration Framework (SRF). The SRF is adopted by Stafford Borough Council (SBC) and Staffordshire County Council (SCC). In November 2023, working with Staffordshire County Council, Stafford Borough Council secured £20million from the Government, with up to £16.5million allocated to the Doxey Road Saint-Gobain reclamation works to unlock the development potential of the site.

A key parcel within the wider regeneration area is the former Saint-Gobain factory site which was demolished in 2019 and is now owned by Staffordshire County Council. The proposed works will reclaim the site to prepare it for future development. The work will largely comprise excavation of the foundations of the previous building with backfilling of the land to create a development platform. There will also be decontamination and groundwater remediation works, together with the realignment of the Doxey Drain that runs through the site.

The land comprises three plots:

- Plot 1 (approximately 0.9 hectares): occupies the northern area and comprises land formerly owned by Saint-Gobain, that has areas of hardstanding. A former car maintenance garage has been demolished.
- Plot 2 (approximately 3.0 hectares): occupies the southern area and includes the floor slabs of the former Saint-Gobain works.
- Plot 3 (approximately 1.2 hectares): occupies the southeastern area and also includes floor slabs of the former Saint-Gobain works.

Doxey Road and Unicorn Way separate the plots and the West Coast Mainline (WCML) lies adjacent to the northern boundary of development plots 1 and 3.

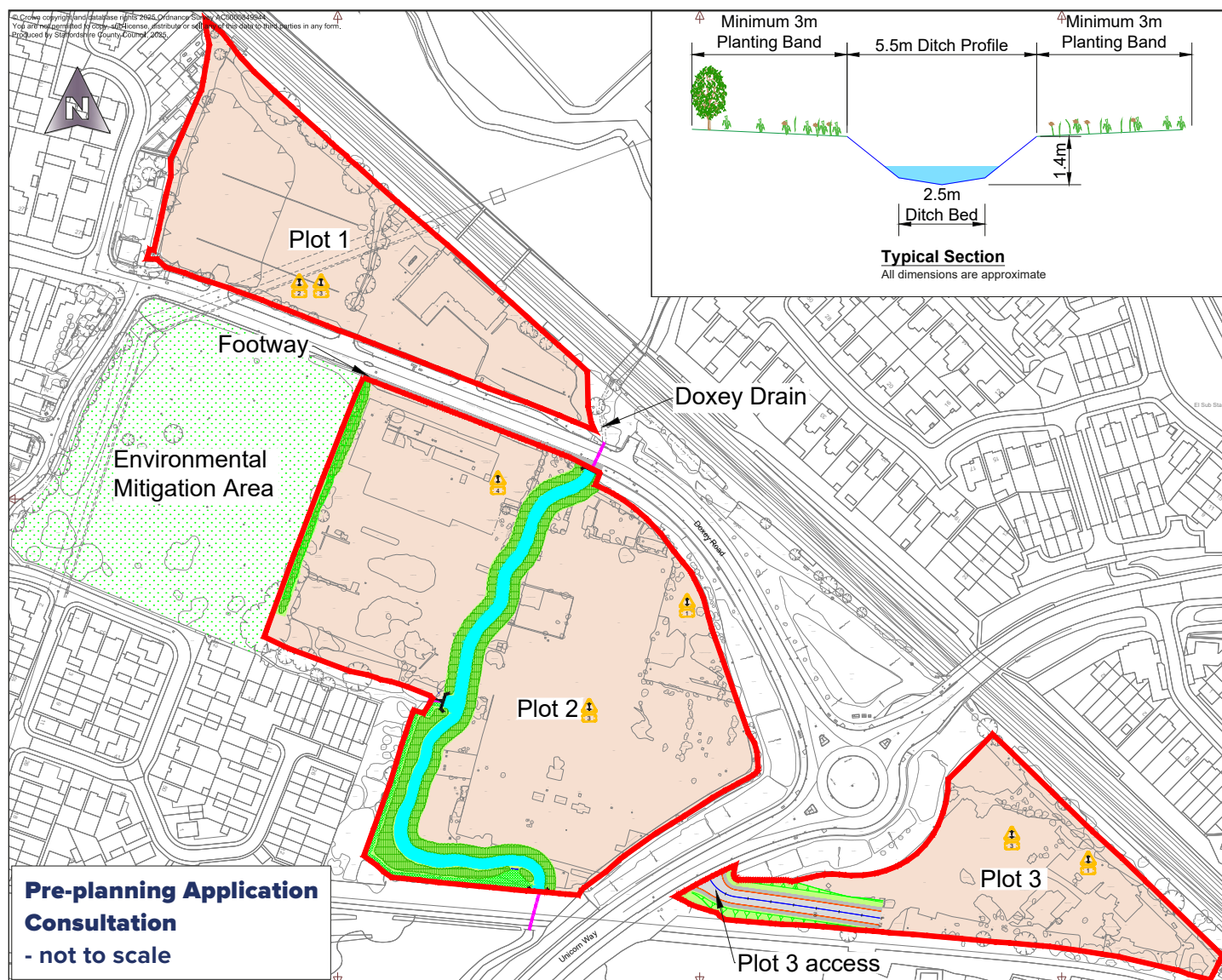
Subject to the grant of planning permission, the proposed reclamation works are due to start in late 2026 and will take approximately 18 months to complete.

Proposed Enabling Works

The enabling works activities have been designed by SCC's engineering partner, AMEY, and are within the red lines shown on the drawing below and will include:

- Breaking out and removal of thick concrete slabs and building foundations.
- Excavation of made ground beneath the hard surfacing.
- Treatment or off-site disposal of any contaminated soils.
- Processing of excavated ground and backfilling to provide a development platform.
- Groundwater remediation.

- Realignment of Doxey Drain into an open watercourse introducing meanders and planting for visual and environmental benefits.
- Provision of flood compensation area on eastern part of Plot 1.
- Removal of underground fuel storage tanks located within Plot 1.
- Breaking out and backfilling of voids.
- Works to improve site access to Plot 3.
- Provision of temporary site fencing.
- Removal of some vegetation.



Further Information & How To Provide Any Responses

You can view the scheme drawings and supporting information via www.staffordshire.gov.uk/doxeyreclamation

You can also view the drawings and discuss them with the project team at a drop-in event at St Thomas & St Andrew Church, Doxey Road, Stafford, ST16 1 EQ on Friday 27th February 2026 between 3pm and 7pm.

If you have any questions or wish to provide comments on the scheme, contact doxeyreclamation@staffordshire.gov.uk