

STATEMENT OF COMMON GROUND
PLAN FOR STAFFORD BOROUGH
STRATEGIC DEVELOPMENT LOCATIONS
LAND SOUTH AND WEST OF STONE

INTRODUCTION

The purpose of this Statement of Common Ground is to establish the main areas of agreement, identify the main areas where further work is required for completion before the Plan for Stafford Borough independent Examination to prove soundness to the Inspector and highlight the main areas of dispute / disagreement between the parties and Stafford Borough Council. Further information and work outstanding linked to this Statement of Common Ground is set out in the Stafford Borough Infrastructure Strategy Stage 2 Report (the Infrastructure Delivery Plan) published in July 2012. The Statement of Common Ground should therefore establish a range of actions and rough working assumptions, including timings, for the delivery of land south and west of Stone.

SITE ADDRESS AND DESCRIPTION OF THE DEVELOPMENT:

Land south and west of Stone.

Residential and employment developments, public open space, access, parking and landscaping. All development will take place within the site plan (Appendix 1) attached to this Statement of Common Ground.

DEVELOPERS:

Wardell Armstrong on behalf of Hallam Land / Davidsons
Fisher German on behalf of the Weaver family
Gerald Eve on behalf of Delice De France

LOCAL PLANNING AUTHORITY:

Stafford Borough Council

This statement addresses the following areas of common ground:

1. Description of the site.
2. Description of the area.
3. Development Plan context.
4. Main Areas of Agreement.
5. Main Areas requiring further work.
6. Main areas of Disagreement / Dispute.

1. Description of the Site

The housing and employment sites extends to 45.59 hectares (see Appendix 1).

Development to the south and west of Stone is located approximately 1.5 km south and 3 km east of Stone town centre beyond the main residential and employment areas of the town.

The site has principal access from A34 and the B5026 Eccleshall Road along existing vehicular routes next to the sites.

2. Description of the area

To the north of the housing site is open countryside and the railway line whilst to the south of the housing site is the Eccleshall Road and existing residential areas of Stone. To the west of the housing site is existing residential area and east of the site is open countryside.

To the north of the employment site is the existing employment area of Stone Business Park and to the south of the employment site is open countryside. To the west of the site is open countryside and to the east of the site is the existing employment area of Stone Business Park and the A34.

3. Development Plan context

Stafford Borough Council is preparing a new Local Plan known as the Plan for Stafford Borough. Issues and Options on the new Plan were published in February 2009 and a Pre-Publication Draft was published for consultation in September 2011 with a further re-consideration of Strategic Policy Choices for development set out in a further consultation in June & July 2012.

At the end of November 2012 the Full Council for the Stafford Borough area is meeting to consider approving the new Local Plan to 2031 for the pre-submission stage and 6 weeks to formally receive representations on soundness and legal compliance for the subsequent Examination next Spring / Summer 2013. Therefore this is the Council's final version of the Plan for Stafford Borough which is considered to meet the statutory tests of being sound having been positively prepared, justified, effective and consistent with national policy as well as complying with the Duty to Co-operate.

Significant work has been progressed on proving deliverability of the new Plan through on-going engagement with key stakeholders interests, particularly for the Strategic Development Locations at Stafford and Stone. However further work is now immediately required to reduce the risk of difficulties at the Examination and potential delays by addressing the following key questions:

- Is the land south and west of Stone capable of delivering the scale of development as set out in the Plan for Stafford Borough based on the land area (i.e. approximately 500 new houses and at least 18 hectares of employment land)?
- What are the infrastructure requirements for land south and west of Stone?
- Can the land south and west of Stone be delivered with the resources made available and is there sufficient commercial viability?
- What level of affordable housing provision can be delivered for land south and west of Stone?

4. Main Areas of Agreement

There are no issues of contention and it is common ground between the parties that:

- A sustainable, well designed mixed use development will be delivered between 2021 and 2031. Any application for development on a part or the whole of this area must be preceded by, and consistent with, a comprehensive Master Plans for the sites which have been

submitted and agreed by the Council

Housing

- Delivery of approximately 500 new homes within the existing site boundaries,
- The site will deliver a target proportion of 40% affordable housing in the context of Policy C2,
- A mix of housing types, tenures, sizes and styles will be delivered with proportions of 2, 3 and 4 bedroomed properties;
- The development will include specialist housing to meet the needs of an ageing population as part of overall housing provision;
- The development will integrate with social and physical infrastructure in the existing area (including provision for new facilities at Manor Hill primary school).

Employment

- The site will deliver at least 18 hectares of new employment south of Stone Business Park comprehensive links for a range of transport modes to existing housing development areas;

Design

- The development will be based on maximising use of sustainable construction methods in the context of Policy N2;
- The development is of a design and layout with appropriate landscaping that reduces impacts on the surrounding area and landscape;

Environment

- Provision will be made for a network of green infrastructure including play areas, green corridors allowing wildlife movement and access to open space;
- Measures to alleviate flooding and surface water management will take place on the sites with reduced implications for the River Trent valley corridor through necessary works and Sustainable Drainage Systems (SUDS);
- The site will protect nature conservation interests including the Site of Biological Interest.

Transport

- An access, transport and travel plan strategy will be provided for the Strategic Development Location that maximises travel and accessibility by non-car transport modes via safe, attractive and conveniently designed street, pedestrian and cycling connections within the development and to Stone town centre, nearby existing and new residential and employment

areas. The strategy shall identify access points to the site and between the site and the existing settlement. It shall also identify construction access arrangements that do not unduly disrupt existing residents and improvements to transport capacity along the B5026 Eccleshall Road and the A34;

- The development will deliver improvements to transport capacity along the A34 in the vicinity of the Walton roundabout and the Aston-by-Stone roundabout as well as deliver local transport network measures;

- Measures to improve accessibility by non-car transport modes to Stone town centre through walking and cycling connections.

Infrastructure

- Local highway improvements and enhancements assessed for transport capacity of the B5026 Eccleshall Road, the A34 roundabouts and the A34 / A51 roundabout;
- Additional primary and middle school facilities provision as well as extensions to the existing secondary school to accommodate projected growth in pupils;
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- The development will include children's play areas and multi-use games areas on-site
- Standard telecommunication connections will be provided through the Stone exchange enabled with Superfast Fibre Access Broadband
- Gas reinforcement work to support housing development;

- Primary health care provision will be delivered by increased capacity at existing facilities
- Developer contributions will be required to provide the strategic infrastructure needed to achieve a comprehensive sustainable development at this Strategic Development Location

A Concept Diagram is attached (see Appendix 2). An initial sketch layout will be provided by the developers by the end of November 2012 to demonstrate a feasible solution to deliver new development of 500 new houses, at least 18 hectares of new employment land and associated land use requirements taking account of the key constraints for the area.

- Based on current information from the Infrastructure Delivery Plan and all parties working in partnership it has been established that the scale of development is capable of delivering the infrastructure requirements listed below:
 - Provision of a local electricity sub-station and connection to the grid in order to meet the needs of the new communities
 - Potable water reinforcement works for the water supply in order to meet the water resource needs of the new communities
 - Provision is required for foul and surface water drainage systems to meet the requirements of

the new development and protect the local water environment.

- There are no ground or geo-environmental issues which would prevent the development of the site as proposed and which cannot be resolved or addressed by planning condition.
- There are no ecology or bio-diversity issues which would prevent the development of the site as proposed and which cannot be resolved or addressed by planning condition.
- An evaluation of the development's impact on the Cannock Chase Special Area of Conservation.
- There are no noise or noise attenuation issues which would prevent the development of the site as proposed and which cannot be resolved or addressed by planning condition.
- There are no site layout, landscaping or design related matters relevant at this stage and the outline parameters of the proposed development, that are in disagreement to deliver approximately 500 new houses and at least 18 hectares of new employment development.
- There are no flood risk or site drainage issues which would prevent the development of the site as proposed and which cannot be resolved or addressed by planning condition.
- Housing provision is expected to be delivered at a rate of approximately 50 new houses per year in three planned phases.

All parties agree that a s.106 planning obligation should be capable of agreement to secure the following from new employment development;

- the cost of the County Council to monitor the implementation of the Travel Plan

All parties agree that a s.106 planning obligation should be capable of agreement to secure the following from new housing development;

- an appropriate element of affordable housing
- additional primary, middle and secondary school education provision
- open space provision and a commuted sum towards on-site open space if such open space is to be adopted by the Council
- the cost of the County Council to monitor the implementation of the Residential Travel Plan

All parties will be working towards the completion of such a planning obligation to be prepared through the formal planning application process.

All parties will also work on a series of conditions which without prejudice to any parties case, could be imposed.

5.. Main Areas requiring further work

The main areas where further work is required between the parties can be summarised as follows:

- a. A general statement of deliverability based on economic viability.

6. Main areas of Disagreement / Dispute

The main areas of disagreement between the parties can be summarised as follows:

- a. Delivery of housing provision from 2021 to 2031. The developers wish to deliver the housing development before 2021.
- b. In the interests of a properly planned, more environmentally sensitive and technically deliverable scheme the developers wish to deliver the housing development extending the area from 18 hectares to 34 hectares made up of 16 hectares of housing and 18 hectares of greenspace.

Signed on behalf of the Developers

Signed on behalf of Local Planning Authority

Date:

Date:

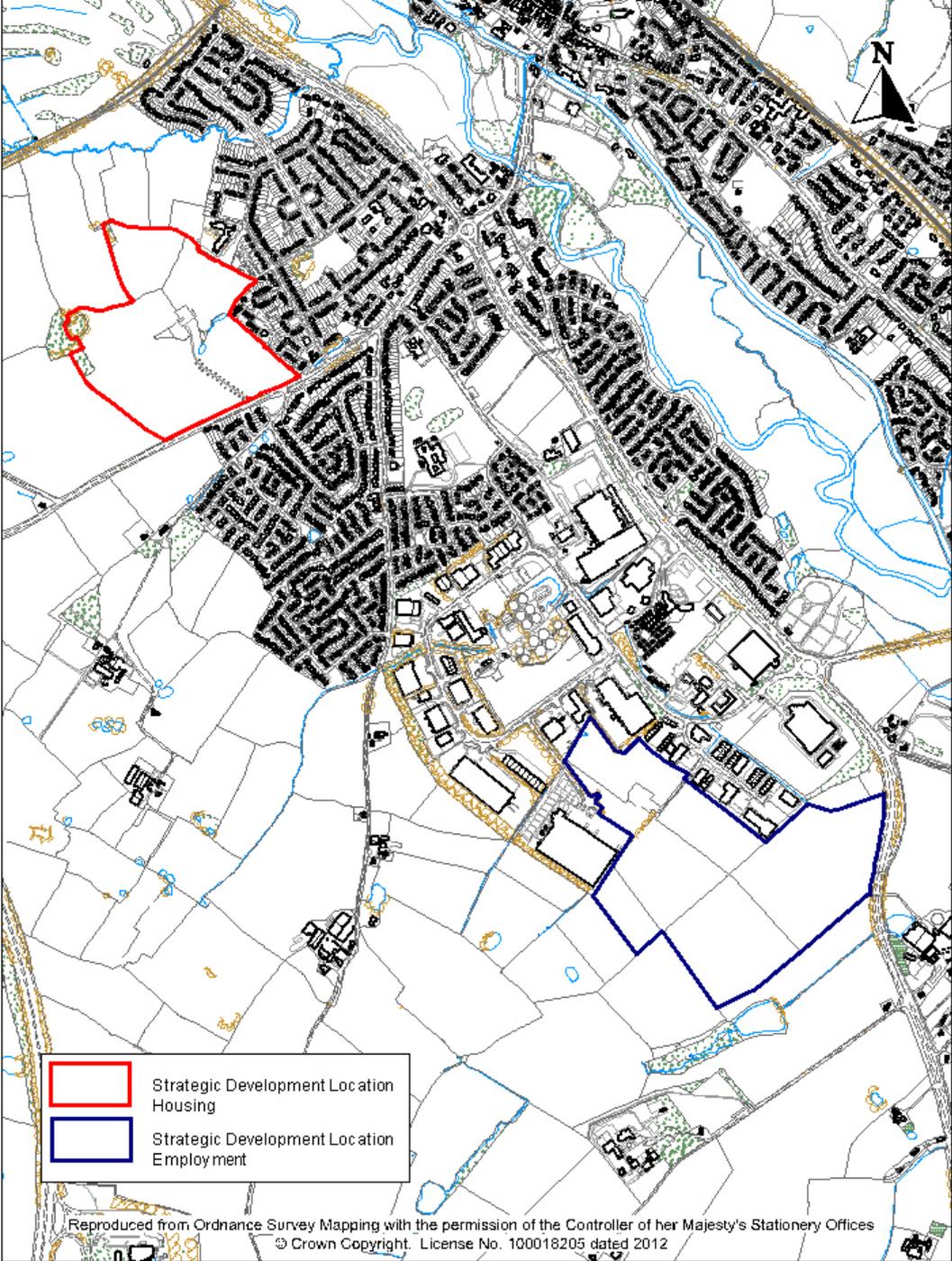
Position:

Position:

APPENDIX 1

LAND WEST AND SOUTH OF STONE

Development to the West and South of Stone



APPENDIX 2

ILLUSTRATIVE CONCEPT DIAGRAM

Stone Concept Diagram

