

Matter	Code	Summary of Response	Representatives	Council Response
<b>Matter 10- Infrastructure</b>				
Matter 10- Infrastructure	M10-2a	<p>Concern that there is insufficient evidence to conclude that development can support all of the policy requirements set out in the Plan, and that the level of infrastructure required to deliver the SDLs will not be deliverable or viable.</p> <p>Concern that Community Infrastructure Levy (CIL) is not sufficiently advanced. Therefore, it cannot be relied upon as a key component of infrastructure funding and the level of affordable housing delivered will be significantly less than expected; thus the key objectives of the plan will not be delivered.</p>	Planning Prospects on behalf of St Modwen Developments	The Council considers that the Infrastructure Delivery Plan (IDP) parts 1 and 2 as well as the Economic viability on the Strategic Development Locations (SDLs) and Whole Plan viability provide sufficient information to conclude that the Plan is deliverable taking account of the infrastructure burdens, affordable housing requirements and their delivery costs.
Matter 10- Infrastructure	M10-3a	Concern that the SDL policies require a master plan for the whole SDL, to be agreed by the Council before a planning application can come forward, which is not consistent with the NPPF or Spatial Principle 1 of the Plan.	Savills on behalf of Taylor Wimpey and Bellway Homes Ltd	The Council considers that a master plan should be prepared for the SDLs prior to the submission of a planning application to guide development of the site. This will provide the local communities with certainty about the scale and nature of development together with the supportive infrastructure being provided in a timely manner for each SDL. The Council does not accept that producing a master plan through the pre-application stage will lead to significant delays.

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Matter 10-Infrastructure	M10-4a	Concern that there is no reference to Nationally Significant Infrastructure Projects (NSIPs), which are set out in the relevant designated and draft National Policy Statements (NPS).	Barton Willmore on behalf of St Modwen Developments	The Council considers that it is unnecessary to include reference to National Policy Statements within Policy I1, as the Policy relates to infrastructure that is required to deliver the Plan for Stafford Borough, and will be considered through the Infrastructure Planning Commission rather than the Borough Council.