

Sean Roberts

From: Programme Officer
Subject: FW: The Plan for Stafford Borough

Dear Sean

Thank you for the message.

The Council can confirm that planning consent was granted for the Stone Strategic Development Location (SDL) on 7 January 2014 subject to a Section 106 agreement being signed.

As part of the negotiations towards signing the Section 106 agreement Hallam Land Management challenged the 40% affordable housing requirement for the Stone SDL, although this had not been raised previously as an issue by their representations to the Plan for Stafford Borough.

The Council asked for Hallam Land Management to provide viability evidence to substantiate the position that 40% affordable housing was not viable. This evidence has recently been submitted to the Council and will be independently assessed, including the infrastructure provision figures, over the next few weeks to further consider this issue.

As part of the Plan for Stafford Borough evidence base a number of viability studies were carried out to support Policy C2 on affordable housing, set out in Examination Library documents D10, D11 and D12 regarding economic viability of housing land in Stafford Borough, as well as D51 for the Stafford Town SDLs. The Stone SDL was not included in this study at that stage because the Plan for Stafford Borough - Publication had phased the site's release to after 2021. This phasing has subsequently been removed as part of the Examination and Modifications stage.

The Council considers that this evidence supports the policies within the Plan for Stafford Borough and the specific affordable housing percentages, in order to deliver the requirements of the Strategic Housing Market Assessment 2012 of 210 affordable houses per year across the Borough and paragraphs 47 and 50 of the National Planning Policy Framework. Therefore the Council considers that the Plan for Stafford Borough and its policies are sound.

Please could you forward this message to the Inspector as a Council response to this issue.

Kind regards

Alex