

**PART 2 PLAN FOR STAFFORD BOROUGH – INSPECTOR QUESTIONS NOTE MF1**

**COUNCIL RESPONSE TO NOTE MF1**

**1. What are the reasons for the significant increase in completions 2015/2016?**

*Council response*

- 1.1 In terms of housing completions since the start of the Plan period in 2011 and the target of 500 new homes per year set out in Spatial Principle 2 of the adopted Plan (P2-C1), the following table provides the number of units delivered in the context of the supply of planning consents for each year, detailed in the Land for New Homes: Housing Monitor documents (P2-E5 to P2-E9 & P2-L19).

***Table 1***

<b>Year</b>	<b>Completions</b>	<b>Target</b>	<b>Housing Supply</b>
2011/12	425	500	2,911
2012/13	306	500	2,781
2013/14	411	500	4,009
2014/15	428	500	4,692
2015/16	688	500	4,274

- 1.2 In the last 2-3 years, and since the Plan for Stafford Borough was adopted in June 2014 (P2-C1), a significant number of outline and full planning permissions have been granted consent. These sites have either been granted consent to house builders as full planning permissions or sold on to house builders by landowners / developers leading to Reserved Matter permissions. The result has been a significant increase in completions within Stafford Borough's strong housing market, with house builders clearly keen to deliver new houses. The Borough has recently seen a significant increase in activity from the national volume housebuilders in the last year or so on major sites.
- 1.3 In terms of the 688 units completed between 1 April 2015 and 31 March 2016 (P2-L19) there has been a good spread across Stafford, Stone and the Key Service Villages as well as on the Strategic Development Locations (SDLs). The Council anticipates that with the significant supply of housing land currently available in 2015/16, together with the delivery on Strategic Development Locations, that completion levels will continue at this level in future years.

**2. In the context of the trajectory for the rest of the Plan period, how accurate is the trajectory in the adopted Plan for Stafford Borough on page 162?**

Council response

- 2.1 The adopted Plan for Stafford Borough contains Appendix F – Housing Trajectories, on pages 161 to 164, includes a commentary (P2-C1). The table on page 161 sets out the Stafford Borough Trajectory identifying completions 2011-2013, total commitments, Strategic Housing Land Availability Assessment (SHLAA) supply, housing delivery rates for each of the Strategic Development Locations, dwellings completed each year and anticipated completions for the rest of the Plan period from 2013 onwards, the cumulative completions alongside the cumulative target as well as the annualised housing requirement of 500 new dwellings per year from 2011/12 to 2030/31 and managed delivery target.
- 2.2 As detailed in Table 1 of this Note the completions for 2013/14, 2014/15 and 2015/16 were 411, 428 and 688 respectively compared to the identified completions of 322, 599 and 721 within Appendix F - Stafford Borough Trajectory (P2-C1). With the addition of C2 completions for this period there is a slight under delivery of 46 units. Therefore, to date, the trajectory has been accurate in general terms concerning housing delivery. Completions have been adequately delivered as expected, although the origins may have been different to anticipated. For example in 2015/16 the total commitments were anticipated to contribute 410 units to the supply but in fact a total of 539 units were from existing commitments and 149 units from Strategic Development Locations north and east of Stafford.
- 2.3 In terms of the next 5 year period from 2016/17 to 2020/21 the Appendix F - Stafford Borough Trajectory (P2-C1) identifies a total of 1,352 units from existing commitments and SHLAA sites alongside 1,950 from Strategic Development Locations. In the context of the current housing supply of 4,274 and projections in the 5 year housing land supply statement 2016 (P2-L1) for the Strategic Development Locations the Council considers that housing delivery will continue to meet Appendix F - Stafford Borough Trajectory projections in the adopted Plan (P2-C1). Over the next 5 years Strategic Development Locations are projected to deliver a total of 1,988 units, having already provided 193 units, with Stafford East largely completed by 2020/21 along with the majority of the Stone SDL (P2-L1). It should be noted from the identified for completions in the Appendix F - Stafford Borough Trajectory table that the peak figure of 820 completions is reached next year 2016/17 before gradually declining over the rest of the Plan period (P2-C1).
- 2.4 For the remainder of the Plan period from 2021/22 to 2030/31 the North and West Strategic Development Locations will continue to deliver the majority of the housing completions whilst commitments within Settlement Boundaries and Neighbourhood Plans will also provide additional units. The current projections for each of the Strategic Development Locations are included in the latest 5 year housing land supply statement 2016 (P2-L1). The Council will continue to monitor housing delivery over the Plan period from small and large sites with planning permission alongside sites for C2 residential institutions and Strategic Development Locations.

### 3. Stafford and Stone SDLs

These schemes are critical to the successful delivery of Plan for Stafford Borough Part 2 (PSB2), both in terms of overall delivery and distribution in accordance with SP4 (70% Stafford; 10% Stone; 12% Key Service Villages; 8% rest of Borough). Therefore there is a need to provide a good understanding of how well these 4 SDLs are likely to perform during the Plan period.

#### 3 (ii) In particular the following needs to be addressed:

1. **The views of the lead developers themselves – the Council states that it has discussed the progress of the schemes with the lead developers for each SDL**

#### Council response

- 3.1 Following the Inspector's request for an update on the Strategic Development Locations and the views of the lead developers, the Council has made contact with the relevant developers in order to establish the current position. Appendix 1 to this Note provides the e-mail correspondence for each of the Strategic Development Locations identified in the adopted Plan and anticipated progress in line with the adopted Plan and its policies.
- 3.2 Earlier this year, through the process of preparing the 5 year housing land supply statement 2016 (P2-L1), the Council made contact with the lead developers for the Strategic Development Locations in order to confirm the projected delivery rates for the period 2016/17 to 2020/21. Appendix 2 to this Note provides the e-mail correspondence relating to the Strategic Development Locations in the context of the 5 year housing land supply 2016 confirming delivery rates to 2020/21.
- 3.3 In summary each of the lead developers for the Strategic Development Locations have confirmed that these large-scale housing developments are coming forward through Appendix 1 and 2 of this Note, with a number of planning consents already granted and housing completions on site. Furthermore the developers have confirmed the figures in the 5 year housing land supply statement 2016 (P2-L1).
2. **Critical infrastructure – This obviously includes the Western Access Route. (A) Is the finance already committed, and if not, what is the likelihood that the finance will be available? (B) What is the most likely timescale for completion? It is noted in Doc P2-E13 – Infrastructure Delivery Plan that 2017 is the Network Rail window of opportunity to cross the railway – is there any confirmed about this?**

#### Council response

- 3.4 Following the Inspector's request for an update on the Western Access Route further information has been sought from Staffordshire County Council. The latest position is that the Stafford Western Access Route has full planning permission (November 2015) with the majority of the finance already committed for the scheme, including

Growth Deal and developer contributions. The Councils are considering how to address any shortfall. Currently there are significant land acquisition costs included in the funding calculations which may be less than expected. Therefore it is very likely that the finance will be available.

- 3.5 In terms of the window of opportunity for significant work on the Doxey Road bridge, the latest position from Staffordshire County Council is that Network Rail have completed the works on the West Coast Main Line including signalling. Whilst work within the parapets of the bridge and re-building a wing-wall will be needed, discussions between Network Rail and Staffordshire County Council confirm that these works will not present any major issues to delivering the Stafford Western Access Route.

**3. Are there any other critical components of the infrastructure which will impact on the progress of any of the SDLs?**

Council response

- 3.6 By way of an introduction, Policies Stafford 2 – 4 of the adopted Plan (P2-C1) provide the context for housing and employment development alongside the policy and infrastructure requirements. The Inspector's Report dated 11 June 2014 (P2-L31) sets out the general position for the Stafford Strategic Development Locations in paragraphs 66 to 68, concluding that the Plan provides an effective framework to guide future development at the SDLs, assess specific proposals and ensure the necessary infrastructure and facilities are delivered at the appropriate time. In particular paragraph 68 of the Inspector's Report in June 2014 (P2-L31) concludes that the Strategic Development Locations are viable and deliverable developments.

- 3.7 Since June 2014 significant progress has been made concerning the master plans for land west and north of Stafford Strategic Development Locations together with planning consents, planning applications being submitted and on-going pre-application technical work being progressed, as detailed later in this note. Therefore the Council does not consider that there are any other critical components of infrastructure which will impact on the progress of any of the Strategic Development Locations. The Council is content to discuss further details on any component of infrastructure associated with the Stafford Strategic Development Locations as part of the Examination process. However it should be noted that none of the e-mail messages from the lead developers, in Appendix 1 of this Note, raise any issues of critical infrastructure impacting on the delivery of the Strategic Development Locations.

**4. Are there any critical aspects of the infrastructure which might impact upon the Stone SDL? Again, there seems to be a delay here in relation to the trajectory?**

Council response

3.8 Following the Inspector's request for an update on the Stone Strategic Development Location and any critical aspects of infrastructure, further information has been sought from Staffordshire County Council. Outline planning permission has been granted subject to a Section 106 agreement which includes off-site highway works at the Walton roundabout of Eccleshall Road and A34. All other infrastructure requirements will be met through delivery of the housing proposals, as detailed in the Section 106 agreement so therefore the Council does not consider that there are any other critical components of infrastructure which will impact on the progress of the Stone Strategic Development Location.

3.9 By way of background Policy Stone 2 of the adopted Plan (P2-C1) provide the context for housing and employment development alongside the policy and infrastructure requirements. The Inspector's Report dated 11 June 2014 (P2-L31) sets out the general position for the Stone West Strategic Development Location in paragraphs 95 to 98, concluding that the proposal is appropriate, effective, sustainable, viable and deliverable which is justified with robust evidence and is soundly based.

**5. The realism of the rates of delivery – these rates seem quite high in the adopted Plan's housing trajectory (page 162), and there seems to be some slippage – e.g. Stafford West is programmed to start in 2014/15**

Council response

3.10 Although there has been a small amount of slippage with the Stafford West and Stone Strategic Development Locations, the evidence shows that the Strategic Development Locations will deliver development in the Plan period. The following paragraphs provide an overview of the delivery rates for each of the Strategic Development Locations in the context of the adopted Plan and the latest planning position. Paragraph 68 of the Inspector's Report in June 2014 (P2-L31) concludes that the Strategic Development Locations are viable and deliverable developments.

***North Stafford Strategic Development Location***

3.11 Policy Stafford 2 – North of Stafford (P2-C1) of the adopted Plan identifies delivery of 3,100 new dwellings as part of the Stafford Town housing provision. Further details about the North Stafford Strategic Development Location are set out in the Inspector's Report dated 11 June 2014, paragraphs 69 to 73 (P2-L31). To provide the most up-to-date context for Policy Stafford 2 – North of Stafford it should be noted that an outline planning permission (10/13362/OUT) subject to a Section 106 agreement was granted in August 2012. Subsequently two reserved matters applications were granted consent for 257 new dwellings (13/18533/REM) and 152 new dwellings (14/20781/REM) respectively in August 2013 and September 2014. Furthermore full planning consent (14/21007/FUL) was granted in September 2015 for an additional 66 new dwellings north of Parkside. It should be noted that

previously this part of the location related to a site in the Stafford Borough Local Plan 2001 Housing Proposal HP13 north of Parkside (P2-J14).

- 3.12 During 2014/15 a total of 44 new dwellings were completed north of Parkside and during 2015/16 a total of 56 new dwellings were completed. Following confirmation from the house builders on these sites it has been stated that 250 new dwellings will be completed over the next five year period to 2020/21 (P2-L1). At this stage the North Stafford Strategic Development Location has delivered 100 housing units compared to Appendix F – Stafford Borough Trajectory identified completions of 30 units up to 2015/16 (P2-C1).
- 3.13 In terms of the remaining larger housing sites within the Strategic Development Location detailed engagement has been taking place over recent months to finalise a masterplan for the North of Stafford, in line with Policy Stafford 2, alongside a significant planning application for the western element of the site. The master plan was received by the Council on 15 July 2016 for agreement (P2-N18) which details in Section 6, paragraphs 6.47 to 6.52 the phasing approach and associated timescales. Furthermore a planning application for 700 new houses on the western part of the SDL is anticipated in the very near future. In light of the progress made, the developers for the large sites north of Stafford have confirmed the trajectory in the 5 year housing land supply statement (P2-L1) of 100 new dwellings in 2018/19, with 185 new dwellings in 2019/20 and 225 units in 2020/21.
- 3.14 Overall housing delivery on the North of Stafford Strategic Development Location was anticipated within Appendix F – Stafford Borough Trajectory (P2-C1) of the adopted Plan for Stafford Borough to be 605 from 2016/17 to 2020/21. However the actual and anticipated number of completions is now calculated to be 610 new dwellings completed by 2020/21 (P2-L1). It should be noted that delivery on the north of Stafford Strategic Development Location began a year ahead of that anticipated in the Appendix F – Stafford Borough Trajectory (P2-C1) so this Strategic Development Location has clearly demonstrated the ability to boost the housing supply at Stafford Town in line with the adopted Plan. As a result of this early delivery the projected completion rate on the North Stafford Strategic Development Location for the rest of the Plan period is anticipated to be 205 units per year from 2021/22 onwards rather than 220 units per year as set out in Appendix F Stafford Borough Trajectory (P2-C1). In the June 2014 Inspector's Report it was acknowledged, in paragraph 73, that the North Stafford Strategic Development Location is an effective, deliverable, viable, sustainable and soundly based proposal and endorsed by the prospective developers.

### ***West Stafford Strategic Development Location***

- 3.15 Policy Stafford 3 – West of Stafford (P2-C1) in the adopted Plan identifies delivery of 2,200 new dwellings as part of the Stafford Town housing provision. Further details about the West Stafford Strategic Development Location are set out in the Inspector's Report dated 11 June 2014, paragraphs 74 to 77 (P2-L31). To provide the most up-to-date context for Policy Stafford 3 – West of Stafford it should be noted that a reserved matters application (15/22595/REM) received planning consent in September 2015 for 80 new dwellings on the former Castleworks part of the Strategic Development Location, having received an outline consent (11/15998/OUT) on appeal in December 2012. In March 2015 the Burleyfields Masterplan Framework for land west of Stafford (P2-J19) was agreed by the Council's Planning Committee. Having met the requirement in Policy Stafford 3 for a master plan to be agreed, full planning consent for 170 new dwellings (14/20425/FUL) was granted on land south

of Doxey in March 2015 (P2-J15). It should be noted that previously this part of the location related to a site in the Stafford Borough Local Plan 2001 Housing Proposal HP9 south of Doxey Road, Stafford. Since the masterplan framework was agreed in March 2015 the developers for the remaining majority of areas of the West of Stafford Strategic Development Location have been preparing technical evidence in order to support submission of planning applications to deliver new development, in line with Policy Stafford 3. The lead developer has confirmed that a planning application for the majority of the Strategic Development Location will be submitted towards the end of this year (Appendix 1 of this Note).

- 3.16 A small number of housing completions have now been delivered on the West of Stafford Strategic Development Location at land south of Doxey following ground works having taken place in 2015/16. Furthermore the housebuilder on the former Castleworks site has confirmed that the reserved matters consent will be delivered by 2020/21. Therefore a total of 250 new dwellings will be completed over the next five year period, as set out in the 5 year housing land supply statement (P2-L1).
- 3.17 In terms of the remaining larger housing sites within the Strategic Development Location, as mentioned above, detailed technical evidence, to support submission of planning applications later this year, has been taking place (Appendix 1 of this Note). The developers for these remaining areas have confirmed that 50 new dwellings will be completed during 2017/18, 105 new dwellings during 2018/19, 110 new units during 2019/20 and 115 units during 2020/21 (P2-L1). Therefore this provides a total supply of 380 new houses completed over the next five year period.
- 3.18 At this stage the West Stafford Strategic Development Location has only delivered a small number of the 206 housing units as set out in Appendix F – Stafford Borough Trajectory of the adopted Plan (P2-C1). Over the next five year period the Appendix F – Stafford Borough Trajectory identified a further 745 new dwellings to be completed on the West of Stafford Strategic Development Location. Therefore the total identified completions for the period 2014/15 to 2020/21 is 951 new dwellings. Based on the information provided by developers for the West of Stafford Strategic Development Location a total of 630 new units are identified for delivery (P2-L1). Due to the increased delivery rates in the next 5 year period, the projected completion rate on the West Stafford Strategic Development Location for the rest of the Plan period is anticipated to be 143 units per year from 2021/22 onwards, as detailed in the 5 year housing land supply statement 2016 (P2-L1) rather than the rates as set out in Appendix F Stafford Borough Trajectory (P2-C1).
- 3.19 Clearly delivery on the Strategic Development Location has slipped by two years, which means it may take slightly longer for the Council to work off its accumulated shortfall for land west of Stafford. However as long as any accumulated shortfall is accounted for and planned into the strategy (i.e. will be caught up within the Plan period) the Council should continue to deliver the development strategy contained in the adopted Plan. In the June 2014 Inspector's Report (P2-L31) it was acknowledged, in paragraph 77, that the West Stafford Strategic Development Location is an effective, sustainable, viable and deliverable proposals which is justified with robust evidence and is soundly based.

#### ***East Stafford Strategic Development Location***

- 3.20 Policy Stafford 4 – East of Stafford of the adopted Plan (P2-C1) identifies delivery of 600 new dwellings as part of the Stafford Town housing provision. Further details about the East Stafford Strategic Development Location are set out in the Inspector's

Report dated 11 June 2014, paragraphs 78 to 82 (P2-L31). To provide the most up-to-date context for Policy Stafford 4 – East of Stafford it should be noted in August 2013 planning permission was granted and a Section 106 agreement signed to deliver 373 new houses north of Tixall Road (13/18698/OUT) and 261 new houses south of Tixall Road (13/18697/OUT) giving a total of 634 new homes. Subsequently reserved matters consent was granted for 361 new houses (14/20318/REM) north of Tixall Road in August 2014 (P2-J13).

- 3.21 During 2015/16 a total of 93 new dwellings were completed on land north of Tixall Road by two separate housebuilders working simultaneously. Therefore it is considered that the remaining 268 new dwellings will be completed within the five year period, confirmed by the developer's e-mails (Appendix 2 of this Note) and contained in the 5 year housing land supply statement 2016 (P2-L1). Furthermore an application for reserved matters is currently being determined for land south of Tixall Road to deliver 261 new dwellings. Following confirmation from the developers for land south of Tixall Road a total of 210 new dwellings will be completed within the five year period, with the final 51 units completed in 2021/22 (P2-L1). This has been further confirmed by the e-mail received on 21 July 2016 in Appendix 1.
- 3.22 Overall housing delivery on the East of Stafford Strategic Development Location was anticipated within Appendix F – Stafford Borough Trajectory of the adopted Plan for Stafford Borough (P2-C1) to be 100 new dwellings completed in 2014/15 and 2015/16, with 140 new dwellings to be completed during 2016/17 and 2017/18, and 120 new dwellings completed in 2018/19. Whilst the timescale for housing completions on land east of Stafford has slipped by a year, land north of Tixall Road will be completed by 2019/20 and the projected completion date for land south of Tixall Road will now be 2021/22. Therefore this Strategic Development Location has clearly demonstrated the ability to boost the housing supply at Stafford Town in line with the adopted Plan. One further area of land totalling 1.35 hectares, part of Policy Stafford 4 next to the Weston Road roundabout, identified for new housing development which may deliver 20-30 new homes, is yet to be delivered as part of the proposal.

### ***Stone West Strategic Development Location***

- 3.23 Policy Stone 2 – West of Stone (housing site) of the adopted Plan (P2-C1) identifies delivery of 500 new dwellings as part of the Stone Town housing provision. Further details about the Stone West Strategic Development Location are set out in the Inspector's Report dated 11 June 2014, paragraphs 95 to 98 (P2-L31). To provide the most up-to-date context for Policy Stone 2 – West of Stone it should be noted in February 2015 planning permission was granted and a Section 106 agreement signed to deliver 500 new houses north of Eccleshall Road (13/19002/OUT). Subsequently discussions have been progressing with the developers for this site.
- 3.24 Overall housing delivery on the West of Stone Strategic Development Location was anticipated within Appendix F – Stafford Borough Trajectory (P2-C1) of the adopted Plan for Stafford Borough to be 40 new dwellings completed in 2015/16 through to 2021/22 increasing to 60 new dwellings for 2022/23 to 2023/24 and the final two years being 50 new dwellings in 2024/25 and 2025/26. Whilst the timescale for housing completions on land west of Stone has slipped by two years, the developers have confirmed a rate of housing completions of 30 new units in 2017/18 and 80 new dwellings from 2018/19 to 2022/23 (P2-L1). Therefore whilst the housing trajectory in the adopted Plan shows that the site will be completed by 2025/26, the

developer has confirmed that the Stone West Strategic Development Location will actually be built out by 2023/24. Therefore this Strategic Development Location clearly demonstrates the ability to boost the housing supply at Stone Town in line with the adopted Plan. In the June 2014 Inspector's Report (P2-L31) it was acknowledged, in paragraph 98, that the West Stone Strategic Development Location is an appropriate, effective, sustainable, viable and deliverable proposal which is justified with robust evidence and is soundly based.

- 6. The Council needs to provide an SDL update (both the 3 Stafford SDLs and Stone SDL) which covers these points (i.e. views of lead developers; update on critical infrastructure; update on housing trajectory, including likely rates of delivery).**

Council response

- 3.25 As set out through the detailed contained in this Note, the Council considers that the Strategic Development Locations (SDLs) identified in the Plan for Stafford Borough (P2-C1) are deliverable. The Inspector's Report (P2-L31) concluded at paragraphs 85 and 100 that the development strategy, including the SDLs, was appropriate, effective, deliverable, sustainable, justified and soundly based. The Council has regular contact with the developers of these sites and is confident in their deliverability.

**APPENDIX 1 – E-MAIL CONFIRMATION OF DELIVERY: STRATEGIC DEVELOPMENT LOCATIONS**  
**(JULY 2016)**

**LAND NORTH OF STAFFORD STRATEGIC DEVELOPMENT LOCATION**

**From:** Mark Dauncey [mailto:Mark.Dauncey@pegasuspg.co.uk]  
**Sent:** 20 July 2016 17:33  
**To:** Sandwith, Frazer; Alex Yendole; Dryden Mcnair-Lewis; jonathan@richboroughstates.co.uk  
**Cc:** John Holmes; Abby Brough; Amanda Turner; Alex Evans; Jon Hickton  
**Subject:** RE: Stafford Borough Council - Local Plan Part 2 Examination

Hi Dryden,

I would agree with Frazer that the timescales contained in the Masterplan would be relevant.

In terms of key infrastructure delivery, again details are contained in the Masterplan, but just so you are aware, we are aiming to submit the outline application for the Maximus land sometime October 2016 and obviously it is proposed that the scheme will include key infrastructure items such as primary/secondary schools, Destination Park, local centres, flood storage areas etc.

Hope this is of assistance.

Kind regards,

**Mark Dauncey**

Principal Planner

**Pegasus Group**

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Birmingham | Bracknell | Bristol | Cambridge | Cirencester | East Midlands | Leeds | London | Manchester

**From:** Sandwith, Frazer [mailto:Frazer.Sandwith@eu.jll.com]  
**Sent:** 20 July 2016 13:39  
**To:** Alex Yendole; Dryden Mcnair-Lewis; Mark Dauncey (Mark.Dauncey@pegasuspg.co.uk); jonathan@richboroughstates.co.uk  
**Cc:** John Holmes; Abby Brough; Amanda Turner; Alex Evans  
**Subject:** RE: Stafford Borough Council - Local Plan Part 2 Examination

Dryden,

From our point of view the most up to date information on SDL delivery and timescales is set out within the North of Stafford SDL Masterplan Document which was submitted to the Council on Friday. There is a specific section on Phasing.

Regards,            Frazer

**Frazer Sandwith**  
**Director - Planning and Development**  
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**From:** Alex Yendole [<mailto:ayendole@staffordbc.gov.uk>]  
**Sent:** 20 July 2016 13:31  
**To:** Dryden Mcnair-Lewis; Sandwith, Frazer; Mark Dauncey ([Mark.Dauncey@pegasuspg.co.uk](mailto:Mark.Dauncey@pegasuspg.co.uk)); [jonathan@richboroughstates.co.uk](mailto:jonathan@richboroughstates.co.uk)  
**Cc:** John Holmes; Abby Brough; Amanda Turner; Alex Evans  
**Subject:** RE: Stafford Borough Council - Local Plan Part 2 Examination

Thanks Dryden

Frazer / Mark / Jonathan - In terms of the housing trajectory I attach the 5 year housing land supply statement 2016 as the most up-to-date position for the Plan period regarding your SDL, which I trust is correct following our previous e-mail correspondence.

Looking forward to hearing from you

Kind regards

Alex

**From:** Dryden Mcnair-Lewis  
**Sent:** 20 July 2016 13:26  
**To:** Frazer Sandwith ([Frazer.Sandwith@eu.jll.com](mailto:Frazer.Sandwith@eu.jll.com)); Mark Dauncey ([Mark.Dauncey@pegasuspg.co.uk](mailto:Mark.Dauncey@pegasuspg.co.uk)); [jonathan@richboroughstates.co.uk](mailto:jonathan@richboroughstates.co.uk)  
**Cc:** Alex Yendole; John Holmes; Abby Brough; Amanda Turner; Alex Evans  
**Subject:** FW: Stafford Borough Council - Local Plan Part 2 Examination

Frazer / Mark / Jonathan

I trust your all well.

You are no doubt aware that SBC are currently in the examination stage of the Plan for Stafford Borough Part 2.

One of the key outcomes of this process will be the determination of the settlement boundaries which is obviously a key element in facilitating the delivery of the housing numbers required in the adopted plan. In relation to this, the question of delivery of development on the SDL's has been raised as an important issue in the proceedings and the planning inspector has specifically requested

updated/current evidence to demonstrate that the SDL's will deliver the scale of development provided for in the adopted plan.

The following items have been raised by the planning inspector, and ideally we could do with receiving your considered response within the next 24hours...my apologies for the very short time frame, but I'm sure you can appreciate that it's in all our interests to provide assurances to the examination process.

- The views of the lead developers in regard to SDL delivery and timescales.
- Are there any critical components of the infrastructure which will impact on the progress of development of the SDL?
- An update on housing trajectory, including likely rates of delivery.

The Local Plan context for the above is;

"These schemes are critical to the successful delivery of PSB2, both in terms of overall delivery and distribution in accordance with SP4 (70% Stafford; 10% Stone; 12% Key Service Villages; 8% rest of Borough). Therefore there is a need to provide a good understanding of how well these 4 SDLs are likely to perform during the Plan period".

If you need to discuss any aspect of the above, please don't hesitate to get in touch. I'll look forward to hearing from you.

Kind regards

Dryden

**Dryden McNair-Lewis** BA Arch, Dip Arch, Dip UD

**Design Advisor**

**Economic Development & Planning**

**Stafford Borough Council**

**01785 619551**

## LAND WEST OF STAFFORD STRATEGIC DEVELOPMENT LOCATION

**From:** Mark Hodgson [mailto:MHodgson@savills.com]  
**Sent:** 21 July 2016 10:13  
**To:** Dryden Mcnair-Lewis  
**Cc:** Alex Yendole; Richard Shaw  
**Subject:** RE: Stafford Borough Council - Local Plan Part 2 Examination

Dear Dryden

Further to your email I can respond to the questions as follows:

- Taylor Wimpey are in the process of working up a planning application for submission towards the end of this year for the land under their control which is 68ha. We have been in discussions with the Councils regarding key issues including ecology, flood risk, landscape, heritage, urban design and highways.
- The County Council is progressing the delivery of the Stafford Western Access Road which already has planning permission. Taylor Wimpey are in discussions with the Councils regarding a funding package towards delivery of the SWAR.
- We can confirm that the 5 year housing land supply statement which sets out the delivery rates for the Stafford West SDL are correct.

I trust this answers the Inspector's queries but should you need anything further please contact me.

Kind regards

Mark

**From:** Dryden Mcnair-Lewis [mailto:DMcnair-Lewis@staffordbc.gov.uk]  
**Sent:** 20 July 2016 13:33  
**To:** Mark Hodgson  
**Cc:** Linda Gilbert; Lesley Heenan; Alex Yendole  
**Subject:** FW: Stafford Borough Council - Local Plan Part 2 Examination

Hi Mark

Having received an "out of office" message from Richard's e-mail, I thought it prudent to forward this message to yourself, together with the colleagues mentioned in Richards e-mail.

Should you have any queries please don't hesitate to call.

Many thanks

Dryden

**Dryden McNair-Lewis** BA Arch, Dip Arch, Dip UD

**Design Advisor**

**Economic Development & Planning**

**Stafford Borough Council**

**01785 619551**

**From:** Dryden Mcnair-Lewis

**Sent:** 20 July 2016 13:24

**To:** [marc.wilson@taylorwimpey.com](mailto:marc.wilson@taylorwimpey.com); Richard Shaw ([RShaw@savills.com](mailto:RShaw@savills.com))

**Cc:** Alex Yendole; John Holmes; Abby Brough; Amanda Turner; Alex Evans

**Subject:** Stafford Borough Council - Local Plan Part 2 Examination

Marc / Richard

I trust your both well.

You are no doubt aware that SBC are currently in the examination stage of the Plan for Stafford Borough Part 2.

One of the key outcomes of this process will be the determination of the settlement boundaries which is obviously a key element in facilitating the delivery of the housing numbers required in the adopted plan. In relation to this, the question of delivery of development on the SDL's has been raised as an important issue in the proceedings and the planning inspector has specifically requested updated/current evidence to demonstrate that the SDL's will deliver the scale of development provided for in the adopted plan.

The following items have been raised by the planning inspector, and ideally we could do with receiving your considered response within the next 24hours...my apologies for the very short time frame, but I'm sure you can appreciate that it's in all our interests to provide assurances to the examination process.

- The views of the lead developers in regard to SDL delivery and timescales.
- Are there any critical components of the infrastructure which will impact on the progress of development of the SDL?
- An update on housing trajectory, including likely rates of delivery.

The Local Plan context for the above is;

"These schemes are critical to the successful delivery of PSB2, both in terms of overall delivery and distribution in accordance with SP4 (70% Stafford; 10% Stone; 12% Key Service Villages; 8% rest of Borough). Therefore there is a need to provide a good understanding of how well these 4 SDLs are likely to perform during the Plan period".

If you need to discuss any aspect of the above, please don't hesitate to get in touch. I'll look forward to hearing from you.

Kind regards

Dryden

**Dryden McNair-Lewis** BA Arch, Dip Arch, Dip UD

**Design Advisor**

## LAND EAST OF STAFFORD STRATEGIC DEVELOPMENT LOCATION

**From:** Edge, Andy [mailto:Andy.Edge@bovishomes.co.uk]

**Sent:** 21 July 2016 12:01

**To:** Dryden Mcnair-Lewis

**Cc:** Alex Yendole; John Holmes; Abby Brough; Amanda Turner; Alex Evans

**Subject:** RE: Stafford Borough Council - Local Plan Part 2 Examination

Hi Dryden,

Please find below our developments below and how we're currently progressing and forecasting for next year.

- Yarnfield Park (13/19196/REM) ~ The 5 plots left, in the vicinity of the compound, will be finished by October 2016. The site will then be completely built out.
- Stafford Road, Eccleshall (15/22533/REM) ~ 30 plots will be built this year. Next year we're budgeting to build approximately 44 plots. We envisage to be complete on the site 2<sup>nd</sup> half of 2019
- Former St Georges Hospital (10/13691/FUL) ~ 28 plots delivered by the end of the year. Next year 8 plots left, within the vicinity of the compound which will be finished by 1<sup>st</sup> half 2017. Site will then be completely built out.

On our Tixall Road development after this year we will have left to build 55 plots and 26 apartments. We envisage to be complete on the site by 1<sup>st</sup> half of 2019.

Hope the above is what you require.

Many Thanks

**Andrew Edge**

**Associate Design Director**

### **Bovis Homes Limited**

Northern region

Dunston Hall

Dunston

Stafford

ST18 9AB

01785 788300 (switch-board)

01785 788345 (direct dial)

Mob: 07775 119037

DX311601

[andy.edge@bovishomes.co.uk](mailto:andy.edge@bovishomes.co.uk)

**From:** Dryden McNair-Lewis [<mailto:DMcnair-Lewis@staffordbc.gov.uk>]

**Sent:** 21 July 2016 09:56

**To:** Edge, Andy

**Cc:** Alex Yendole; John Holmes; Abby Brough; Amanda Turner; Alex Evans

**Subject:** FW: Stafford Borough Council - Local Plan Part 2 Examination

Hi Andy

Further to our brief chat...

SBC are currently in the examination stage of the Plan for Stafford Borough Part 2, and as discussed the question of delivery of development on the SDL's has been raised as an issue in the proceedings with the planning inspector requesting updated/current evidence to demonstrate that the SDL's will deliver the scale of development provided for in the adopted plan.

The following have been raised as specific queries by the planning inspector...(apologies for the very short timescales, but we could ideally do with receiving your considered response in the next 24hrs).

- The views of the lead developers in regard to SDL delivery and timescales.
- Are there any critical components of the infrastructure which will impact on the progress of development of the SDL?
- An update on housing trajectory, including likely rates of delivery.

The Local Plan context for the above is;

"These schemes are critical to the successful delivery of PSB2, both in terms of overall delivery and distribution in accordance with SP4 (70% Stafford; 10% Stone; 12% Key Service Villages; 8% rest of Borough). Therefore there is a need to provide a good understanding of how well these 4 SDLs are likely to perform during the Plan period".

If you've any queries please don't hesitate to get in touch.

Many thanks

Dryden

**Dryden McNair-Lewis** BA Arch, Dip Arch, Dip UD

**Design Advisor**

**Economic Development & Planning**

**Stafford Borough Council**

**01785 619551**

**From:** Dean Shaw [<mailto:dean.shaw@redrow.co.uk>]

**Sent:** 21 July 2016 14:45

**To:** Dryden McNair-Lewis

**Cc:** Alex Yendole; John Holmes; Abby Brough; Amanda Turner; Alex Evans; David Bent

**Subject:** RE: Stafford Borough Council - Local Plan Part 2 Examination

Hi Dryden,

Thanks for the document you sent through. We've just sat with our Finance Director and compared our forecasts with your estimates for our site on page 35.

To be honest, assuming we receive planning permission next month, those figures are very close to our own forecast so we are comfortable there is no need to change them. There may be opportunity for us to increase that production slightly but it will certainly be no less. In terms of infrastructure, although there is the junction works on Tixall Road, we do not see this slowing down the numbers.

Hopefully this gives some confidence.

Kind regards

**Dean Shaw**  
Design Manager

Redrow Homes Limited  
Redrow House  
Kinsall Green, Wilnecote, Tamworth  
Staffordshire, B77 5PX

Telephone: 01827 260600

Mobile: 07551 126899

Extension: 3152

Website: [www.redrow.co.uk](http://www.redrow.co.uk)

**From:** Dryden Mcnair-Lewis [<mailto:DMcnair-Lewis@staffordbc.gov.uk>]

**Sent:** 21 July 2016 09:49

**To:** Dean Shaw

**Cc:** Alex Yendole; John Holmes; Abby Brough; Amanda Turner; Alex Evans

**Subject:** FW: Stafford Borough Council - Local Plan Part 2 Examination

[THIS EMAIL ORIGINATED FROM AN EXTERNAL SOURCE]

Hi Dean

Further to our brief chat...

SBC are currently in the examination stage of the Plan for Stafford Borough Part 2, and as discussed the question of delivery of development on the SDL's has been raised as an issue in the proceedings with the planning inspector requesting updated/current evidence to demonstrate that the SDL's will deliver the scale of development provided for in the adopted plan.

The following have been raised as specific queries by the planning inspector...(apologies for the very short timescales, but we could ideally do with receiving your considered response in the next 24hrs).

- The views of the lead developers in regard to SDL delivery and timescales.
- Are there any critical components of the infrastructure which will impact on the progress of development of the SDL?
- An update on housing trajectory, including likely rates of delivery.

The Local Plan context for the above is;

“These schemes are critical to the successful delivery of PSB2, both in terms of overall delivery and distribution in accordance with SP4 (70% Stafford; 10% Stone; 12% Key Service Villages; 8% rest of Borough). Therefore there is a need to provide a good understanding of how well these 4 SDLs are likely to perform during the Plan period”.

If you’ve any queries please don’t hesitate to get in touch.

Many thanks

Dryden

**Dryden McNair-Lewis** BA Arch, Dip Arch, Dip UD

**Design Advisor**

**Economic Development & Planning**

**Stafford Borough Council**

**01785 619551**

#### **LAND WEST OF STONE STRATEGIC DEVELOPMENT LOCATION**

**From:** Stoney, Stephen [mailto:smstoney@wardell-armstrong.com]

**Sent:** 26 July 2016 14:36

**To:** Dryden McNair-Lewis

**Cc:** Alex Yendole; John Holmes; Abby Brough; Amanda Turner; Alex Evans

**Subject:** RE: Stafford Borough Council - Local Plan Part 2 Examination

Dryden

Please see attached, which I consider answers all the Inspector’s matters. Al this is verified by the client, HLM.

As Alex if I qualify for a ‘bonus’ on the back of timeliness..

Regards, Stephen,

**Stephen Stoney** | Technical Director

Wardell Armstrong LLP

Sir Henry Doulton House, Forge Lane, Etruria, Stoke on Trent, ST1 5BD

t: 01782 276700 m: 07725 603730



**From:** Dryden McNair-Lewis [<mailto:DMcnair-Lewis@staffordbc.gov.uk>]

**Sent:** 20 July 2016 14:57

**To:** Stoney, Stephen <[smstoney@wardell-armstrong.com](mailto:smstoney@wardell-armstrong.com)>

**Cc:** Alex Yendole <[ayendole@staffordbc.gov.uk](mailto:ayendole@staffordbc.gov.uk)>; John Holmes <[jholmes@staffordbc.gov.uk](mailto:jholmes@staffordbc.gov.uk)>; Abby Brough <[ABrough@staffordbc.gov.uk](mailto:ABrough@staffordbc.gov.uk)>; Amanda Turner <[ATurner@staffordbc.gov.uk](mailto:ATurner@staffordbc.gov.uk)>; Alex Evans <[alexevans@staffordbc.gov.uk](mailto:alexevans@staffordbc.gov.uk)>

**Subject:** FW: Stafford Borough Council - Local Plan Part 2 Examination

Stephen

I trust your well.

You are obviously aware that SBC are currently in the examination stage of the Plan for Stafford Borough Part 2...and as you'll be equally aware, the question of delivery of development on the SDL's has been raised as an issue in the proceedings with the planning inspector specifically requesting updated/current evidence to demonstrate that the SDL's will deliver the scale of development provided for in the adopted plan.

The following have been raised as specific queries by the planning inspector, and as the planning representative for the Stone SDL, we could ideally do with receiving your considered response by Friday the 22<sup>nd</sup> July...my apologies for the very short time frame.

- The views of the lead developers in regard to SDL delivery and timescales.
- Are there any critical components of the infrastructure which will impact on the progress of development of the SDL?
- An update on housing trajectory, including likely rates of delivery.

The Local Plan context for the above is;

"These schemes are critical to the successful delivery of PSB2, both in terms of overall delivery and distribution in accordance with SP4 (70% Stafford; 10% Stone; 12% Key Service Villages; 8% rest of Borough). Therefore there is a need to provide a good understanding of how well these 4 SDLs are likely to perform during the Plan period".

If you need to discuss any aspect of the above, please don't hesitate to get in touch. I'll look forward to hearing from you.

Kind regards

Dryden

Dryden McNair-Lewis BA Arch, Dip Arch, Dip UD

Design Advisor

Economic Development & Planning

Stafford Borough Council

01785 619551

**LAND WEST OF STONE STRATEGIC DEVELOPMENT LOCATION (E-MAIL ATTACHMENT)**

### **Land at Walton Hill (Stone SDL)**

#### **Updated July 2016 in conjunction with Hallam Land Management**

Outline Planning Permission (13/19002/OUT) was granted in February 2015.

An Application for Reserved Matters relating to Infrastructure (roads, sewers etc...) and Open Space for Phase 1 of up to 200 houses is being compiled and will be submitted in August.

A follow-on AoRM for housing details will be made by the selected developer.

The selected developer has now been reduced from a long-list to 3.

The published trajectory in the Council's latest 5 year housing land supply statement is agreed as potentially achievable should the chosen developer have two branded outlets that are complimentary. That *could* achieve up to 80 units per annum from 2017/18 going forward subject to favourable market conditions. This figure will halve if the developer has only one brand outlet.

A 'flat trajectory' would be better accommodating a 20% flexibility tolerance to be more realistic.

The Land Promoter's engaged Highways Consultant is in dialogue with the Highway Authority regarding Conditions 25, 26, 27, 28, 29, 30 and 31. This is part of ongoing progression of the discharge of conditions. The progression of the Highways Section 278 Agreements required are also under discussion with the Highway Authority. Physical improvements required include a junction improvement at the A34/A51 Aston roundabout, required before development commences.

## **APPENDIX 2 – E-MAIL CONFIRMATION OF DELIVERY: STRATEGIC DEVELOPMENT LOCATIONS**

### **LAND NORTH OF STAFFORD STRATEGIC DEVELOPMENT LOCATION**

**From:** Sandwith, Frazer [mailto:Frazer.Sandwith@eu.jll.com]  
**Sent:** 08 June 2016 09:28  
**To:** Abby Brough  
**Cc:** Alex Yendole  
**Subject:** RE: Stafford Borough Council Five Year Land Supply Statement

Abby,

I can only provide information for the Akzo Nobel land within the North of Stafford Strategic Development Location. It is anticipated that construction will commence in 2017, with the first operational year of phase 1 in 2018. Depending on market conditions it is assumed that the build out rate will be between 20 and 60 dwellings per year.

Regards

Frazer

**Frazer Sandwith**  
**Director - Planning and Development**  
One Piccadilly Gardens | Manchester M1 1RG

T: +44 (0)161 238 6295  
M: +44 (0)7816 547707  
[Frazer.Sandwith@eu.jll.com](mailto:Frazer.Sandwith@eu.jll.com)  
[jll.co.uk](http://jll.co.uk)

**From:** Abby Brough [mailto:ABrough@staffordbc.gov.uk]  
**Sent:** 01 June 2016 12:23  
**To:** Sandwith, Frazer  
**Cc:** Alex Yendole  
**Subject:** Stafford Borough Council Five Year Land Supply Statement

Dear Fraser

Thank you for your time last week, speaking to Alex Yendole regarding the Strategic Development Location to gather information to create our Five Year Land Supply Statement.

I understand that the following information is correct for the Strategic Development Location at North Stafford SDL:

50 units - 2018/19

60 units - 2019/20

60 units - 2020/21

Please could you confirm that this information is correct by Wednesday 8 June 2016 to Alex Yendole and myself.

We look forward to hearing from you.

Kind regards

Abby

On behalf of Alex Yendole

**From:** Mark Dauncey [mailto:Mark.Dauncey@pegasuspg.co.uk]  
**Sent:** 01 June 2016 17:47  
**To:** Abby Brough  
**Cc:** Alex Yendole  
**Subject:** RE: Stafford Borough Council - Five Year Land Supply Statement

Hi Abby,

Thank you for your email. I've discussed the matter with my client and assuming the Masterplan can be agreed and applications progressed expediently, we would suggest the following delivery from the Maximus land:

40 Units – 2019/2020 (Sandon Rd – Phase 1)

80 units – 2020/2021 (Sandon Rd plus wider site)

Following this the number of units delivered per annum would increase further with different parts of the site coming forward simultaneously.

Hope this helps, but if you have any queries please let me know.

Kind regards,

**Mark Dauncey**

Principal Planner

**Pegasus Group**

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS

5 The Priory | Old London Road | Canwell | Sutton Coldfield | West Midlands | B75 5SH

**T** 0121 308 9570 | **M** 07795 961819 | **DD** 0121 308 9591 | **E** [Mark.Dauncey@pegasuspg.co.uk](mailto:Mark.Dauncey@pegasuspg.co.uk)

Birmingham | Bracknell | Bristol | Cambridge | Cirencester | East Midlands | Leeds | London | Manchester

**From:** Abby Brough [<mailto:ABrough@staffordbc.gov.uk>]

**Sent:** 01 June 2016 12:25

**To:** Mark Dauncey <[Mark.Dauncey@pegasuspg.co.uk](mailto:Mark.Dauncey@pegasuspg.co.uk)>

**Cc:** Alex Yendole <[ayendole@staffordbc.gov.uk](mailto:ayendole@staffordbc.gov.uk)>

**Subject:** Stafford Borough Council - Five Year Land Supply Statement

Dear Mark

Thank you for your time last week, speaking to Alex Yendole regarding the Strategic Development Location to gather information to create our Five Year Land Supply Statement.

I understand that the following information is correct for the Strategic Development Location at North Stafford SDL:

40 units - 2018/19

60 units - 2019/20

60 units - 2020/21

Please could you confirm that this information is correct by Wednesday 8 June 2016 to Alex Yendole and myself.

We look forward to hearing from you.

Kind regards

Abby

On behalf of Alex Yendole

**From:** Jonathan Bloor [mailto:[Jonathan@richboroughstates.co.uk](mailto:Jonathan@richboroughstates.co.uk)]

**Sent:** 02 June 2016 09:12

**To:** Abby Brough

**Cc:** Alex Yendole

**Subject:** Re: Stafford Borough Council - Five Year Land Supply Statement

Morning Abby,

That's confirmed.

Kind regards,

Jonathan

Sent from my iPhone

On 1 Jun 2016, at 12:28, Abby Brough <[ABrough@staffordbc.gov.uk](mailto:ABrough@staffordbc.gov.uk)> wrote:

Dear Jonathan

Thank you for your time last week, speaking to Alex Yendole regarding the Strategic Development Location to gather information to create our Five Year Land Supply Statement.

I understand that the following information is correct for the Strategic Development Location at North Stafford SDL:

10 units - 2018/19

35 units - 2019/20

35 units - 2020/21

Please could you confirm that this information is correct by Wednesday 8 June 2016 to Alex Yendole and myself.

We look forward to hearing from you.

Kind regards

Abby

On behalf of Alex Yendole

#### **LAND WEST OF STAFFORD STRATEGIC DEVELOPMENT LOCATION**

**From:** Mark Hodgson [<mailto:MHodgson@savills.com>]

**Sent:** 08 June 2016 09:14

**To:** Abby Brough

**Cc:** Alex Yendole

**Subject:** RE: Stafford Borough Council Five Year Land Supply Statement

Dear Abby

I can confirm that the figures below are correct.

Kind regards

Mark

**From:** Abby Brough [<mailto:ABrough@staffordbc.gov.uk>]

**Sent:** 01 June 2016 14:06

**To:** Mark Hodgson

**Cc:** Alex Yendole

**Subject:** Stafford Borough Council Five Year Land Supply Statement

Dear Mark

Thank you for your time last week, speaking to Alex Yendole regarding the Strategic Development Location to gather information to create our Five Year Land Supply Statement.

I understand that the following information is correct for the Strategic Development Location at Western Stafford SDL (Burley Fields):

10 units - 2017/18

35 units - 2018/19

110 units - 2019/20

115 units - 2020/21

Please could you confirm that this information is correct by Wednesday 8 June 2016 to Alex Yendole and myself.

We look forward to hearing from you.

Kind regards

Abby

On behalf of Alex Yendole

**From:** Russell Poole [mailto:rpestateoffice@btclick.com]

**Sent:** 07 June 2016 16:21

**To:** Abby Brough

**Cc:** Alex Yendole

**Subject:** RE: Stafford Borough Council Five Year Land Supply Statement

Dear Abby/Alex

Further to our conversation, dwelling numbers for the West of Kingsway are likely to be 40 units 2017/18 and 40 units 2018/19.

As discussed, this is subject to planning being granted for retail on the 'front' triangle.

Regards

Russell

**Russell Poole**

BSc (Hons) MRICS

Chartered Surveyor

The Estate Office

Swynnerton, Stone, Staffordshire, ST15 0QE

Tel: 01782 796593 Fax: 01782 796661

Mobile: 07774 169497

**From:** Abby Brough [mailto:ABrough@staffordbc.gov.uk]

**Sent:** 01 June 2016 14:09

**To:** [rpestateoffice@btclick.com](mailto:rpestateoffice@btclick.com)

**Subject:** FW: Stafford Borough Council Five Year Land Supply Statement

Dear Russell

Thank you for your time last week, speaking to Alex Yendole regarding the Strategic Development Location to gather information to create our Five Year Land Supply Statement.

I understand that the following information is correct for the Strategic Development Location at Western Stafford SDL (Rugby Club):

30 - 40 units - 2017/18

60- 70 units - 2018/19

Please could you confirm that this information is correct by Wednesday 8 June 2016 to Alex Yendole and myself.

We look forward to hearing from you.

Kind regards

Abby

On behalf of Alex Yendole

**From:** Chris O'Hanlon [mailto:chris.ohanlon@bellway.co.uk]

**Sent:** 07 June 2016 14:33

**To:** Abby Brough

**Cc:** Alex Yendole

**Subject:** RE: Stafford Borough Council - Five Year Land Supply Statement

Hi Abby

I can confirm that the figures you have set out below are correct

Kind regards

Chris

Chris O'Hanlon MRTPI

Regional Planning Manager

Tel: 01827 255755

Mob: 07837 492735

Bellway Homes Limited West Midlands Division | Relay Point | Relay Drive | Tamworth | Staffs | B77 5PA

[chris.ohanlon@bellway.co.uk](mailto:chris.ohanlon@bellway.co.uk)

[www.bellway.co.uk](http://www.bellway.co.uk)

**From:** Abby Brough [mailto:ABrough@staffordbc.gov.uk]

**Sent:** 01 June 2016 13:57

**To:** Chris O'Hanlon <[chris.ohanlon@bellway.co.uk](mailto:chris.ohanlon@bellway.co.uk)>  
**Cc:** Alex Yendole <[ayendole@staffordbc.gov.uk](mailto:ayendole@staffordbc.gov.uk)>  
**Subject:** Stafford Borough Council - Five Year Land Supply Statement

Dear Chris

Thank you for confirming the associated planning permission concerning the housing supply of 170 dwellings at Land South of Doxey Road , Stafford (14/20425/FUL).

I understand that the following information is correct:

15 units - 2016/17

40 units - 2017/18

40 units - 2018/19

40 units - 2019/20

35 units - 2020/21

Please could you confirm that this information is correct by Wednesday 8 June 2016 to Alex Yendole and myself.

We look forward to hearing from you.

Kind regards

Abby

On behalf of Alex Yendole

**From:** Jason Tait [mailto:[Jason.Tait@planningprospects.co.uk](mailto:Jason.Tait@planningprospects.co.uk)]  
**Sent:** 08 June 2016 09:56  
**To:** Abby Brough  
**Cc:** Alex Yendole  
**Subject:** Re: Stafford Borough Council - Five Year Land Supply Statement

Abby

I have also spoken with Alex about this

Whether the precise year on year split as you suggest below is correct, I am not sure, but having spoken with St Modwen about this I believe you can put the whole 80 dwellings in the 5YS as St Modwen are now expecting to deliver the site in this period.

I have also spoke to Alex about Little Haywood and Fairway in Stafford

Regards

Jason M Tait, MRTPI - Director

4 Mill Pool, Nash Lane, Belbroughton, Worcestershire, DY9 9AF

m: 07771 976797 t: 01562 734090 f: 01562 734098

[www.planningprospects.co.uk](http://www.planningprospects.co.uk)

**From:** Abby Brough <[ABrough@staffordbc.gov.uk](mailto:ABrough@staffordbc.gov.uk)>  
**Date:** Wednesday, 1 June 2016 at 12:50  
**To:** Jason Tait <[Jason.Tait@planningprospects.co.uk](mailto:Jason.Tait@planningprospects.co.uk)>  
**Cc:** "Alex uk" <[ayendole@staffordbc.gov.uk](mailto:ayendole@staffordbc.gov.uk)>  
**Subject:** Stafford Borough Council - Five Year Land Supply Statement

Dear Jason

Thank you for your email confirming the Reserved Matters application for 80 dwellings at the Former Castleworks, Stafford (15/22595/REM).

I understand that the following information is correct:

20 units - 2018/19

30 units - 2019/20

30 units - 2020/21

Please could you confirm that this information is correct by Wednesday 8 June 2016 to Alex Yendole and myself.

We look forward to hearing from you.

Kind regards

Abby

On behalf of Alex Yendole

#### **LAND EAST OF STAFFORD STRATEGIC DEVELOPMENT LOCATION**

**From:** Abby Brough  
**Sent:** 01 June 2016 14:38  
**To:** Alastair Burgwin  
**Cc:** Alex Yendole  
**Subject:** RE: Stafford Borough Council - Five Year Land Supply Statement

Alastair

Thank you for the speedy response, it is very much appreciated.

Kind regards

Abby

**From:** Alastair Burgwin [<mailto:alastair.burgwin@redrow.co.uk>]  
**Sent:** 01 June 2016 14:17  
**To:** Abby Brough  
**Cc:** Alex Yendole  
**Subject:** RE: Stafford Borough Council - Five Year Land Supply Statement

Good afternoon

Yes this information is correct with the remaining 51 units in 2021/22

Kind regards

Alastair

**Alastair Burgwin**  
Land Manager

Redrow Homes Limited  
Redrow House  
Kinsall Green, Wilnecote, Tamworth  
Staffordshire, B77 5PX

Telephone: 01827 260600

Mobile: 07515 551403

Extension: 3167

Website: [www.redrow.co.uk](http://www.redrow.co.uk)

**From:** Abby Brough [<mailto:ABrough@staffordbc.gov.uk>]  
**Sent:** 01 June 2016 14:14  
**To:** Alastair Burgwin  
**Cc:** Alex Yendole  
**Subject:** Stafford Borough Council - Five Year Land Supply Statement

Dear Alastair

Thank you for confirming the associated planning permission concerning the housing supply of 261 dwellings at Land South of Tixall Road , Stafford (13/18697/OUT).

I understand that the following information is correct:

30 units - 2017/18

60 units - 2018/19

60 units - 2019/20

60 units - 2020/21

Please could you confirm that this information is correct by Wednesday 8 June 2016 to Alex Yendole and myself.

We look forward to hearing from you.

Kind regards

Abby

On behalf of Alex Yendole

## LAND WEST OF STONE STRATEGIC DEVELOPMENT LOCATION

**From:** Stoney, Stephen [mailto:smstoney@wardell-armstrong.com]  
**Sent:** 07 June 2016 15:18  
**To:** Alex Yendole  
**Subject:** RE: Stafford Borough Council - Five Year Land Supply Statement

Alex

Spoken to Paul Burton of HLM and he is happy with 80 per annum going forward (years 3 to 5) out of 2 housing brand outlets.

Regards, Stephen.

**Stephen Stoney** | Technical Director  
Wardell Armstrong LLP  
Sir Henry Doulton House, Forge Lane, Etruria, Stoke on Trent, ST1 5BD  
t: 01782 276700 m: 07725 603730



**From:** Alex Yendole [mailto:ayendole@staffordbc.gov.uk]  
**Sent:** 07 June 2016 14:21  
**To:** Stoney, Stephen <smstoney@wardell-armstrong.com>; Abby Brough <ABrough@staffordbc.gov.uk>  
**Subject:** RE: Stafford Borough Council - Five Year Land Supply Statement

Hi Stephen

Good to hear from you and many thanks for the information you sent to Abby, who is current on her holidays.

Please could you just confirm that the maximum of 80 units for 2018/19 will continue each year through to 2020/21, subject to your earlier message.

Looking forward to hearing from you to confirm.

Many thanks

Alex

**From:** Stoney, Stephen [<mailto:smstoney@wardell-armstrong.com>]  
**Sent:** 02 June 2016 16:35  
**To:** Abby Brough  
**Cc:** Alex Yendole  
**Subject:** RE: Stafford Borough Council - Five Year Land Supply Statement

Abby

The information agreed with Hallam Land is:-

Maximum 30 units in 2017/18

Maximum of 80 units in 2018/19, dependent upon 2 housing developers or 1 developer with 2 brands (eg. Barratt & DWH)

If 1 developer secured with only 1 brand type eg. Persimmon, Maximum of 50 units.

I realise this is a 'might be', which is where it is actually at, as the AoRM application for Phase 1 (estimated at this stage to be up to 200 houses) is currently being prepared and the developer process is still at the long list of interest stage.

Regards, Stephen.

**Stephen Stoney** | Technical Director  
Wardell Armstrong LLP  
Sir Henry Doulton House, Forge Lane, Etruria, Stoke on Trent, ST1 5BD  
t: 01782 276700 m: 07725 603730



**From:** Abby Brough [<mailto:ABrough@staffordbc.gov.uk>]  
**Sent:** 01 June 2016 14:30  
**To:** Stoney, Stephen <[smstoney@wardell-armstrong.com](mailto:smstoney@wardell-armstrong.com)>  
**Cc:** Alex Yendole <[ayendole@staffordbc.gov.uk](mailto:ayendole@staffordbc.gov.uk)>  
**Subject:** Stafford Borough Council - Five Year Land Supply Statement

Dear Stephen

Following our telephone conversation with regard to the Strategic Development Location at Stone in respect of our Five Year Land Supply Statement, I would be most grateful if you could that the following information is correct:

30 = 2017/18

80= 2018/19

Please could you confirm that this information is correct by Wednesday 8 June 2016 to Alex Yendole and myself.

We look forward to hearing from you.

Kind regards

Abby