

The Plan for Stafford Borough Council Part 2

Council Position Statement – North Stafford Strategic Development Location

The purpose of this Council Position Statement is to provide an update for the Part 2 Examination process in terms of housing delivery for land north of Stafford regarding progress since the Plan for Stafford Borough (P2-C1) was adopted. This Position Statement should be read in conjunction with the latest 5 year housing land supply statement (P2-L1), the Council's response to Note MF1 (P2-O1) and the Council's response to the Inspector's request regarding Housing Provision and Flexibility within Settlement Boundaries (P2-N6).

Stafford Borough Council adopted the Plan for Stafford Borough in June 2014 which includes Policy Stafford 2 – North of Stafford providing the policy context for delivering housing at the Strategic Development Location together with a plan showing the extent of the area and a concept diagram. The boundary of the Strategic Development Location has been included in the Stafford Settlement Boundary through the Submission version of the Plan for Stafford Borough Part 2 following the Proposals consultation in June and July 2015 and the Publication stage of seeking representations on soundness and legal compliance from December 2015 to January 2016.

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. 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).

Since June 2014 progress has been made in terms of housing delivery on the North of Stafford Strategic Development Location:

- Total of 100 new houses completed during 2014/15 and 2015/16
- In September 2015 full planning consent (14/21007/FUL) was granted for an additional 66 new dwellings north of Parkside
- June and July 2015 public consultation on draft North of Stafford Masterplan Framework document by Akzo Nobel and Maximus Strategic developers
- In November 2015 an application was submitted by Maximus Strategic for 330 new houses south of Sandon Road prior to a comprehensive master plan being agreed with the Council. This planning application was refused on 30 March 2016 and is currently subject to an appeal.
- Meetings held between North Stafford developers and the Councils – 28 January 2016, 24 February 2016 and 14 April 2016.
- Updated North of Stafford Masterplan Framework document (P2-N18) submitted to the Council by Akzo Nobel, Richborough Estates and Maximus Strategic developers on 15 July 2016. Currently out for consultation until 12 August 2016.
- Akzo Nobel UK Limited's planning application for 700 new houses was submitted on 27 July 2016 including draft Heads of Terms and commitment to deliver phased development and infrastructure in line with the latest North of Stafford Masterplan Framework (P2-N18).

Following the Part 2 Examination hearing session on Tuesday 2 August 2016 and the Inspector's request for a Statement of Common Ground, the Council has made contact with the various developers representing the North Stafford Strategic Development Location. Unfortunately due to the limited timescale and outstanding consultation until 12 August 2016 on the updated North of Stafford Masterplan Framework document it has not been possible to agree a Statement of Common Ground. Nevertheless the Council would highlight the progress made on the North Stafford Strategic Development Location as detailed above.