

**STAFFORD BOROUGH COUNCIL – CORE STRATEGY DPD
EXAMINATION**

**AGENDA FOR SESSION 1 – GENERAL ISSUES RELATING TO THE
PREPARATION AND CONTENT OF THE DPD**

TUESDAY am 6 JUNE 2006

- 1 **Report back** from the exploratory meeting held with the Government Office for the West Midlands and the Council held on 7th March 2006. Minute previously circulated.

- 2 **Is the DPD sufficiently specific to the Borough?**
 - Does it fail to reflect local distinctiveness?
 - Does it unnecessarily repeat national guidance?
 - If so, does the DPD need to be changed?
 - If changes are needed, what form should these take?

- 3 **Were all alternative options fully considered?**
 - What options were realistic?
 - If these were inadequate, what can now be done to make up for that?

- 4 **Is the DPD too narrowly focussed upon land use matters?**
 - If so, does the DPD need to be changed?
 - If changes are needed, what form should these take?

- 5 **Is the Community Strategy properly reflected in the DPD?**
 - If not, does the DPD need to be changed?
 - If changes are needed what form should these take?

- 6 **Does the DPD provide a sound basis for implementation and monitoring?**
 - Are there clear, measurable targets?
 - If not, does the DPD need to be changed?
 - If changes are needed, what form should these take?

- 7 **Does the DPD contain sufficient justification of its policies?**
 - Should there be a fuller justification of each policy?
 - Is more explanation needed of how the policies relate to the key issues and spatial objectives identified?
 - Is it sufficiently clear how the policies meet the needs of the area identified in the course of its preparation?

- 8 **Any other matters**

**STAFFORD BOROUGH COUNCIL – CORE STRATEGY DPD
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**AGENDA FOR SESSION 2 – CORE POLICY 1 – DEVELOPMENT OF THE
BOROUGH**

TUESDAY pm 6 JUNE 2006

1 Spatial planning

- Does this policy reflect other strategies and proposals of other service providers' requirements?
- Is it in conformity with the RSS and the Structure Plan?
- Does it reflect the community Strategy?
- Should the DPD more specifically refer to how this policy and others relate to these other plans?
- What other spatial strategies were considered at the options stage?

2 The detail to be included within the policy

- Does the policy provide sufficiently detailed guidance as to where development should be directed?
- Should it be more specific as to the amount and type of development that should go where?
- Should the approach and targets differentiate between retail, office and leisure development and, if so, how?

3 The split of development between the settlements

- Does the policy give sufficient and appropriate guidance as to the spread/split of development between Stafford, Stone and the villages?
- Could it be more specific and, if so, how?

4 Guidance on Stafford

- Does the policy give clear and appropriate guidance to development in and around Stafford in terms of
- Scale – should more be said about the scale of development?
- Type – is the guidance appropriate and realistic?
- Location - should more be said as to how much can be accommodated within the town, how much would need to be on the edge of the town and what form that might take?

5 Guidance on Stone

- Does the guidance provide a clear and appropriate basis for decisions as to the scale and type of future development here?

6 Guidance on the rural areas

- Does the policy give clear and appropriate guidance on the scale and type of development to be directed to the villages?
- Does this reflect national, regional and strategic guidance?
- Is the two levels of rural settlements appropriate?

7 Previously developed land

- Does the policy adequately reflect the priority to be given to previously developed land?
- If not, how can the policy better reflect that?
- What should be the targets for development on previously developed land?

8 Any other matters

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**AGENDA FOR SESSION 3 – CORE POLICY 4 – THE BALANCE OF ECONOMIC
GROWTH**

WEDNESDAY am 7 JUNE 2006

1 The location of future employment development

- Does the policy give clear and appropriate guidance to the locational spread of employment development in the Borough?
- Is the distinction between Stafford, Stone and elsewhere appropriate and clear?
- Should the DPD express separate targets for the two main towns?

2 The protection of existing employment provision

- Should this policy and/or policy 9 be more specific about the protection/loss of established employment areas?
- If so, what should it say

3 Potential employment development areas

- Are there any major proposals/potential areas that should be mentioned in this policy?

4 Any other matters

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**AGENDA FOR SESSION 4 – CORE POLICY 9 – ECONOMIC DEVELOPMENT
PROVISION
WEDNESDAY pm 7 JUNE 2006**

1 The rate of employment land supply

- Is the 10 hectares per annum the appropriate rate of provision?
- Does this reflect latest and emerging national, regional and strategic guidance?
- What alternative rate, if any, would be appropriate?

2 The protection of existing employment provision

- Should this policy and/or policy 4 be more specific about the protection/loss of established employment areas?
- If so, what should it say
- Should old employment land be released for housing?

3 Potential employment development areas

- Are there any major proposals/potential areas that should be mentioned in this policy?
- Can the policy be more locationally specific as to where new employment should go?

4 Any other matters

**STAFFORD BOROUGH COUNCIL – CORE STRATEGY DPD
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**AGENDA FOR SESSION 5 – CORE POLICY 10 – RESIDENTIAL DEVELOPMENT
PROVISION
THURSDAY am/pm 8 JUNE 2006**

1 The rate of housing land supply

- Are the rates in Table 2 the appropriate ones?
- Do these properly provide for flexibility, having regard to emerging national guidance?
- What alternative rates, if any, would be appropriate?
- Does the DPD provide sufficient information on housing land supply?
- If not, what should be included?

2 The location of future housing development

- Should this policy and/or policy 1 be more specific about the location of new housing developments?
- If so, what should it say?
- Are there any major proposals/potential areas that should be mentioned in this policy?
- Should the MOD's requirements for housing be recognised, and if so, how?
- Should the DPD be more specific as to the split between Stafford, Stone and the rural areas?
- Should the DPD be more specific about Stafford's ability to accommodate new housing in terms of development within, on the edge or planned extensions?
- Should redundant employment land be released for housing?

3 Criteria for new housing development

- Do the policy criteria provide clear and appropriate advice?
- Should other matters be included?
- Are the housing density targets appropriate?

4 Any other matters

**STAFFORD BOROUGH COUNCIL – CORE STRATEGY DPD
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**AGENDA FOR SESSION 6 – AFFORDABLE HOUSING
FRIDAY am 9 JUNE 2006**

1 Affordable housing within the Core Strategy

- Should the DPD give a fuller coverage of affordable housing requirements?
- If so, in what form should this be done?

2 The rate of provision of affordable housing

- Should this DPD include a target for provision?
- If so, what should it be?

3 Locational considerations

- Should this DPD set out an area based approach to provision?
- If so, what should it be?

4 Any other matters

**STAFFORD BOROUGH COUNCIL – CORE STRATEGY DPD
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**AGENDA FOR SESSION 7 – OTHER CORE POLICIES AND SPATIAL
OBJECTIVES
WEDNESDAY am/PM 21 JUNE 2006**

1 Core policy 2 – Sustainable rural living

- Does the DPD give a clear and appropriate lead on rural issues?
- If not, what should the DPD say?

2 Core policy 3 – Sustainable urban living

- Does the DPD give a clear and appropriate lead on urban issues?
- If not, what should it be?

3 Core policy 5 – Developing accessibility and mobility

- Does the DPD accord with national guidance in respect to references to the motor car?
- If not, what should the DPD say?
- What should the targets specify?

4 Core policy 7 – Green Belt

- Does the DPD accord with national guidance?
- Does it unnecessarily repeat national guidance?
- If it does, what should the DPD say?
- Should the policy refer to any particular sites?

5 Core policy 8 – High quality design

- Does the DPD give a clear and appropriate lead on design issues?
- If not, what should it say?

6 Spatial objectives

- Are the spatial objectives appropriate to the borough?
- If not, what changes ought to be made?
- Is it clear how these relate to the core policies themselves?
- If not, how can this be done?

7 Any other matters