

PLANNING STRATEGY STATEMENT

SUMMARY OF REPRESENTATIONS – JUNE 2013

Rep No / Respondent	Section	Legally Compliant?	Sound?	Reason for being unsound	Summary of representation
PSS1 Mr R Whittaker	Planning Strategy Statement	No	No	Positively prepared	Concern about no reference to the proposed HS2 route in the document.
PSS2 Davies	Para 1.1		No		Concern about the document being unclear and not written in plain English to distract from the real issues.
PSS3 Davies	Para 3.1		No		Concern about lack of reference to existing retail provision and subsequent implications from future retail development with new population increases.
PSS4 Mr D Turner	SA Addendum	No	No	Positively prepared; Consistent with national policy	Concern about lack of existing infrastructure at Stone to meet new housing requirements and lack of information about future services such as retail, health and education.
PSS5 Mr D Turner	Planning Strategy Statement	No	No	Positively prepared; Justified	Concern about lack of clarity regarding new market and affordable housing.
PSS6 Mr D Turner	Para 1.1	No	No	Justified; Effective	Concern about new housing development at Stone causing flooding issues based on previous developments.
PSS7 Ingestre with Tixall Parish Council	Planning Strategy Statement				Agree with the conclusions of the SA Addendum and object to new development at Clarkes Farm. Concern about traffic congestion and lack of appropriate new transport infrastructure for land east of Stafford to facilitate new housing development. No further growth east of Stafford.

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PSS8 Mr D Turner	Section 3	No	No	Positively prepared; Justified; Effective	Concern about lack of health provision in the Borough due to Stafford Hospital changes, pressure on existing road network and drainage with new development although support Ministry of Defence personnel.
PSS9 Highways Agency	Planning Strategy Statement				Notes the conclusions of the Planning Strategy Statement with no further comments.
PSS10 Mr D Turner	Section 4	No	No	Positively prepared; Justified	Concern regarding flooding at Fillybrook, Stone with lack of information on drainage and health services to support new housing development. Further information on types of jobs delivered through new employment developments at Stone.
PSS11 Mr D Turner	Para 4.1	No	No	Positively prepared; Justified; Consistent with national policy	Concern about building on the floodplains and lack of new infrastructure provision alongside new housing development.
PSS12 Mr D Turner	Para 4.2	No	No	Positively prepared; Justified; Effective; Consistent with national policy	Further information to be provided on housing types for the new development proposed at Stone with the proportion of social housing specified. Empty homes means that new market housing is not needed.
PSS13 Mr M Preston	Para 4.5	Yes	Yes		Support for the Planning Strategy Statement, the Stone Residential Development Boundary and the Green Infrastructure Strategy approach to protect the floodplain through Stone.

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PSS14 Creswell Parish Council	Para 1.1	Yes	Yes		Agree with the conclusions of the SA Addendum and consider that new development at Clarkes Farm and west of the M6 motorway is inappropriate. Concern about land east of Stafford being developed for housing. It is noted that land south of Creswell Grove has outline planning permission, supported by Creswell Parish Council.
PSS15 Paul Sharpe Associates for Fradley Estates	Para 1.1	Yes	No	Positively prepared; Justified; Effective; Consistent with national policy	Concern that land being promoted at Aston Lodge, Stone for 100 houses has not been included in the assessment of reasonable alternatives through the Sustainability Appraisal process.
PSS16 Creswell Parish Council	Para 3.3	Yes	Yes		Agree with the conclusions of the SA Addendum with new development west of M6 being inappropriate due to separation from Stafford town, existing rural road infrastructure and lack of accessible services such as public transport
PSS17 Paul Sharpe Associates for Fradley Estates	Para 4.3	Yes	No	Positively prepared; Justified; Effective; Consistent with national policy	Concern that land being promoted at Aston Lodge, Stone for 100 houses has not been included in the assessment of reasonable alternatives through the Sustainability Appraisal process. Object to the statements that land east of Stone is constrained by the West Coast mainline railway from further development and the lack of specific consideration compared to the wider development area east of Stone for 1,400 new houses.
PSS18 Creswell Parish Council	Para 3.4	Yes	Yes		Concern about traffic congestion increasing due to land east of Stafford with Beaconside Road acting as a physical barrier whilst development north of Stafford to be constrained by the HS2 route.

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PSS19 Natural England	Planning Strategy Statement				Welcome the Planning Strategy Statement and SA Addendum with no significant risks to the natural environment identified.
PSS20 Lufton & Associates for Clarke Farms	Para 3.5	Yes	No	Positively prepared; Justified	Support for land being promoted at Clarke Farms, Stafford being well related to the existing urban area, minimal encroachment to open countryside having defensible boundaries and limited landscape impacts, compliant with the National Planning Policy Framework, incorporates the HS2 proposed route, supports delivery of new housing for the Ministry of Defence, will have good access points and provision of services.
PSS21 Lufton & Associates for Clarke Farms	Para 3.5	Yes	No	Positively prepared; Justified	Support for land being promoted at Clarke Farms and object to the conclusions in the Sustainability Appraisal Addendum. Delivery of new housing development at this location is achievable with no flooding or water resource constraints. There are minimal ecological implications and no environmental designations with new development enhancing woodland and protecting species. The historic environment and landscape character is not significant in this location. There are no waste sites or mineral sterilisation issues. Existing evidence based reports demonstrates provision of gas, water and electricity supplies for Stafford town. The Ministry of Defence personnel returning from Germany by 2020 to Stafford will require land near to the existing base for new housing. A master plan has been prepared showing the design of the new development incorporating access, services, transport infrastructure, landscaping and new communities. There is good accessibility to Stafford town centre, services and facilities including public transport, walking and cycling links. Current access constraints to the site are only limited to landownerships.
PSS22 Lufton & Associates for Clarke Farms	Para 3.5	Yes	No	Positively prepared; Justified	Support for land being promoted at Clarke Farms and object to the conclusions in the Sustainability Appraisal Addendum. Delivery of new housing development at this location is achievable with no flooding or water resource constraints. There are minimal ecological implications.

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PSS23 Lufton & Associates for Clarke Farms	Para 3.5	Yes	No	Positively prepared; Justified	Support for land being promoted at Clarke Farms and object to the conclusions in the Sustainability Appraisal Addendum. Delivery of new housing development at this location is achievable with no environmental designations whilst new development enhancing woodland, existing habitats and protecting species.
PSS24 Lufton & Associates for Clarke Farms	Para 3.5	Yes	No	Positively prepared; Justified	Support for land being promoted at Clarke Farms and object to the conclusions in the Sustainability Appraisal Addendum. Delivery of new housing development at this location is achievable. The historic environment and landscape character is not significant in this location. There are no waste site implications or ground contamination issues.
PSS25 Lufton & Associates for Clarke Farms	Para 3.5	Yes	No	Positively prepared; Justified	Support for land being promoted at Clarke Farms and object to the conclusions in the Sustainability Appraisal Addendum. Delivery of new housing development at this location is achievable There are no mineral sterilisation issues. Existing evidence based reports demonstrates provision of gas, water and electricity supplies for Stafford town.
PSS26 Lufton & Associates for Clarke Farms	Para 3.5	Yes	No	Positively prepared; Justified	Support for land being promoted at Clarke Farms and object to the conclusions in the Sustainability Appraisal Addendum. Delivery of new housing development at this location is achievable There are no mineral sterilisation issues.
PSS27 Lufton & Associates for Clarke Farms	Para 3.5	Yes	No	Positively prepared; Justified	Support for land being promoted at Clarke Farms and object to the conclusions in the Sustainability Appraisal Addendum. Delivery of new housing development at this location is achievable. Existing evidence based reports demonstrates provision of gas, water and electricity supplies for Stafford town.

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PSS28 Lufton & Associates for Clarke Farms	Para 3.5	Yes	No	Justified; Effective; Consistent with national policy	Support for land being promoted at Clarke Farms and object to the conclusions in the Sustainability Appraisal Addendum. Delivery of new housing development at this location is achievable. The Ministry of Defence personnel returning from Germany by 2020 to Stafford will require land near to the existing base for new housing.
PSS29 Lufton & Associates for Clarke Farms	Para 3.5	Yes	No	Positively prepared; Justified	Support for land being promoted at Clarke Farms and object to the conclusions in the Sustainability Appraisal Addendum. Delivery of new housing development at this location is achievable. A master plan has been prepared showing the design of the new development incorporating access, services, transport infrastructure, landscaping and new communities. There is good accessibility to Stafford town centre, services and facilities including public transport, walking and cycling links. Current access constraints to the site are only limited to landownerships.
PSS30 Lufton & Associates for Clarke Farms	Para 3.5	Yes	No	Positively prepared; Justified	Support for land being promoted at Clarke Farms and object to the conclusions in the Sustainability Appraisal Addendum. Delivery of new housing development at this location is achievable. Existing evidence based reports demonstrates provision of gas, water and electricity supplies for Stafford town.
PSS31 MJ Barratt Development	Section 4	No	No	Positively prepared; Justified; Effective; Consistent with national policy	Promoting land at Stone in the Green Belt for 100 new houses between the Trent & Mersey canal and the A34 near Whitebridge housing area. Concerned that the site has not been considered as part of the reasonable alternatives and is not constrained by the floodplain, as indicated for the wider area within the Planning Strategy Statement. The new Local Plan and the SA Addendum is retrofitting decisions which is an unsound approach following the preferred options. There is a lack of detail for alternative sites at Stone, with the proposed allocation less sustainable due to the distance from the town centre and existing services / facilities. A Green Belt review should be carried out.

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PSS32 Walton Homes	Section 4	No	No	Positively prepared; Justified; Effective; Consistent with national policy	The Planning Strategy Statement and the SA Addendum is unclear and vague. There is lack of consideration for alternative locations across the Borough area, including at Hixon. The new Local Plan and the SA Addendum is retrofitting decisions which is an unsound approach following the preferred options. A Green Belt review should be carried out.
PSS33 Hallam Land Management & Davidsons	Section 4	Yes	Yes		Support the Planning Strategy Statement regarding housing delivery at Stone and in particular the proposed allocation being NPPF compliant. Promoting land at Walton Hill.
PSS34 Jones Lang LaSalle for Akzo Nobel UK Ltd					Support the conclusions of the SA Addendum and Planning Strategy Statement. Promoting land north of Stafford for new housing development whilst the alternative locations put forward are not sustainable with Clarkes Farm having access, environmental and drainage issues whilst land west of the M6 has landscape, rural area and servicing constraints.
PSS35 Dr M Bell	Section 4				Promoting land for retail development at Aston-by-Stone with support for further retail provision at Stone but opposing development of Council land at Westbridge Park. Lack of robust assessment of the three locations being put forward for retail development at Stone.
PSS36 Taylor Wimpey / Bellway					Support the approach used and conclusions of the SA Addendum and Planning Strategy Statement. Promoting land west of Stafford for new housing development whilst the alternative locations put forward are not sustainable with Clarkes Farm having limited development potential , not well integrated, has access constraints, limited infrastructure and landscape implications.

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PSS37 Castle Homes & Properties Ltd	Planning Strategy Statement	Yes	No	Positively prepared; Justified; Effective; Consistent with national policy	Promoting land at Walton Heath, Stone for residential development as deliverable. Concern about the Plan for Stafford Borough not meeting 2008 household projections and the Regional Spatial Strategy Phase Two – Preferred Option housing requirements. Lack of testing for reasonable alternatives of proposed distribution to Stafford, Stone, Key Service Villages and rural areas making the process unsound. Challenge the statement that significant housing growth has occurred at Stone in recent years when compared to evidence. Stone is the second principal settlement but there is lack of information regarding services and facilities. Due to limited environmental constraints and a strong housing market delivery should be increased at Stone and not restricted to post 2021 due to lack of 5 year supply and shortfall. National Planning Policy Statement states to meet objectively assessed need and sustainable development. The Strategic Housing Market Assessment suggest travel to work from Stone to North Staffordshire is less than other areas.