

October 2013

Plan for Stafford Borough Examination Statement

Matter 10: Infrastructure

On behalf of Taylor Wimpey (UK) Ltd and Bellway Homes Ltd

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CAPL/194314 A6/



Key issue: Does the Plan provide an appropriate, effective and soundly based framework for the delivery of infrastructure, including the costing, funding, viability, deliverability and timing of critical infrastructure required to deliver the strategy, which is fully justified with evidence and consistent with national policy?

10.1 INFRASTRUCTURE DELIVERY POLICY (Policy I1)

- a) Has the Plan fully considered the infrastructure implications of delivering the Development Strategy, including identifying the critical elements of physical, environmental and social infrastructure required, such as highways, public transport and accessibility, water, power and other utilities, flooding, drainage and flood risk mitigation, and health, education, social, community and other facilities, including costing, means of funding, viability, timescale and delivery, and reflecting the views of infrastructure and utility providers?**
- b) Is the approach to securing developer contributions towards infrastructure appropriate, effective, justified with evidence, reasonable and consistent with national policy?**
- c) Has the Plan fully considered the cumulative implications of developer contributions on the viability and deliverability of the Development Strategy, including the viability implications of the requirements of other policies in the Plan?**
- d) Is the requirement to prepare Strategic Frameworks/masterplans for the Strategic Development Locations necessary, appropriate, effective and justified, including the delivery of infrastructure, viability and approach to developer contributions?**

1. Since the submission of our original representations Taylor Wimpey and Bellway have been working with Stafford Borough Council and its consultants Levvel to assist in work regarding the viability of development. We are now content that in relation to the Strategic Development Locations the evidence base is appropriate.
2. The policies for the strategic locations require that planning applications can not come forward until a masterplan for the whole SDL has been agreed with the Council. We consider that such an approach is not necessary and does not comply with the principles of the NPPF, nor the plan itself.
3. Developers and landowners for the land West of Stafford have been working with Stafford Borough Council, Staffordshire County Council and other stakeholders to produce a concept plan for the SDL, which in turn will be followed by a masterplan. However, the absence of such a masterplan should not prevent the granting of planning permission for applications which constitute sustainable development provided it does not prejudice the ability to deliver the wider allocation. The wording at present is inconsistent with Spatial Principle 1 and the NPPF both of which set out a positive approach to facilitating development. Indeed planning permission has already been granted on parts of the site for residential development and a public house.
4. We also consider that policy is unclear as to the process for how a masterplan would be approved and what weight would be attached to such a masterplan.
5. Our approach to bringing forward strategic developments is to develop a masterplan as part of a continuous process of engagement with local stakeholders alongside the preparation of a planning application. As such any masterplan would be submitted as part of a planning application, rather than being subject of a separate process which might hold up work on a planning application. This will assist with delivery by running processes in parallel. Given the close working relationship between the Council and the developers and landowners within the western SDL and the already established Major Projects Team, we consider that this iterative process will enable decisions on the masterplan and key issues to be taken at stages throughout the process rather than having a separate masterplan and planning application processes. This partnership working will allow consensus to be reached and

elements signed off through the Major Projects Team, and endorsed through the Member arrangements – the Strategic Board.

Change sought: Delete 2nd sentence of Policy Stafford 3 and add new supporting text:

The area West of Stafford includes previously developed land, two parcels of land on which planning permission has already been granted, and land allocated for residential development (as site HP9) in the Adopted Local Plan. Developers and landowners West of Stafford are working with the Councils, statutory bodies and local stakeholders to prepare a masterplan for the area. Applications within the strategic development location, ahead of a masterplan, will be permitted provided they constitute sustainable development and would not prejudice the ability to deliver the wider allocation.