

# **The Plan for Stafford Borough Examination**

## **Response to Matter 2**

On behalf of Commercial Estates Group  
(ID Ref: PS568)

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# 1. Spatial Vision and Key Objectives

## Question 2.1

- 1.1. Paragraph 17 of the National Planning Policy Framework (NPPF) (herein referred to as “the Framework”) outlines the Core Planning Principles that should underpin both plan-making and decision-taking, which include proactively driving and supporting sustainable economic development to deliver the homes, businesses and industrial units, infrastructure and thriving local places that the country needs.
- 1.2. Having regard to the Framework, in principle, CEG supports the Spatial Vision for Stafford Borough and in particular the County Town of Stafford. The Vision has been prepared having regard to the circumstances of the Borough and is appropriate and justified. It provides a sound basis for the strategic policies of the Plan (albeit we have concerns with regards the drafting of some policies specifically).
- 1.3. The Vision clearly identifies the County Town of Stafford as a location for significant future growth with the intention that its profile will be enhanced through major new high quality housing developments including affordable housing delivery. We agree that 72% of the total housing requirement is appropriate proportion for the County Town of Stafford.
- 1.4. This acknowledgement that the delivery of ‘major’ and ‘significant’ housing developments will assist in raising the profile of the County Town of Stafford is reflective of the Government’s Growth Agenda, which encourages sustainable residential development. It also reflects the Council’s continued ambitions as a Growth Point (the status of which was secured in 2009) albeit that funding of the Growth Point initiative is no longer available.
- 1.5. To ensure that Stafford can contribute to this wider Growth Agenda and achieve its’ future Vision, there needs to be flexibility to allow sustainable residential development to come forward and not be hindered by onerous policies. This is where some of the policies of the plan need improving and it is the focus of our responses to other matters of this Examination.
- 1.6. Overall, it is our view that the Vision does reflect the Sustainable Community Strategy in terms of setting the overall framework for development during the plan period.

## Question 2.2

- 1.7. With regards to the Key Objectives for Stafford, again these are supported in principle by CEG.

- 1.8. Providing high quality homes across a range of sites, providing high quality environments and delivering new infrastructure, including Phase 1 of the Eastern Distributor Road, will assist in achieving the objectives for Stafford Town.