

1 SUMMARY

1.1 Overview

- 1.1.1 This statement has been prepared by Wardell Armstrong (WA) on behalf of David Wilson Homes. David Wilson Homes have an interest in the land to the west of Stone at Spode Close as identified in the attached plan. The site is included in the Council's Strategic Housing Land Availability Assessment (site reference 44). The SHLAA states that the site is currently suitable for residential development, available, achievable and deliverable, between 2018-2023. We have made representations throughout the plan making process in support of promoting this site for residential development. However, we recognise that the plan approach seeks to identify only Strategic Development Locations rather than smaller residential development opportunities.
- 1.1.2 Whilst we support sections of the emerging Plan for Stafford Borough, the plan should direct additional housing growth toward Stone (well in excess of the 800 dwellings for the plan period) in recognition of it being correctly identified as the second most sustainable settlement within the Borough and in light of its ability to deliver additional housing. We support the plans position that the west of Stone is an appropriate location for housing growth. However we would encourage greater policy flexibility encouraging housing growth to general areas to the west of sustainable settlement. This would reduce the plan dependency on identified Strategic Development Locations.
- 1.1.3 In light of the continued shortfall of housing provision (both market and affordable housing) within Stafford Borough to meet identified need, the emerging planning policy should ensure that greater housing provision occurs earlier in the plan. This would attempt to address the previous under provision of housing that has occurred in the past, along with the future housing need within the borough and therefore boost significantly the supply of housing in line with the NPPF.

4 RESPONSE TO MAIN MATTER 5 – STONE TOWN

Is the development strategy for Stone Town appropriate, effective, deliverable, sustainable, fully justified and soundly based, including the overall scale and location of new housing and employment development, the strategy for the town centre, and the proposed Strategic Development Locations?

4.1 Policy Stone 1 – Stone Town

Housing

4.1.1 *(Key Issue a i)* It is considered that the overall amount of housing provision put forward is insufficient and is therefore not appropriate, effective or sustainable for the reasons outlined above under Key Issues 3 and Spatial Principle 4.

4.1.2 It is recommended that there should be an increase in housing provision within Stone to appropriately reflect the role of the settlement as a key market town in the Borough and the second settlement of the Sustainable Settlement Hierarchy, identified housing need and deliverability and plan flexibility.

4.2 Policy Stone 2 – West & South of Stone

4.2.1 *(Key Issue a i)* The policy should seek to increase the proportion of housing growth assigned to the West of Stone over and above 500 additional dwellings. There should be flexibility within the policy by specifying that additional housing growth over and above the agreed dwelling requirement would be encourage in Stone, particularly to the West of the Settlement.

4.2.2 We would recommend that SHLAA site reference 44 is included within the plan as a residential development opportunity. This will provide flexibility within the plan and ensure delivery of housing growth within a sustainable settlement.

APPENDIX 1 – SITE LOCATION PLAN

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ENERGY AND CLIMATE CHANGE
ENVIRONMENT AND SUSTAINABILITY
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DAVID WILSON HOMES

EXAMINATION OF PLAN FOR STAFFORD BOROUGH DPD

HEARING STATEMENT

October 2013

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