

Sean Roberts

From: Alex Yendole
Sent: 28 October 2013 17:28
To: Programme Officer
Subject: Review inclusion of Settlement Boundaries for Stafford & Stone, and look at other options

Dear Sean

Review inclusion of Settlement Boundaries for Stafford & Stone, and look at other options.

Council response = Currently the Plan for Stafford Borough (A1) includes Settlement Boundaries for Stafford and Stone to provide a context for the Strategic Development Locations. The purpose of including the Settlement Boundaries for Stafford and Stone was to limit further sites coming forward on greenfield land adjacent to Stafford and Stone, facilitated through Spatial Principle 7, which might impact on the delivery of the Strategic Development Locations together with the critical strategic infrastructure implementation. However the Council has established these Settlement Boundaries by replicating the Residential Development Boundaries for Stafford and Stone from the adopted Stafford Borough Local Plan (F14). It is acknowledged that this is not ideal because the Residential Development Boundaries were established in 1998, show only the residential areas of Stafford and Stone rather than a mix of uses and are not accurate because new development has taken place on previously developed land beyond the Residential Development Boundaries in recent years. The Council's intension would have been to progress with updating and amending the Settlement Boundaries for Stafford and Stone to address these issues whilst supporting early delivery of the Strategic Development Locations.

Following the hearing session on Thursday 24 October 2013 p.m. a number of concerns were raised in terms of the Council's approach to Settlement Boundaries. Essentially there are 4 options for moving forward on this issue:

Option 1 – To remove the Settlement Boundaries for Stafford and Stone from the Plan (A1) and establish the Settlement Boundaries through the Site Allocations document. This option would overcome a number of the issues about rolling forward the Residential Development Boundaries but would require a robust approach to planning applications for edge of town housing sites to ensure the Strategic Development Locations are not undermined.

Option 2 – Retain the Settlement Boundaries for Stafford and Stone despite the concerns raised. Therefore this would not respond to the fact that the Settlement Boundaries are replicating the Residential Development Boundaries for Stafford and Stone, are out of date being established in 1998, show only the residential areas of Stafford and Stone rather than a mix of uses and are not accurate because new development has taken place on previously developed land beyond the Residential Development Boundaries in recent years.

Option 3 – Retain the Settlement Boundaries for Stafford and Stone but include Settlement Boundaries for the Key Service Villages, based on the Residential Development Boundaries as detailed in the Stafford Borough Local Plan (F14), for consistency. However this approach would have similar implications to Option 3 above.

Option 4 – The Plan (A1) is currently due to replace all of the Stafford Borough Local Plan policies, including Policy HOU2 – Development within Residential Development Boundaries and the associated Section 3.4. This option would involve continuing to maintain Policy HOU2 by excluding it as being replaced by the Plan (A1). However this approach would mean that all the Residential Development Boundaries within the Stafford Borough Local Plan (F14) would remain not only from Stafford, Stone and the Key Service Villages but also a number of smaller settlements, which does not accord with the new Sustainable Settlement Hierarchy set out in Spatial Principle 3.

Based on the options set out above the Council consider that Option 1 would be the most appropriate approach. Therefore the Settlement Boundaries for Stafford and Stone should be removed.

Kind regards