

015/CM/BIR.2908

30<sup>th</sup> October 2013

Mr Sean Roberts  
Programme Officer  
Civic Centre  
Riverside  
Stafford  
ST16 3AQ

Dear Sean

**The Plan for Stafford Borough - Examination**

At the hearing session last Friday, 25<sup>th</sup> October, the Inspector set me a piece of 'homework'. He asked for an assessment as to the impact on the capacity of the site under the control of Maximus, on the basis of the Council's allocation boundary as currently defined in the submission version of the Plan, if a secondary school is not required within those allocation boundaries.

I hope I have interpreted the task accurately.

To assist the Inspector I have applied the Council's allocation boundary to our most recent Illustrative Framework Plan (Bir.2908\_02-3), which is based on known constraints, and then derived the actual area of developable land. The resulting areas are:

• Residential	31.2ha
• Secondary School	6.69ha
• Local Centres	4.5ha
Total	42.39ha

(Total Council Allocation Area 79.9ha)

This means, if all the net developable area was used for housing this would give a capacity of:

- @ 30dph x 42.39ha = 1,271 dwellings
- @ 35dph x 42.39ha = 1,484 dwellings
- @ 40dph x 42.39ha = 1,696 dwellings

To answer the Inspector's specific question, on the basis of a range of 30-40dph the land identified for a secondary school would yield 201 - 268 dwellings. It is clear, however, that the answer I gave on Friday as to the actual maximum capacity of the Council's proposed allocation, namely c.1,500-1,700 dwellings, did not assume the provision of a secondary school.

Since the hearing session on Friday 25<sup>th</sup> October, on behalf of our client Maximus Strategic Land we have met the Council, along with Jones Lang LaSalle representing Akzo Nobel, to discuss possible amendments to the allocation boundaries for the North of Stafford Town SDL. These were productive discussions and we anticipate the Council will shortly be submitting to you proposals for a Main Modification concerning the allocation boundaries, which we anticipate we will be able to support.

Please let me know if there is anything else we can provide to assist the Inspector.

Yours sincerely

**CHRIS MAY**

**Director**

chris.may@pegasuspg.co.uk