

Sean Roberts

From: Programme Officer
Subject: FW: Akzo Nobel UK Limited - Policy Stafford 2 North of Stafford - Housing numbers possible if some SANGS is provided on the extension site to the north

Dear Mr Roberts,

Akzo Nobel UK Limited - Housing numbers possible if some SANGS is provided on the extension site to the north

At the Plan For Stafford Borough Hearing Session on 25 October (pm), the Inspector asked Akzo Nobel UK Limited (ANUK) to look at the housing numbers possible if some SANGS is provided on the extension site to the north (the finger of land).

The allocated site proposed by the Council for ANUK's land within the Plan For Stafford Borough (Submission) Document (Ref A1) extends to 33.19 hectares, which is proposed for approximately 700 homes, together with infrastructure. The extension ANUK land (the finger of land, or Site B as referred to in our evidence Ref M4/5b) extends to 11.28 hectares.

It is relevant to note that Policy N6 of the Plan 'Cannock Chase Special Area of Conservation' as amended by Modification FAM35 (Ref A27) clearly states that '*...Development will be expected to take all necessary steps **on-site** [our emphasis added], to avoid or mitigate any adverse effects upon the SAC's integrity or, where this cannot be achieved within the development, make provision for mitigation measures designed to avoid such adverse effects taking place, as set out in the Cannock Chase SAC Visitor Impacts Mitigation Report (or any updated mitigation report agreed by the SAC Partnership)...'* This is confirmed again in Document N2.4 submitted by the Council during the Hearing and by Natural England in their letter of 10 October (Ref: J40).

The simple table below shows that it might (on paper) be possible to achieve between 554 and 647 dwellings on the allocated site within the Plan For Stafford Borough (Submission) Document (Ref A1) taking account of infrastructure requirements (this excludes any provision for SANGS). This assumes a plot density of 30-35 dph, which has been confirmed by Jones Lang LaSalle's Residential Agency Department as being appropriate for a scheme limited to the existing allocation boundary in the Plan (Ref A1).

Plan For Stafford Borough (Submission) Document (Ref A1) - ANUK Allocation Site	33.19ha	33.19ha
Developable Area required for 700 houses (ha)	23.33 @ 30dph	20 @ 35dph
Primary School (ha)	2.16	2.16
District Centre (ha)	0.6	0.6
Infrastructure – estimate – including land safeguarded for link road (ha)	3.69	3.69
Open Space (ha)	8.26	8.26
Housing provision (based upon developable area @ 30/35dph)	554	647

Masterplan Proposal Option B within Appendix 1 to ANUK's Hearing Statement (Ref M4/5b) shows a considered design approach to housing provision, which takes account of the site constraints, topography and infrastructure requirements. Masterplan Proposal Option B also shows housing, SANGS and open space within the extension land. The layout in Option B shows dense development plots are accommodated within large areas of Green Infrastructure.

Further to the Hearing Session on 25 October (pm) Stafford Borough Council and ANUK have agreed amended allocation boundaries for the North of Stafford Strategic Development Location, so far they relate to ANUK's land. The amended boundary assumes that some SANGS provision could be provided off site (for example on the extension land) if required. It is understood that the Council will be submitting the amended boundary separately to the Inspector as a proposed Modification to the Plan For Stafford Borough.

Kind regards

Frazer