

Sean Roberts

From: Alex Yendole
Sent: 05 November 2013 15:28
To: Programme Officer
Subject: Town Centre Policy E8: further justification for lower threshold of 300 square metres for impact assessment

Dear Sean

Town Centre Policy E8: further justification for lower threshold of 300 square metres for impact assessment

The Stafford and Stone Town Centre Capacity Assessment – Final Report (D16), page 89, provides further justification for the local thresholds at Stafford Borough. Subsequently the Stafford and Stone Town Centre Retail Capacity – Update (D15), page 69, updated the justification for the local thresholds.

The Council has proposed a modification to Policy E8 through the Schedule of Further Additional Modifications (A27), FAM26, to include reference to local thresholds. Following the hearing session on 30 October 2013 and having reviewed the latest evidence an additional amendment is required to FAM26 as set out below:

“Development proposals at Stafford **providing greater than 1,000 square metres gross floorspace** and **at** Stone providing greater than 500 square metres gross floorspace for town centre uses in an edge or out-of-centre location should be the subject of an impact assessment. For local centres the threshold should be 300 square metres gross floorspace.”

Kind regards

Alex