

## Sean Roberts

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**From:** Programme Officer  
**Subject:** FW: Implication of English Heritage SOCG and development principles on housing capacity of West of Stafford SDL

Dear Sean

### **Implication of English Heritage SOCG and development principles on housing capacity of West of Stafford SDL**

Following the hearing session on 31 October 2013 the Council has sought clarification from the developer representative for Policy Stafford 3 – West of Stafford in terms of the implications of the development principles set out within the Statement of Common Ground signed with English Heritage regarding the capacity to deliver 2,200 new houses. As set out in the e-mail response below, the developers confirm that the housing capacity West of Stafford can be achieved in line with Policy Stafford 3.

Kind regards

Alex

-----Original Message-----

From: Colin Campbell  
Sent: 31 October 2013 21:22  
To: Alex Yendole  
Subject: Inspectors question in relation to Western SDL

Alex

As identified in the SoCG, the issue of the relationship between the site and the Castle has been apparent from the outset of the project and has been factored into thinking over a number of years. The relationship of the Castle to the site has been taken into account in thinking about the site as far back as 2008 when Taylor Wimpey undertook a heritage assessment and produced a promotional document for the area which was submitted to the council as part of the initial stages of local plan preparation.

Although the SoCG was only signed recently and the precise wording of the principles agreed, the broad shape of those principles was established quite some time ago and have influenced the community engagement and the development of our draft concept plan to date. The evidence base includes document E89 which sets out draft character areas for the development, which in turn is drawn from our initial draft concept plan (E88) which was subject of community engagement in July. Those character areas were presented at a meeting of the Environment Group early this year. The character areas describe the character of parcels across the site, including expected density character. Higher densities are described close to the existing urban area - on the existing industrial land, on the rugby club, land close to Doxey, around the local centre (North of the "false crest"); lower densities are identified for the area south of the "false crest" and towards the M6. Those densities principles are consistent with the green infrastructure/historic environment principles established and have been taken into account in assessing the capacity of the site as being around 2,200 homes.

I trust the above is helpful.

Regards

Colin