

Sean Roberts

From: Programme Officer
Subject: FW: Amendment to homework requested by Inspector

Review detailed wording of SDL policies (Policy Stafford 2, 3, 4 & Policy Stone 2) re: requirements for and processes of agreeing master plans.

Following the hearing session on 1 November 2013 the Council propose to amend the detailed wording for the introductory paragraph of Policy Stafford 2 to read as follows:

“Within the area North of Stafford identified on the Policies Map a sustainable, well designed mixed use development will be delivered by 2031. Any application for development on a part or the whole of ~~the~~ this area **should be** ~~must be preceded by,~~ and consistent with, a master plan for the whole Strategic Development Location. **The master plan for the whole site should be produced by all parties involved in the development of the site and agreed by the Council prior to applications being determined. Any component application must be accompanied by a specific master plan which shows the relationship of the application area to the wider Strategic Development Location. The design of the application should not prejudice the delivery or design of the wider Strategic Development Location.** ~~Which have been submitted and agreed by the Council.~~ Development must deliver the following key requirements:”

Following the hearing session on 1 November 2013 the Council propose to amend the detailed wording for the introductory paragraph of Policy Stafford 3 to read as follows:

“Within the area West of Stafford identified on the Policies Map a sustainable, well designed mixed use development will be delivered by 2031. Any application for development on a part or the whole of ~~the~~ this area **should be** ~~must be preceded by,~~ and consistent with, a master plan for the whole Strategic Development Location. **The master plan for the whole site should be produced by all parties involved in the development of the site and agreed by the Council prior to applications being determined. Any component application must be accompanied by a specific master plan which shows the relationship of the application area to the wider Strategic Development Location. The design of the application should not prejudice the delivery or design of the wider Strategic Development Location.** ~~Which have been submitted and agreed by the Council.~~ Development must deliver the following key requirements:”

Following the hearing session on 1 November 2013 the Council propose to amend the detailed wording for the introductory paragraph of Policy Stafford 4 to read as follows:

“Within the area East of Stafford identified on the Policies Map a sustainable, well designed mixed use development will be delivered by 2031. Any application for development on a part or the whole of ~~the~~ this area **should be** ~~must be preceded by,~~ and consistent with, a master plan for the whole Strategic Development Location. **The master plan for the whole site should be produced by all parties involved in the development of the site and agreed by the Council prior to applications being determined. Any component application must be accompanied by a specific master plan which shows the relationship of the application area to the wider Strategic Development Location. The design of the application should not prejudice the delivery or design of the wider Strategic Development Location.** ~~Which have been submitted and agreed by the Council.~~ Development must deliver the following key requirements:”

Following the hearing session on 1 November 2013 the Council propose to amend the detailed wording for the introductory paragraph of Policy Stone 2 to read as follows:

“Within the area West & South of Stone identified on the Policies Map a sustainable, well designed mixed use development will be delivered between 2021 and 2031. Any application for development on a part or the whole of ~~the~~ this area **should be** ~~must be preceded by,~~ and consistent with, master plans for the sites within the Strategic Development Location. **The master plans for the sites should be produced by all parties involved in the**

development of the sites and agreed by the Council prior to applications being determined. Any component application must be accompanied by a specific master plan which shows the relationship of the application area to the wider sites as part of the Strategic Development Location. The design of the application should not prejudice the delivery or design of the wider sites as part of the Strategic Development Location. Which have been submitted and agreed by the Council. Development must deliver the following key requirements:”