

Sean Roberts

From: Programme Officer
Subject: FW: rebuttal to councils reply to MF1
Attachments: holmes1.htm

From: Paul Shaw
Sent: 01 August 2016 13:52
To: Programme Officer
Cc: 'Kev Ryder'
Subject: rebuttal to councils reply to MF1

Dear Sean

Herewith below are my comments to the above:-

1) **1.3**

The numbers of completions from the key service villages will soon run out leaving mainly only the SDLs to continue providing the required numbers which means if there is any slippage there are no other sites within the plan to take up any shortfalls on the SDLs which will inevitably occur

2) **2.2**

The table 1 is showing increases due to the introduction of C2 uses which whilst agrees with policy does not add to the general housing supply because most of the people who occupy these properties come from other properties already existing within the Stafford area general and whilst it may release those existing properties into the market they are not new supply

3) **2.3 and 2.4**

The trajectories within the plan are over optimistic to say the least which I address later

4) **3.1**

My first comment must be that the local authority as usual have written to what they refer to as lead developers and couched the letter in such a way so as to extract the reply they require. I am a house builder of some 50 years experience within the house building business having been a director/land director of a large multi house builder a managing director of a medium house builder and for the last 23 years having been managing director of Milwood Limited.

My knowledge of Stafford Borough and surrounds is perhaps second to none so if I had received the letter from the council and been involved with any of the SDLs or key service village sites I would as all the replies indicate agreed with the trajectories otherwise it leads to a position that should I not agree then the possibility of deletion of the site becomes a distinct likelihood especially as many as yet do not have planning approval.

In essence these replies should be read with some scepticism as I will show.

. I enclose a letter dated 30th July 2014 from Mr Holmes a senior planning officer with the borough council saying that on the Northern SDL there would be a planning application in September/October 2014 for up to 700 dwellings and he was in pre application discussions for a further 350 on the site. Here we are 2 years later and nothing has happened not even an approval for the master plan yet so who are we to believe and how much credibility do these letters carry.

This site is only being developed at present on phase 1 which is the part of the site laid over from the previous plan for Stafford pre 2011 and was for sale for some years prior to commencement of development

.Assuming that a master plan can be agreed say within the next 2 months then the land owners will need to agree between them the plan of action with regard to any section 106 requirements and also have agreements over how they between them will split up any payments due whose land the schools and open space are placed upon etc etc.

Having agreed those applications will have to made and agreements made with the council and a myriad of offsite and onsite infrastructure.

As far as I am aware no such agreements yet exist between the owners and as the company leading this site are promoters and not house builders how are they are to say with any certainty what numbers will be produced from this site. We understand there are no genuine house builders yet on board on this site.

The council are within there trajectory hoping so as to maintain there numbers that as many as 5 or 6 house builders will develop this site together and from my experience that will never happen . The site will not sustain that many developers all plying for the same market place.

The reply from Akso Nobel is indicative when they say that their 700 units will only be produced at a rate of between 20 and 60 per year which means that from a start date which is probably at least 2 to 3 years away it would take between 38 and 15 years to develop depending on which figure you take. I will leave the inspector to judge any others but all these figures ar highly optimistic.

5) 3.4 and 3.5

This site where the by pass is critical to its supply as far as we are informed by the county council has no agreements agreed or signed between the land owners and the county council. Untill these agreements are satisfied only 400 units can be built so any delays critical affect the councils trajectories for this site The money for the road is not yet fully secured. and we also understand there are no agreements signed between all the land owners and developers

6) 3.12 to 3.14

I will not labour any points made in 4 above in relation to this site only to refer again to the councils statement in 3.13 that they are expecting an imminent application for 700 dwellings so I refer you again to Mr Homes letter of July 2014.

However how can an application come forward on this site until all owners have signed agreements between them and all section 106 matters are agreed.

The final point on this site is that the plan says it will provide 30% affordable units which totals 930 during the plan and yet the first 100 plots on the site have provided no affordable housing and we understand that viability studies are being undertaken to limit the remainder of the site. This will have an effect on the affordable housing provision across the borough .

7) 3.15

In addition to 5 above this site should provide 30% affordable but we understand that discussions are taking place with the borogh to limit this supply with its obvious knock on consequences

8) 3.25

These SDLs will not provide the numbers within the councils trajectory for the reasons given above

FINALLY ONE POINT I FAILED TO COMMENT ON MADE BY MR YENDOLE OVER AVAILABILITY OF SUPPLY ON OUR SITE AT ASH FLATS. HE STATED THAT IT WOULD TAKE 2 TO 3 YEARS TO GET ANY UNITS FROM ASH FLATS. THIS IS TOTALLY UNTRUE AND REFUTED. THE ACTUAL TIMESCALE COULD BE 2 MONTHS FOR PREPARATION OF A FULLY DETAILED APPLICATION, SAY 4 MONTHS FOR THE LOCAL AUTHORITY TO ISSUE A DECISION AND 1 MONTH TO GET ON TO SITE AND THEREAFTER 5 MONTHS TO ACHIEVE THE FIRST COMPLETION AND WHAT IS IMPORTANT IS THAT WE WILL PROVIDE THE FULL 30% AFFORDABLE HOUSE REQUIREMENT. THIS SITE WOULD GO A LONG WAY TO THE FLEXIBILITY ARGUMENT

P.SHAW
MANAGING DIRECTOR
MILWOOD LIMITED

From: Paul Shaw [shaw_paul@btconnect.com]
Sent: 02 March 2015 13:12
To: 'John Holmes'
Subject: RE: Residential Development proposal at Land at Ashflats, Stafford, ST18 9BP Outline Planning Application submission by Milwood Land (Stafford) Ltd
Dear John

Thank you for your recent e mail reference the above your comments are noted.

However having consulted with our Barrister this morning our reply is as follows:-

With regard to Section 70a of the act we have nothing further to add in this respect having plainly identified and set out our position across the 5 points in our covering letter of the 19th February 2015.

I note your offer of a spirit of cooperation within your e mail and I would ask you in the light of that offer to determine this application which by doing so will at the least clarify matters identified by the inspector which obviously impact on some of his interpretations within your local plan.

I feel cooperation between us at this time will avoid further cost and time for both of us

Regards
Paul Shaw
Managing Director
Milwood (Stafford) limited

From: John Holmes [mailto:jholmes@staffordbc.gov.uk]
Sent: 27 February 2015 16:40
To: Paulshaw; mpjshaw@milwood.co.uk
Cc: Richard Wood
Subject: Residential Development proposal at Land at Ashflats, Stafford, ST18 9BP Outline Planning Application submission by Milwood Land (Stafford) Ltd

Dear Mr Shaw,

Thank you for your letter of 20th February 2015 with enclosures. I have considered the contents of your letter including the High Court judgement in Hopkins Homes Ltd v SSCLG and am of the opinion that s70A of the Town and Country Planning Act 1990 (as amended) is relevant.

I do not consider that any further discussion is necessary, but in the spirit of co-operation, notify you that the Council is minded to decline to determine the application under s70A. If you wish to put forward any evidence of a significant change in the development plan, so far as material to the application, or any other material consideration, please provide it to me by Tuesday 3rd March 2015.

Regards

John Holmes
Development Manager
Stafford Borough Council
01785 619302
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