

SUSTAINABILITY APPRAISAL ADDENDUM

SUMMARY OF REPRESENTATIONS – JUNE 2013

Rep No / Respondent	Section	Legally Compliant?	Sound?	Reason for being unsound	Summary of representation
SA1 Natural England	SA Addendum	Yes	Yes	Justified; Consistent with national policy	Support the SA Addendum conclusions that the reasonable alternatives should not be progressed compared to the Plan for Stafford Borough – Strategic Development Locations.
SA2 Staffordshire Police	SA Addendum				Promoting Secured by Design (SbyD) through policy implementation to address crime and disorder issues. Developers to be asked to contribute to mitigate the impact of future developments through Community Infrastructure Levy and Section 106 agreements.
SA3 Mr J Harbottle	SA Addendum	Yes	Yes		Support the SA Addendum has assessed the reasonable alternatives and provide robust reasons to justify the choice of strategic site allocations.
SA4 Creswell Parish Council	Section 3	Yes	Yes		Concern about transport impacts of new development on A5103 Creswell Grove road with congestion and lack of existing infrastructure and public transport, exacerbated by new employment development.
SA5 Creswell Parish Council	Para 5.1	Yes	Yes		Concern about transport impacts and congestion arising from new development north of Stafford on A513 Beaconside Road and lack of existing infrastructure and public transport leading to issues of viability.
SA6	BLANK REPRESENTATION				
SA7 Environment Agency	SA Addendum				Flooding issues have been corrected assessed through the SA Addendum, although further modelling is advised. Agree with water quality assessment due to pollution issues.

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SA8	BLANK REPRESENTATION				
SA9 Maximus Strategic	SA Addendum				Support the SA Addendum conclusions that the reasonable alternatives should not be progressed compared to the Plan for Stafford Borough – Strategic Development Locations, particularly land north of Stafford. Clarkes Farm and land west of M6 are divorced from Stafford town, need significant infrastructure and undermine existing communities.
SA10 Network Rail	SA Addendum				Request to respond to detailed plans in order to assess access and egress implications on level crossings, supported with a policy approach and financial contributions from developers deliver new infrastructure provision with emphasis on closing the level crossing and £1,500 - £2,000 per house. Enhancements to railway stations may also be necessary through footfall.
SA11 Castle Homes and Properties Ltd	SA Addendum	Yes	No	Positively prepared; Justified; Effective; Consistent with national policy	Promoting land at Walton Heath, Stone for residential development as deliverable. Concern about the Plan for Stafford Borough not meeting 2008 household projections and the Regional Spatial Strategy Phase Two – Preferred Option housing requirements. Lack of testing for reasonable alternatives of proposed distribution to Stafford, Stone, Key Service Villages and rural areas making the process unsound. Challenge the statement that significant housing growth has occurred at Stone in recent years when compared to evidence. Stone is the second principal settlement but there is lack of information regarding services and facilities. Due to limited environmental constraints and a strong housing market delivery should be increased at Stone and not restricted to post 2021 due to lack of 5 year supply and shortfall. National Planning Policy Statement states to meet objectively assessed need and sustainable development. The Strategic Housing Market Assessment suggest travel to work from Stone to North Staffordshire is less than other areas.