

Note MF3: PSB2 – Next steps in Examination Process

I have now had the opportunity to consider all the points made in written representations and at the Examination Hearings into the submitted Plan for Stafford Borough: Part 2, and I am minded to include the following main modifications which I consider are necessary in order to ensure the soundness of the Plan:

1. Delete the words "*and beyond*" from the end of paragraph 2.26 of the submitted Plan.
2. Identify on a plan the land owned by the Ministry of Defence to the north-west of Sandon Road, Stafford, known as 'MOD Site 4' as Ministry of Defence Protected Area, as defined on the plan in Document P2-A26, together with explanatory text.
3. Amend the Stone settlement boundary to exclude the land on the edge of Westbridge Park which is located to the east/south-east of the A520 (Stafford Road) and to the west/south-west of the Trent and Mersey Canal, currently occupied by a surface car park and other community uses, including a leisure centre and tennis courts.

The full reasons for the above modifications will be given in my report but in regard to the third modification in the above list, the principal reasons are: the potential impact which could result from the location of the settlement boundary as submitted on the openness of the park and on the setting of the Stone Conservation Area and key listed buildings which can be viewed from the park; concern over flood risk; concern over the location and impact of retail development on the town centre; and the strong and clear physical boundary of the canal.

The Council will need to programme six weeks for public consultation into these modifications, and consider whether the Sustainability Appraisal needs to be updated.

I should be grateful if the Council would respond at its earliest opportunity to this Note, indicating its suggested timescale to undertake the work which I have outlined above.

This Note will need to be posted on the Examination website.

Mike Fox

Inspector