

LAND WEST OF STONE STRATEGIC DEVELOPMENT LOCATION

This response is in respect of Stafford Borough Council's response (P2-01) to the Inspector's Questions Note MF1, on behalf of Hallam Land Management who are the party taking forward the development of the site at Walton Hill, Stone.

The Council requested an update and response in respect of Note MF1, which we provided by e-mail on 26th July. The Council thereafter issued its composite response.

The reason for responding further is to clarify certain aspects in line with the submitted information.

In the Council's response to **Question 4** reference is made to 'off-site highways works at the Walton roundabout of Eccleshall Road and the A34'. The correct position is that Condition 26 of the Outline Planning Permission requires junction improvements to the A34/A51 Aston roundabout to be completed prior to the first occupation of any part of the development. Six other conditions relate to further highways and other improvement works, which are the subject of current liaison with the highways authority.

The Council's response to **Question 5** at 3.24 is in fact at variance with the information supplied and its interpretation. The projection of completing 80 new dwellings per annum from 2018/19 with site completion in 2023/24 needs to be qualified in the way put forward in the response to the Council. That is, such a trajectory is agreed as potentially achievable should the chosen developer have two branded outlets that are complimentary. That *could* achieve that level of delivery going forward subject to favourable market conditions. As stated, this figure will halve if the chosen developer has only one branded outlet.

It was also promoted that the predicted 'flat trajectory' (of 80 houses per annum) would also be better accommodating a 20% flexibility reduced tolerance to be more realistic.

This information has previously been provided to the Council and is within Document ref P2-01 as an e-mail.

Stephen Stoney – Technical Director (Planning)

Wardell Armstrong on behalf of Hallam Land Management