

## THE PLAN FOR STAFFORD BOROUGH 2 – EXAMINATION

### HEARING STATEMENT ON BEHALF OF BADEN HALL ENTERPRISES LTD

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#### **INSPECTOR KEY ISSUE 3 – SETTLEMENT BOUNDARIES: POLICIES SB1**

1. This statement is to provide the context to proposed settlement boundaries – C: Rest of the Borough. The main aspect being promoted is dealt with in full detail within our submissions on Issue 1, and to avoid repetition only the main point is promoted here.
2. The Part 2 Plan is of little utility in terms of providing certainty in terms of positive land use planning.
3. SP7 is properly supportive of the reuse of brownfield land in principle, and specifies that brownfield regeneration opportunities that can be found in sustainable locations within or adjacent to existing settlements. The promoted land at Cold Meece lies adjacent to the settlement of Yarnfield (a Key Service Village) and constitutes a major brownfield mixed-use regeneration opportunity that can provide significant social, environmental and economic benefit to the area if planned cohesively.

‘Spatial Principle 7 (SP7) – Supporting The Location of New Development’ enshrines positive policy support for the regeneration of identified brownfield land. In order to provide a proper and considered policy basis for the regeneration proposals for Cold Meece, this Part 2 Local Plan should identify the land.

4. The wording of SP7 that is transposed into the Part 2 Plan should be built upon to provide the necessary positive planning and certainty.
5. The suggested Policy wording we promote is as follows;

**"Development proposals should maximise the use of brownfield redevelopment sites within the Borough's towns and villages to reduce the need for greenfield sites. Only where insufficient sites on previously developed land, in sustainable locations, are available to meet new development requirements should greenfield sites be released"**.

**"To accommodate growth, brownfield land and disused buildings will be brought back into beneficial use providing for a wide range of accommodation to meet the expanding needs of the Borough. Uses may include housing, employment, associated transport infrastructure"**

**and community infrastructure. Opportunities to secure biodiversity enhancements should also be secured wherever possible.**

**The following site(s) should be identified as a major brownfield regeneration opportunity.**

**Cold Meece - Former MoD land.**

**The comprehensive design of all major brownfield regeneration sites shall be brought forward based on development briefs that provide for high quality development and timing for implementation.**

**NB. Land already identified on the National Land Use Database should be added to the Council's brownfield register.**

6. To deal with the critical matter of Plan flexibility in the light of key considerations including delivery of requirements further promoted modification to the Part 2 Local Plan is as follows: -

*Suggested Policy Wording*

**Should monitoring indicate that an on-going, 5 years' deliverable and a subsequent 5 years' supply of developable housing land can no longer be sustained or where it can be demonstrated that housing need cannot be met within the Borough, the Council will in a timely fashion review its housing land provision, and bring on-stream additional sites as required, with priority given to encouraging the reuse of previously developed land and avoiding sites in the Green Belt where possible.**