

19 JULY 2016 INSPECTOR QUESTIONS

NOTE MF1

1. What are the reasons for the significant increase in completions 2015/2016?

2. In the context of the trajectory for the rest of the Plan period, how accurate is the trajectory in the adopted Plan for Stafford Borough on page 162?

3. Stafford and Stone SDLs
 - 3 (i) These schemes are critical to the successful delivery of PSB2, both in terms of overall delivery and distribution in accordance with SP4 (70% Stafford; 10% Stone; 12% Key Service Villages; 8% rest of Borough). Therefore there is a need to provide a good understanding of how well these 4 SDLs are likely to perform during the Plan period.

 - 3 (ii) In particular the following needs to be addressed:
 - The views of the lead developers themselves – the Council states that it has discussed the progress of the schemes with the lead developers for each SDL – any notes of these meetings would be useful.

 - Critical infrastructure – This obviously includes the Western Access Route. (A) Is the finance already committed, and if not, what is the likelihood that the finance will be available? (B) What is the most likely timescale for completion? It is noted in Doc P2-E13 – Infrastructure Delivery Plan that 2017 is the Network Rail window of opportunity to cross the railway – is there any confirmed about this?

 - Are there any other critical components of the infrastructure which will impact on the progress of any of the SDLs?

 - Are there any critical aspects of the infrastructure which might impact upon the Stone SDL? Again, there seems to be a delay here in relation to the trajectory?]

 - The realism of the rates of delivery – these rates seem quite high in the adopted Plan’s housing trajectory (page 162), and there seems to be some slippage – e.g. Stafford West is programmed to start in 2014/15

- The Council needs to provide an SDL update (both the 3 Stafford SDLs and Stone SDL) which covers these points (i.e. views of lead developers; update on critical infrastructure; update on housing trajectory, including likely rates of delivery).

This work is to be submitted by the Council to the Programme Officer by Wednesday 27 July 2016 in order to facilitate a discussion on Tuesday 2 August.