

## Sean Roberts

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**From:** Programme Officer  
**Subject:** FW: PSB 2 - Examination Library Document P2-P7

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**From:** Paul Shaw  
**Sent:** 24 August 2016 14:59  
**To:** Programme Officer  
**Subject:** FW: PSB 2 - Examination Library Document P2-P7

Dear Sean

I enclose a copy of an e mail which I have discussed with Kevin prior to sending it to you  
I ask again due to its fundamental material facts be put to the inspector otherwise the local authority comments will be taken by him as being correct when they are not.

Regards  
Paul

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**From:** Kev Ryder  
**Sent:** 24 August 2016 14:42  
**To:** 'Paul Shaw'  
**Subject:** PSB 2 - Examination Library Document P2-P7

Dear Paul,

Further to your email of earlier today to the Programme Officer, to be forwarded to The Inspector, in respect of Examination Library Document P2-P10 Statement of Common Ground Stafford West, i would like to draw your attention to the following please;

Examination Library Document P2-P7 Council Position Statement Stafford North,  
The final two bullet points upon page 1 of this undated document state the following;

*Updated North of Stafford Masterplan Framework document (P2-N18) submitted to the Council by Akzo Nobel, Richborough Estates and Maximus Strategic developers on 15 July 2016. Currently out for consultation until 12 August 2016.*

*Akzo Nobel UK Limited's planning application for 700 new houses was submitted on 27 July 2016 including draft Heads of Terms and commitment to deliver phased development and infrastructure in line with the latest North of Stafford Masterplan Framework (P2-N18).*

Looking at these two bullet points together;

Firstly, bullet 1 states that the parties listed are 'developers'. They are not, one is a chemical company, and the remaining two are land promoters, which, is an important distinction.

Secondly, there is, as of today's date, no public record of the application submission by Akzo Nobel, yet, if indeed it has been submitted on the 27<sup>th</sup> July 2016, i am surprised, that, given this formed part of the Examination Issue 10 discussion topic of the 3<sup>rd</sup> August 2016, why The Council did not inform us, and more pertinently, The Inspector of this submission at that time.

Thirdly, The Council state that the application was submitted on the 27<sup>th</sup> July 2016, yet the Draft Masterplan submission of the 15<sup>th</sup> July 2016, is under consultation until the 12<sup>th</sup> August 2016, therefore not being approved before the application submission.

This is in direct contravention of PSB Policy Stafford 2, which clearly states;

*Any application for development on a part or the whole of the area should be consistent with a master plan for the whole Strategic Development Location. The master plan for the whole site should be produced by all **developers** involved in the development of the site and **agreed** by the Council **prior** to applications being submitted.*

(my emphasis).

It is noted that this same approach to set aside Local Plan Policy in specific respect of application submission & masterplan requirement is that previously used by The Council in respect of previous applications at Stafford North, and also at Stafford West, which, is not consistent with either the Local Plan, or the Framework Para 17 Plan Led Approach.

Kind Regards,  
Kev Ryder.



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