

**Plan for Stafford Borough – Publication (A1)**  
**Schedule of Further Additional Modifications**

Modification Number	Policy / paragraph	Page Number	Proposed change
<b>Chapter 1 – Introduction</b>			
FAM1	1.4	4	Amend wording:  The Council is required to ensure that <b>the Local Plan is</b> documents prepared for the Local Development Framework are subject to a Sustainability Appraisal, which incorporates the requirements of Strategic Environmental Assessment.
FAM2	1.15	5	Amend wording:  The appendices provide more background detail on the strategy, <b>setting set</b> out standards <b>such as for</b> parking spaces and open space, a glossary and details on how existing Local Plan policies will be replaced.
<b>Chapter 2 – Spatial Portrait for Stafford Borough (Where are we now?)</b>			
FAM3	2.1	7	Amend wording:  It <del>yes</del> <b>lies</b> between the North Staffordshire conurbation, comprising of Stoke-on-Trent and Newcastle under Lyme, to the north and the Birmingham city region to the south.
FAM4	2.17	9	Amend wording:  Stafford town is also served by the West Coast mainline, with a significant number of trains stopping at the <del>market</del> towns of Stafford and Stone, providing links to the major cities including London.
FAM5	2.21	9	Amend wording:  As the county town of Staffordshire, Stafford has been <del>thefocus</del> <b>the focus</b> for administrative and public buildings since the medieval period.  Add space between “the” and “focus”

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<b>Chapter 4 – Key Issues</b>			
FAM6	Key issues box	15	Adjust spacing in box to ensure space between 6 <sup>th</sup> and 7 <sup>th</sup> bullet point
<b>Chapter 5 – Spatial Vision and Key Objectives</b>			
FAM7	Spatial Vision – criterion c	17	Amend wording of criterion c:  “a range of housing types and tenures to meet the local needs of <b>the Borough</b> all communities and, <b>including for</b> the ageing population, <del>including</del> affordable housing and provision for gypsies and travellers;”
FAM8	Spatial Vision – new criterion i	17	Add the following new criterion i:  “ <b><u>delivered new development, where possible through the re-use of brownfield land and land not of high environmental value, in sustainable locations at Stafford, Stone and the Borough’s selected villages;</u></b> ”  Amend all subsequent criterion heading letter.
FAM9	Spatial Vision – criterion q	17	Amend wording of criterion q:  “delivered a range of new housing at <b>selected</b> villages to provide for <b>objectively assessed</b> local needs;”
FAM10	Key Objective 5	19	Amend wording:  Key Objective 5. Provide new high quality employment land between 2011 - 2031 across a range of sites <del>that mitigates</del> <b>that mitigates</b> against adverse impacts,  Add space between “that” and “mitigates”

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<b>Chapter 6 – Development Strategy</b>			
FAM11	6.4	23	<p>Amend wording:</p> <p>The apportionment for Stafford Borough equals 5,602 over the Plan period 2001 – 2021, at an annual average rate of 280 new houses. No figures were set out for employment land provision either at a County or District level within the RSS. <del>This new Local Plan must be in general conformity with the adopted West Midlands RSS.</del> However, although never completed, revisions to the West Midlands RSS covering the period 2006 - 2026, which reached the Examination in Public stage, stated that the County Town of Stafford should be enhanced in order to provide services for local communities and act as a driver of economic growth, with at least 7,000 new homes suggested and a further 3,000 new homes to be built across the rest of the Borough area, including Stone, an annual average rate of 550.</p>
FAM12	6.49	29	<p>Amend wording:</p> <p><del>For example if a level of development more than 25% greater than the Spatial Principle SP4 proportion is delivered by a particular level of the hierarchy over a 4 year period this could trigger restrictions through a moratorium (i.e. permission would not be granted for further development in that level for a period of 1 year).</del></p> <p><b><u>If a level of development more than 50% greater than the Spatial Principle SP4 proportion is delivered (commitments and completions) by a particular level of the hierarchy over a 4 year period this could trigger restrictions through a moratorium (i.e. permission would not be granted for further development in that level for a period of 1 year).</u></b></p>
FAM13	6.52	30	<p>Amend wording:</p> <p>As part of the <del>Plan's Stafford Borough Local Development Framework's</del> evidence base, a Strategic Housing Land Availability Assessment (SHLAA) was produced in January 2009 and subsequently updated in January 2010, June 2011 and June 2012.</p>

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FAM14	6.63	33	Amend wording:  A key element of the approach is that new Settlement Boundaries will be established in the new <b><u>Local Plan</u></b> <del>Plan for Stafford Borough</del> for each of the settlements in the Sustainable Settlement Hierarchy.
FAM15	6.64	33	Amend wording:  For the Key Service Villages, the location of the boundaries will be established for these settlements through the Neighbourhood Planning process, or through a <del>Site-specific Allocations and Policies document</del> <b><u>Sites &amp; Allocations Development Plan Document</u></b> if Neighbourhood Plans are not forthcoming.
FAM16	6.66	34	Amend wording:  In due course, it is intended that development allocations for specific sites will be identified within the Settlement Boundaries (and the Boundaries themselves) through the Neighbourhood Planning process, or through the preparation of <del>the Site-specific Policies and Allocations document</del> <b><u>a Sites &amp; Allocations Development Plan Document.</u></b>
<b>Chapter 7 – Stafford</b>			
FAM17	7.35	58	Align second bullet point to match the others.
FAM18	Policy Stafford 1	39	Amend wording of criterion i in the Stafford Town Centre section:  “Encouraging the development and expansion of the town centre to provide an increase of <b><u>14,000</u></b> <del>34,000</del> square metres <b><u>(net)</u></b> of non-food (comparison) retailing and <b><u>3,400</u></b> <del>2,000</del> square metres <b><u>(net)</u></b> of food (convenience) retailing and include the level and quality of the offer as well as establish new development opportunities”

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FAM19	Policy Stafford 4		Amend the Plan for Stafford Borough – Stafford Area Inset (A3)  Removal of the section of the Eastern Distributor Road, from the junction with Baswich Road and Cornwall Drive through to Milford Road (A513)
<b>Chapter 8 – Stone</b>			
FAM20	Policy Stone 1	63	Amend wording of criterion a in the Stone Town Centre section:  “Provide for <b>1,700</b> <del>4,400</del> square metres ( <b>net</b> ) of new convenience (food) retailing and <b>400</b> <del>2,200</del> square metres ( <b>net</b> ) of new comparison (non-food) retailing at Stone town centre;
FAM21	Policy Stone 1	63	Amend wording:  a. Encouraging the development and expansion of the town centre to provide a vibrant place where people can meet, shop, eat and spend leisure time in a safe and pleasant environment including <del>provision of mixed use development</del> <b>leisure, community facilities and retail provision (not to include residential) on that part of</b> Westbridge Park <b>within the town centre boundary, as shown on the Stone Area Inset Map</b>
FAM22	Policy Stone 1	63	Amend the Plan for Stafford Borough – Stone Area Inset (A4)  Amend town centre boundary to incorporate land at Westbridge Park, Morrison’s car park and Crown Wharf, and amend boundary of green infrastructure to remove land at Westbridge Park.
FAM23	8.11	66	Amend wording:  The National Planning Policy Framework requires <del>Development</del> Plans to define the extent of town centres and primary shopping areas,
FAM24	8.16	67	Reduce spacing after full stops to match other paragraphs

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<b>Chapter 9 – Economy</b>			
FAM25	9.13	77	Amend wording:  The formal boundaries of the Recognised Industrial Estates will be reviewed through the <del>Site-specific Policies and Allocations document</del> <b><u>Sites &amp; Allocations Development Plan Document</u></b>
FAM26	Policy E8		Add an additional paragraph within Policy E8 existing text to read:  c. retain and increase the amount of attractive residential provision in town centres, through new build and conversion.  <b><u>“Development proposals at Stafford and Stone providing greater than 500 square metres gross floorspace for town centre uses in an edge or out-of-centre location should be the subject of an impact assessment. For local centres the threshold should be 300 square metres gross floorspace.”</u></b>  If planning permission is granted for retail development ....
FAM27	9.31	83	Amend wording:  A sequential test should be applied for planning applications to ensure main town centre uses are located in town centres as well as an impact assessment of developments <del>over 2,500 square metres</del> <b><u>over the locally set thresholds.</u></b>
<b>Chapter 11 – Communities</b>			
FAM28	Policy C1	90	Amend wording of criteria a of Policy C1:  New developments should provide an appropriate range of dwelling types and sizes <b><u>to provide</u></b> for a mixture of different households, <del>but with the proportion based on</del> <b><u>having regard to:</u></b>

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			<p>a. <del>Existing household and dwelling size in the development locality</del> <b><u>The need for housing sizes and types as identified by the Strategic Housing Market Assessment</u></b></p> <p>b. Indicative current waiting list data for the locality”</p>																		
FAM29	Policy C2	90	<p>Amend wording:</p> <p><del>At Stone, Eccleshall, Gnosall, Woodseaves, Barlaston, Tittensor and Yarnfield a target proportion of 40% affordable housing must be provided on sites greater than the thresholds defined below. In Stafford town and all other areas of the Borough a target proportion of 30% affordable housing must be provided on sites greater than the thresholds defined below. Developers will be expected to provide an independent economic viability assessment if a lower figure is being advocated. Affordable housing must be made available for people on lower incomes, unable to afford housing at the prevailing market price or who need to live within the area.</del></p> <p>The following site thresholds will be applied to deliver affordable housing targets:</p> <p>a) <del>In Stafford, Stone and Key Service Villages identified in SP3 all sites of over 0.4 hectares or capable of accommodating 12 dwellings or more;</del></p> <p>b) <del>In all other settlements, including the rural area outside settlements, all sites of greater than 0.1 hectares or capable of accommodating 3 dwellings or more.</del></p> <p><b><u>Residential proposals must provide affordable housing on development sites according to the thresholds set out below:</u></b></p> <table border="1" data-bbox="898 1054 1879 1332"> <thead> <tr> <th></th> <th><b><u>3 dwellings or more</u></b></th> <th><b><u>12 dwellings or more</u></b></th> </tr> </thead> <tbody> <tr> <td><b><u>Stafford</u></b></td> <td><b><u>n/a</u></b></td> <td><b><u>30%</u></b></td> </tr> <tr> <td><b><u>Stone</u></b></td> <td><b><u>n/a</u></b></td> <td><b><u>40%</u></b></td> </tr> <tr> <td><b><u>Eccleshall, Gnosall, Woodseaves, Barlaston, Tittensor and Yarnfield</u></b></td> <td><b><u>n/a</u></b></td> <td><b><u>40%</u></b></td> </tr> <tr> <td><b><u>Hixon, Great Haywood, Little Haywood, Haughton, Weston</u></b></td> <td><b><u>n/a</u></b></td> <td><b><u>30%</u></b></td> </tr> <tr> <td><b><u>Rural areas</u></b></td> <td><b><u>30%</u></b></td> <td><b><u>30%</u></b></td> </tr> </tbody> </table>		<b><u>3 dwellings or more</u></b>	<b><u>12 dwellings or more</u></b>	<b><u>Stafford</u></b>	<b><u>n/a</u></b>	<b><u>30%</u></b>	<b><u>Stone</u></b>	<b><u>n/a</u></b>	<b><u>40%</u></b>	<b><u>Eccleshall, Gnosall, Woodseaves, Barlaston, Tittensor and Yarnfield</u></b>	<b><u>n/a</u></b>	<b><u>40%</u></b>	<b><u>Hixon, Great Haywood, Little Haywood, Haughton, Weston</u></b>	<b><u>n/a</u></b>	<b><u>30%</u></b>	<b><u>Rural areas</u></b>	<b><u>30%</u></b>	<b><u>30%</u></b>
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			<p><b><u>Developers will be expected to provide an independent economic viability assessment if a lower figure is being advocated. Affordable housing must be made available for people on lower incomes, who are unable to afford housing at the prevailing market price or who need to live within the area.</u></b></p>
FAM30	Policy C6	96	<p>Amend wording:</p> <p>Specific sites will be identified through a <del>Gypsy &amp; Travellers Sites &amp; Allocations document</del> <b><u>Sites &amp; Allocations Development Plan Document</u></b></p>
FAM31	11.20	96	<p>Amend wording:</p> <p>However, given that the assessment period in the study is slightly shorter than the proposed plan period, an updated assessment of Gypsy and Traveller Accommodation Needs has been undertaken to inform provision to 2031 with new provision to be identified through specific sites as part of a <del>the Gypsy &amp; Travellers Sites &amp; Allocations document</del> <b><u>Sites &amp; Allocations Development Plan Document</u></b></p>
<b>Chapter 12 – Environment</b>			
FAM32	Policy N2	101	<p>Amend wording:</p> <p><del>All new residential development will be expected to incorporate sustainable design and construction technology to achieve a Code for Sustainable Homes star rating in line with Government policy. For all new development these standards require initiatives such as:</del></p> <p><b><u>All new residential development will be expected to incorporate sustainable design and construction technology to achieve zero carbon development through a combination of fabric energy efficiency, carbon compliance and allowable solutions in line with government policy.</u></b></p> <p><b><u>To implement zero carbon development the following measure should be considered as part of the design:</u></b></p>

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			<p>1. Reduce water consumption, through the use of low water volume fittings and grey water systems;</p> <p>2. Orientation to maximise solar gain;</p> <p>3. High levels of insulation and energy conservation, adequate provision for separation and storage of waste for recycling; and</p> <p>4. Use of materials from sustainable sources in new development.</p> <p>All non-residential development up to 1,000 square metres (net) will be expected to have a BREEAM Very Good rating; and non-residential development greater than 1,000 square metres (net) will be expected to have a BREEAM Excellent rating. <del>A statement will be required to detail how the BREEAM and Code for Sustainable Homes standards will be addressed or conversely, if it is considered to be unviable, evidenced through an independent economic viability assessment.</del></p> <p><b><u>A statement will be required to detail how the BREEAM and Zero Carbon Standard will be addressed or conversely, if it is considered to be unviable, evidenced through an independent viability assessment</u></b></p> <p>All new developments will be required to generate a proportion of their energy requirement from on-site renewable resources or low carbon energy equipment. If it can be demonstrated through an independent viability assessment that it is technically or environmentally impractical on-site then off site energy generation will be considered.</p> <p>Where proposals affect a building of traditional construction, energy efficiency will be expected to be improved as far as possible without prejudicing the character of the building or increasing the risk of long term deterioration of the existing fabric.</p>
FAM33	12.14	102	<p>Amend wording:</p> <p>Existing policy direction is provided by The UK Sustainable Development Strategy, 2005 and the Planning and Energy Act, 2008 as well as recently introduced National Planning Policy Statements (NPS).</p>

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FAM34	12.37	109	<p>Amend wording:</p> <p>... Local Authorities should consider and assess whether development proposals and policies set out in local <b><u>planning policy documents</u></b> Development Documents (LDDs) would affect European Sites,</p>
FAM35	Policy N6	111	<p>Amend wording:</p> <p><del>Development will not be permitted where it would be likely to lead to an adverse effect upon the integrity, directly or indirectly, of the Cannock Chase Special Area of Conservation (SAC). To ensure this site is not harmed all development within the Stafford Borough area must take account of the following criteria:</del></p> <p><del>i. No development involving a net increase in dwellings will be permitted within the buffer area around the SAC (400 metres), as defined on the Policies Map unless, as an exception, the form of residential development would not have an adverse effect upon the sites' integrity;</del></p> <p><del>ii. Between 400 metres and 12 miles, as defined on the Policies Map, development will be expected to take all necessary steps on-site, to avoid or mitigate any adverse effects upon the site's integrity or, where this cannot be achieved within the development, make provision for mitigation measures designed to avoid such adverse effects taking place as set out in the Cannock Chase Visitor Impact Management Strategy.</del></p> <p><del>Large developments within 400 metres and 12 miles of the SAC will also be required to provide targeted alternative green space within or close to the development site.</del></p> <p><del>The effective avoidance and / or mitigation of any identified adverse effects must be demonstrated and secured prior to approval of the development through developer contributions as set out in the Cannock Chase Visitor Impact Mitigation Implementation Plan.</del></p> <p><del>Development will not be permitted where it would lead directly or indirectly to an adverse effect upon the Cannock Chase SAC where the effects cannot be mitigated.</del></p> <p><b><u>Development will not be permitted where it would lead directly or indirectly to an adverse effect upon the integrity of the Cannock Chase SAC where the effects cannot be mitigated.</u></b></p>

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			<p><b><u>To ensure the Cannock Chase SAC is not harmed, all development that leads to a net increase in dwellings within 15 km of the site, as shown on the policies map, must provide mitigation and avoidance measures.</u></b></p> <p><b><u>Development will be expected to take all necessary steps on-site, to avoid or mitigate any adverse effects upon the SAC’s integrity or, where this cannot be achieved within the development, make provision for mitigation measures designed to avoid such adverse effects taking place, as set out in the Cannock Chase SAC Visitor Impacts Mitigation Report (or any updated mitigation report agreed by the SAC Partnership).</u></b></p> <p><b><u>The effective avoidance and / or mitigation of any identified adverse effects must be demonstrated to the Council as the Competent Authority and Natural England and secured prior to approval of the development through developer contributions or levy mechanism.</u></b></p> <p><b><u>Further information will be set out in a Supplementary Planning Document on mitigation and implementation.</u></b></p>
FAM36	Policy N6	111	<p>Amend the Plan for Stafford Borough – Policies Map (A2)</p> <p>A 15km buffer of the Cannock Chase SAC to be shown on the map</p>
<b>Chapter 13 – Infrastructure</b>			
FAM37	13.20	119	<p>Amend wording:</p> <p>For the Strategic Development Locations at Stafford and Stone, s106 agreements will be the primary source of developer contributions towards critical infrastructure. However, some infrastructure will also be funded through a <b><u>the forthcoming</u></b> Community Infrastructure Levy (as distinct from s106 obligations), <del>through a CIL Charging Schedule,</del> with the Council publishing a list identifying those items on which it intends to spend CIL, thereby enabling it to continue to utilise s106 to deliver infrastructure.</p>

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FAM38	13.24 (table)	120	Amend wording (Third Row, first Column):  <b><u>Electricity</u></b> infrastructure
<b>Chapter 14 – Local Monitoring and Review</b>			
FAM39	14.3	123	All of the indicators identified in the final monitoring framework will be reported in the Council's Monitoring Document on an annual basis from the 1st April to 31st March from when the <del>Core Strategy</del> <b><u>Plan for Stafford Borough</u></b> is adopted.
<b>Glossary</b>			
FAM40	Glossary – Lifetime Homes	127	A housing standard developed by the Joseph Rowntree <del>Federation</del> <b><u>Foundation</u></b> that enables new housing to be designed to meet the changing needs of the occupiers over time.
FAM41	Glossary – Local Development Document	127	Together LDDs form the main part of the Local Development <b><u>Framework</u></b>
<b>Appendix B – Car Parking Standards</b>			
FAM42	First paragraph	134	The car parking standards detailed below should generally be taken as a <del>maximum</del> <b><u>minimum</u></b> requirement.

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<b>Appendix C – Nature Designations List</b>			
FAM43	Appendix C	146/147	Addition to Table 3  Aqualate Mere - Date notified <b><u>1956</u></b> Brocton - Date notified <b><u>1971</u></b>
FAM44	Appendix C	148	Amend areas of NNRs due to mis-print update as follows: <b><u>Aqualate mere – 217.38</u></b> <b><u>Chartley Moss – 44.15</u></b> <b><u>Motley Meadows – 43.4</u></b>
<b>Appendix D – Infrastructure</b>			
FAM45	Appendix D Stafford Town North Infrastructu re Requireme nts	150	In Potable Water row and sewerage row – replace AMP with <b><u>Asset Management Plan</u></b>
FAM46	Appendix D Stone Town West	155	Dates are unreadable – alter formatting to rectify this