

Plan for Stafford Borough Schedule of Main Modifications

Modification Number	Policy / paragraph	Page Number (in publication version)	Proposed change
Chapter 3 Policy Influences (National and Local)			
MM1	Para 3.10	12	Delete the last sentence of the paragraph as follows: “ Pending restoration of the housing market in North Staffordshire, substantial additional development in the north of Stafford Borough could harm the fragile market. ”
Chapter 5 – Spatial Vision and Key Objectives			
MM2	Para 5.1 – Spatial Vision	17	Add the following new criterion i under the section ‘By 2031 Stafford Borough will have;...’ to read as follows: <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> Re-categorise all subsequent criteria.
MM3	Para 5.1 – Spatial Vision	17	Add an additional criterion under existing criterion m. to read as follows: <u>‘provided new green infrastructure / biodiversity enhancement schemes’</u> Re-categorise all subsequent criteria.
MM4	Para 5.1 – Spatial Vision	17	Add an additional criterion under existing criterion p. to read as follows: <u>‘provided new green infrastructure / biodiversity enhancement schemes’</u> Re-categorise all subsequent criteria.

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MM5	Spatial Vision – criterion q	17	Amend wording of existing criterion q to read as follows: 'delivered a range of new housing at selected villages to provide for objectively assessed local needs' Re-categorise all subsequent criteria
MM6	Para 5.1 – Spatial Vision	17	Add an additional criterion under criterion q. to read as follows: 'avoided development in flood risk areas' Re-categorise all subsequent criteria
MM7	Para 5.2 - Key Objective 11	19	Amend the key objective 11 to read as follows: 'Deliver the Western Access Improvements Scheme to improve the transport network to the west of Stafford town centre, deliver the Northern Access Improvements scheme and implement the Phase 1 of the Eastern Distributor Road – Eastern Access Improvements'
Chapter 6 – Development Strategy			
MM8	Para 6.24	27	Amend wording as follows ... water capacity are not significant constraints. However, major development at Stone could have implications for the North Staffordshire urban regeneration initiatives and therefore it will be necessary both to constrain the overall quantity of new development, and to phase it until after 2021 in order to provide the time and opportunity to deliver high quality developments on brownfield regeneration sites in the North Staffordshire conurbation first.
MM9	Spatial Principle 4	28	Amend % split as follows: Stafford 72% 70%

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			Stone 8% 10%																																								
MM10	Para 6.49	29	Delete existing para 6.49																																								
MM11	Para 6.54	30	<p>Amend table as follows:</p> <table border="1"> <tr> <td colspan="2">Housing Provision</td> </tr> <tr> <td>Housing Requirement for Stafford Borough</td> <td>10,000</td> </tr> <tr> <td>Housing Completions 1/4/2011 to 31/3/2013 31/3/2012</td> <td>731 425</td> </tr> <tr> <td colspan="2">Potential Number of New Homes- Sustainable Settlement Hierarchy</td> </tr> <tr> <td>Stafford Town Total requirement</td> <td>7,000 7,200</td> </tr> <tr> <td>Completions - 1/4/2011 to 31/3/2013 31/3/2012</td> <td>262 419</td> </tr> <tr> <td>Commitments at 31/03/2013 31/3/2012 (discounted by 10%)</td> <td>1,505 1,524</td> </tr> <tr> <td>New Provision</td> <td>5,233 5,560</td> </tr> <tr> <td>Stone Town Total requirement</td> <td>1,000 800</td> </tr> <tr> <td>Completions - 1/4/2011 to 31/3/2013 31/3/2012</td> <td>109 64</td> </tr> <tr> <td>Commitments at 31/03/2013 31/3/2012 (discounted by 10%)</td> <td>291 267</td> </tr> <tr> <td>New Provision</td> <td>600 401</td> </tr> <tr> <td>Key Service Villages Total requirement</td> <td>1,200</td> </tr> <tr> <td>Completions - 1/4/2011 to 31/3/2013 31/3/2012</td> <td>134 99</td> </tr> <tr> <td>Commitments at 31/03/2013 31/3/2012 (discounted by 10%)</td> <td>529 472</td> </tr> <tr> <td>New Provision</td> <td>537 629</td> </tr> <tr> <td>Rest of Borough Area Other Borough Areas Total requirement</td> <td>800</td> </tr> <tr> <td>Completions - 1/4/2011 to 31/3/2013 31/3/2012</td> <td>226 143</td> </tr> <tr> <td>Commitments at 31/03/2013 31/3/2012 (discounted by 10%)</td> <td>358 360</td> </tr> <tr> <td>New Provision</td> <td>216 297</td> </tr> </table>	Housing Provision		Housing Requirement for Stafford Borough	10,000	Housing Completions 1/4/2011 to 31/3/2013 31/3/2012	731 425	Potential Number of New Homes- Sustainable Settlement Hierarchy		Stafford Town Total requirement	7,000 7,200	Completions - 1/4/2011 to 31/3/2013 31/3/2012	262 419	Commitments at 31/03/2013 31/3/2012 (discounted by 10%)	1,505 1,524	New Provision	5,233 5,560	Stone Town Total requirement	1,000 800	Completions - 1/4/2011 to 31/3/2013 31/3/2012	109 64	Commitments at 31/03/2013 31/3/2012 (discounted by 10%)	291 267	New Provision	600 401	Key Service Villages Total requirement	1,200	Completions - 1/4/2011 to 31/3/2013 31/3/2012	134 99	Commitments at 31/03/2013 31/3/2012 (discounted by 10%)	529 472	New Provision	537 629	Rest of Borough Area Other Borough Areas Total requirement	800	Completions - 1/4/2011 to 31/3/2013 31/3/2012	226 143	Commitments at 31/03/2013 31/3/2012 (discounted by 10%)	358 360	New Provision	216 297
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MM12	Para 6.63	33	<p>Amend wording of the first sentence to read as follows:</p> <p>'A key element of the approach is that new Settlement Boundaries will be established in the Site Allocations Development Plan Document Plan for Stafford Borough for each of the settlements listed in Spatial Principle SP3, which comprise in the Sustainable Settlement Hierarchy.'</p>
MM13	Para 6.64	33	<p>Amend wording of the paragraph to read as follows::</p> <p>'In the case of Stafford and Stone, settlement boundaries are established as part of this Local Plan document in order to identify the significant development areas for housing and employment in relation to the existing urban areas. For the Key Service Villages, The location of settlement boundaries will be established for these settlements through the Neighbourhood Planning process, or through a Site-specific Allocations and Policies document Site Allocations Development Plan Document if Neighbourhood Plans are not forthcoming. Prior to the actual definition being achieved through these processes, the criteria established in Spatial Principle 7 will be used to judge the acceptability of individual development proposals.'</p>
MM14	Spatial Principle 7	33	<p>Amend wording of second sentence:</p> <p>'Development or activities of a scale and nature appropriate to secure the sustainability of each settlement, where in the case of housing proposals this is consistent with the delivery of the proportions of development intended by Spatial Principles SP2, SP3 and SP4, will be supported within the Settlement Boundaries.'</p> <p>Amend wording of criterion ii to read as follows:</p> <p>'ii) It is consistent with the objectives of Spatial Principles SP6, and Policies E2 E2 and C5 in supporting rural sustainability;'</p> <p>Amend wording of third paragraph as follows:</p>

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			Settlement boundaries will be established in accordance with the following criteria. Prior to the establishment of the actual boundaries these principles will be used to assess the acceptability of individual proposals at the Key Service Villages Settlements .
MM15	Para 6.67 – new	34	<p>Insert the following new paragraph to read as follows:</p> <p><u>‘In addition to the above, new development proposals should not lead to the sterilisation of significant mineral resources, or compromise the continued operation or expansion of any existing waste management facilities as defined in the Minerals and Waste Local Plans prepared by the Mineral and Waste Planning Authority. In due course the Policies Map will be updated with relevant Local Plan allocations and designations.’</u></p>
Chapter 7 – Stafford			
MM16	Para 7.1	37	<p>Amend wording of the introduction to the paragraph to read as follows:</p> <p>‘The Plan makes specific allocations for development within Settlement Boundaries. In this Plan, The following Area Section defines Strategic Development Locations for both housing and employment at Stafford and Stone. This includes associated infrastructure, services and facilities immediately adjacent to the existing built up area to allocate an appropriate number of new houses and employment areas in the right locations and amounts. Further details are set out in the relevant sections for Stafford town and Stone town.’</p>
MM17	Policy Stafford 1	37	<p>Amend wording of the first paragraph under the Housing section to read as follows:</p> <p><u>‘Continue to meet the housing requirements for Stafford Town by providing a total of 7,000 5,500 new market and affordable homes, including as well as additional provision for Ministry of Defence personnel.’</u></p>

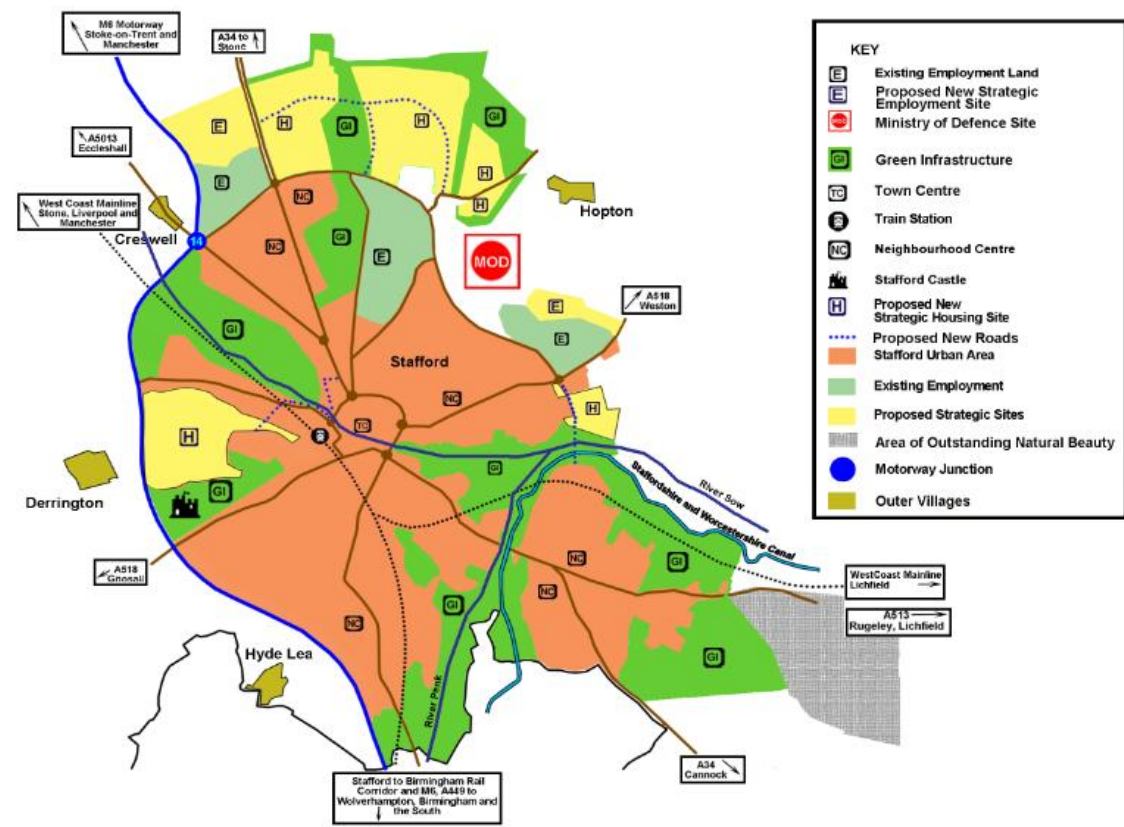
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MM18	Policy Stafford 1	37	<p>Amend the wording of criterion ii in the Housing section to read as follows:</p> <p>a. North of Stafford including highway and transport improvements through the Northern Access Improvements scheme</p> <p>b. West of Stafford linked to delivery of the Western Access Improvements Scheme from Martin Drive to Doxey Road</p> <p>c. East of Stafford linked to delivery of Phase 1 of the Eastern Access Improvements ' Eastern Distributor Road from Weston Road / Beaconside to Baswich Lane road bridge at St Thomas' Lane'.</p>
MM19	Policy Stafford 1	37	<p>Delete v:</p> <p>v. Ensure sufficient provision to meet housing requirements for Ministry of Defence personnel of up to 400 new Service Family Accommodation units.</p>
MM20	Policy Stafford 1	39	<p>Amend the wording of criterion i in the Stafford Town Centre section:</p> <p>“Encouraging the development and expansion of the town centre to provide an increase of 14,000 34,000 square metres (net) of non-food (comparison) retailing and 3,400 2,000 square metres (net) of food (convenience) retailing and include improve the level and quality of the offer as well as establish new development opportunities”</p>
MM21	Policy Stafford 1	39	<p>Amend the wording of criteria vii. within the Stafford Town Centre section to read as follows:</p> <p><u>“B1 (a) office development should only be permitted on employment sites outside the town centres if it can be proved, through a sequential assessment, that proposed development cannot be located within the town centre or edge of centre sites.”</u></p> <p>Delete the following text in criteria vii</p>

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			'The use of employment sites for employment purposes other than B1 (b & c) excluding offices (B1a), B2 and B8 will not be permitted unless it can be proved that the proposed use cannot be located within Stafford town centre.'
MM22	Policy Stafford 1	39	Amend the wording of criterion ii in the Infrastructure section to read as follows: <u>'Deliver the full Western Access Improvements Scheme, including the Western Access Route, between Martin Drive and A34 Foregate Street, the Northern Access Improvements scheme and the Eastern Access Improvements, from Beaconside to St Thomas' Lane.'</u> Phase 1 of the Eastern Distributor Road from Weston Road / Beaconside to Baswich Lane road bridge at St Thomas'
MM23	Policy Stafford 1	40	Insert an additional criterion under the Environment section to read as follows: <u>'v. Ensuring that new development does not harm but enhances watercourses in the town'</u>
MM24	Para 7.4	41	Add the following new introductory sentence to the paragraph to read as follows: <u>'As set out previously in the Development Strategy section the total housing requirement for Stafford town is 7,000 new homes. This means, in addition to completions since the Plan period began, and current permissions, provision for 5,233 dwellings on new sites is required. Provision is also made for 350 new homes for Ministry of Defence (MOD) personnel, reflecting the needs identified by the MoD.'</u>
MM25	Stafford Town Key Diagram	42	Amendment to Eastern Access Improvements In the KEY section of the diagram delete the word 'existing' to read as follows: Green Infrastructure Insert the River Sow and River Penk in the Stafford Town Key Diagram. Amend the North Stafford Strategic Development Location area and add Northern Access Improvements. Amend the rail network descriptive boxes as follows:

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			<p>- West Coast Main Line Trent Valley Line, Lichfield</p> <p>- M6</p> <p>Stafford Town Key Diagram</p>  <p>The diagram illustrates the Stafford town area with various land use zones. A central orange area represents the Stafford Urban Area. Surrounding areas are color-coded: green for existing employment, yellow for proposed strategic sites, and light green for green infrastructure. A red square labeled 'MOD' indicates a Ministry of Defence site. A blue circle at the top left marks a motorway junction. A legend on the right defines symbols for existing and proposed employment sites, housing sites, town centres, neighbourhood centres, Stafford Castle, and train stations. It also defines road types (proposed new roads and urban area) and natural features like the River Sow and Staffordshire and Worcestershire Canal. Other labels include 'West Coast Mainline Lichfield' and 'Stafford to Birmingham Rail Corridor'.</p>

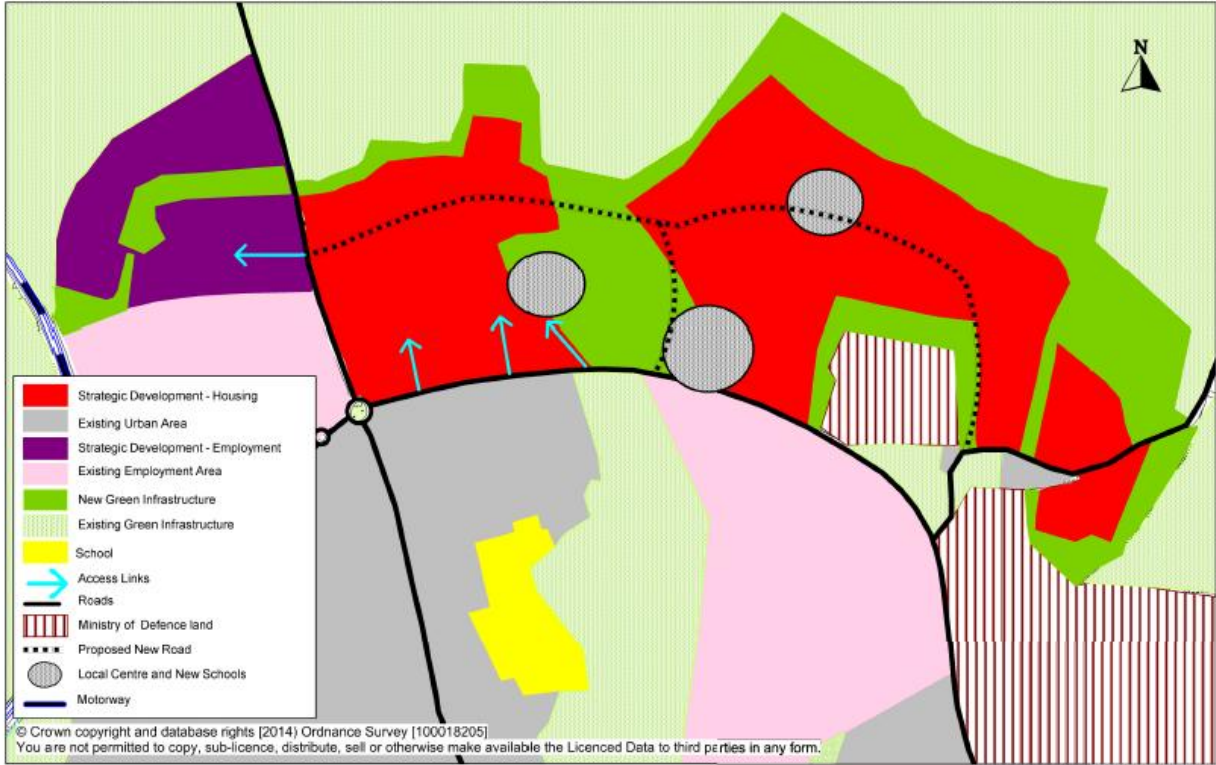
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MM26	Para 7.16	44	<p>Amend the wording of the paragraph to read as follows:</p> <p>'Based on current shopping patterns and the strong performance of existing facilities, there is a demonstrable need for further retail floorspace within the Borough. Having assessed the performance of each foodstore, the Town Centre Capacity Assessment study (<u>January 2011), updated in May 2013 through the Stafford and Stone Town Centre Retail Capacity report</u> identified that certain facilities are trading much better than expected, suggesting a need for greater competition and choice. Based on forecast increases in expenditure and current 'over-trading', there is <u>a need for further retail floorspace within the Borough. Furthermore there remains capacity for new convenience goods floorspace in Stafford in the medium to long term, after taking into account recent retail developments. The study found that future capacity for comparison (non-food) goods will be met through existing permissions in the short term, predominantly through the consented Riverside redevelopment, but capacity is expected to increase in the longer term.</u>' an immediate convenience goods expenditure capacity within the Borough of £14.26m and forecast to rise to £33.95m by 2015, to £45.86m by 2021 and £56.68m by 2026.'</p> <p>Delete rest of paragraph</p>
MM27	Policy Stafford 2	46	<p>Amend wording of the introductory paragraph to read as follows:</p> <p>"Within the area North of Stafford identified on the Policies Map a sustainable, well designed mixed use development will be delivered by 2031. Any application for development on a part or the whole of the <u>this area should be</u> must be preceded by, and consistent with, a master plan for the whole Strategic Development Location. <u>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. Any application for a component of the whole site must be accompanied by a specific master plan which shows the relationship of the application area to the wider Strategic Development Location. The design of the application should not prejudice the delivery or design of the wider Strategic Development Location.</u> Which have been submitted and agreed by the Council. Development must deliver the following key requirements:"</p> <p>Delete criterion xi. from the Design section as follows:</p>

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			<p>xi. Proposals must relate to the whole Strategic Development Location or, if less, do not in any way prejudice implementation of the whole development.</p> <p>Re-categorise remaining criterion.</p>
MM28	Para 7.28	49	<p>Delete existing boundary map and replace with map below :</p> <div data-bbox="913 587 1861 1241" style="text-align: center;"> <p>Development North of Stafford</p> <p>Legend: Strategic Development Location Housing Strategic Development Location Employment</p> </div>

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MM29	Para 7.28	50	<p>Delete existing concept plan and replace with plan below:</p> <p align="center">Stafford North Concept Diagram</p>  <p>© Crown copyright and database rights [2014] Ordnance Survey [100018205] You are not permitted to copy, sub-licence, distribute, sell or otherwise make available the Licenced Data to third parties in any form.</p>

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MM30	Policy Stafford 3	51	<p>Amend wording of the introductory paragraph to read as follows:</p> <p>“Within the area West of Stafford identified on the Policies Map a sustainable, well designed mixed use development will be delivered by 2031. Any application for development on a part or the whole of the this area should be must be preceded by, and consistent with, a master plan for the whole Strategic Development Location. <u>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. Any application for a component of the whole site must be accompanied by a specific master plan which shows the relationship of the application area to the wider Strategic Development Location. The design of the application should not prejudice the delivery or design of the wider Strategic Development Location.</u> Which have been submitted and agreed by the Council. Development must deliver the following key requirements:”</p>
MM31	Policy Stafford 3	51	<p>Delete criterion vi under the Design section</p> <p>vi. Proposals relate to the whole Strategic Development Location or if less do not in any way prejudice implementation of the whole development;</p> <p>Re-categorise existing criterion.</p>
MM32	Policy Stafford 3	52	<p>Amend the wording of criterion xvi under the Infrastructure section to read as follows:</p> <p>‘xvi. Link from Martin Drive spine road to Doxey Road with potential upgrade to railway bridge required for the development west of Stafford as part of the Stafford Western Access Improvements Scheme, together with new or enhanced bus routes as well as cycling & walking links to existing routes to the town centre and other key destinations;’</p>

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MM33	Para 7.32	55	<p>Delete existing concept plan and replace with plan below:</p> <div data-bbox="1106 432 1686 1267" style="text-align: center;"> <p>Stafford West Concept Diagram</p> <p>© Crown copyright and database rights (2014) Ordnance Survey 1000192005 You are not permitted to copy, sub-licence, distribute, sell or otherwise make available the Licensed Data to third parties in any form.</p> </div>

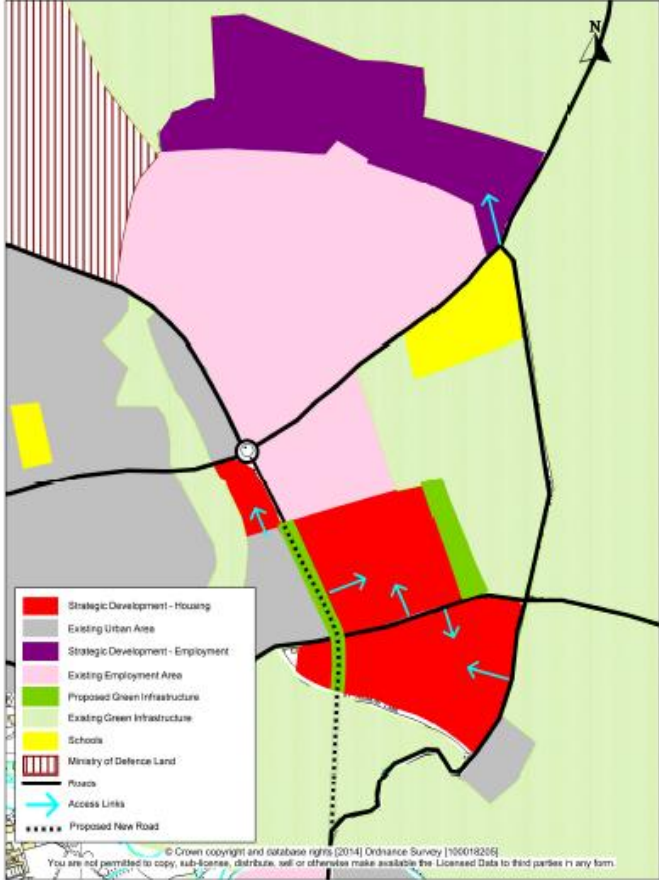
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MM34	Policy Stafford 4	56	<p>Amend wording of the introductory paragraph to read as follows:</p> <p>“Within the area East of Stafford identified on the Policies Map a sustainable, well designed mixed use development will be delivered by 2031. Any application for development on a part or the whole of <u>the</u> this area should be must be preceded by, and consistent with, a master plan for the whole Strategic Development Location. <u>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. Any application for a component of the whole site must be accompanied by a specific master plan which shows the relationship of the application area to the wider Strategic Development Location. The design of the application should not prejudice the delivery or design of the wider Strategic Development Location.</u> Which have been submitted and agreed by the Council. Development must deliver the following key requirements:”</p>
MM35	Policy Stafford 4	56	<p>Delete criterion vi under the Design section</p> <p>vi. Proposals relate to the whole Strategic Development Location or if less do not in any way prejudice implementation of the whole development;</p> <p>Re-categorise existing criterion.</p>
MM36	Policy Stafford 4	57	<p>Delete the last section of criterion xiv to read as follows:</p> <p>‘It shall also identify construction access arrangements that do not disrupt existing residents; And improvements to transport capacity along the A518 Weston Road in the vicinity of the University roundabout and along the Tixall Road</p>
MM37	Policy Stafford 4	57	<p>Combine criteria xv & xvii with the following new criteria xv to read as follows:</p> <p><u>“The Eastern Access Improvements is a package of complementary sustainable transport measures and highway infrastructure to be funded through a combination of public funds and developer contributions. Developers in the East of Stafford will be required to provide a new link road between Beaconside and St. Thomas’ Lane, sustainable transport access, potential highway capacity</u></p>

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			<p><u>improvements and traffic management measures along Beaconside and Weston Road. Public funds will contribute towards further sustainable transport measures including the Baswich Walking and Cycling route between Baswich Lane and Weston Road, bus service enhancements, including real time bus passenger information, and potential highway capacity improvements along Baswich Lane;</u></p> <p>Re-categorise subsequent criteria as necessary.</p>
MM38	Paragraph 7.35	58	<p>Amend the first bullet point to read as follows:</p> <p><u>'The Eastern Access Improvements including</u> transport improvements required along A513 Beaconside <u>and</u> A518 Weston Road roundabout, <u>the Eastern Access Route from Beaconside to St Thomas' Lane</u> together with principal access to the sites. including delivery of Phase 1 of the Eastern Access Improvement Scheme.' (Beaconside extension – Weston Road to Baswich Lane road bridge). This infrastructure is required to provide access routes to the main development areas.'</p> <p>Align second bullet point to match the others.</p>
MM39	Para 7.36	60	Delete existing concept plan and replace with plan below:

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			<p align="center">Stafford East Concept Diagram</p>  <p align="center">© Crown copyright and database rights (2014) Ordnance Survey [100019235]. You are not permitted to copy, re-form, distribute, sell or otherwise make available the Licensed Data to third parties in any form.</p>

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Chapter 8 – Stone			
MM40	Policy Stone 1	62	Amend wording as follows: Continue to meet the housing requirements for Stone Town by <u>providing a total of 1,000 new market and affordable homes:</u>
MM41	Policy Stone 1	62	Amend wording of Housing criterion ii as follows ii. Providing a range of development locations for new homes over the Plan period to 2031 including for affordable housing. This will include new housing development at the Strategic Development Location west of Stone identified on the Policies Map, to be delivered after 2024; Amend wording of Employment criterion ii as follows: ii. Providing opportunities for new enterprises and businesses by allocating new employment sites with good transport links, as well as support and facilities for new start-up businesses. The Strategic Development Location for a new employment site is south of Stone Business Park, identified on the Proposals <u>Policies</u> Map, to be delivered after 2024;
MM42	Policy Stone 1	63	Amend wording of criterion a in the Stone Town Centre section to read as follows: '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 provision of mixed use development at Westbridge Park
MM43	Policy Stone 1	63	Amend wording of criterion b in the Stone Town Centre section to read as follows: 'Provide for <u>1,700</u> 1,400 square metres (<u>net</u>) of new convenience (food) retailing and <u>400</u> 2,200 square metres (<u>net</u>) of new comparison (non-food) retailing at Stone town centre;'

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MM44	Policy Stone 1	63	<p>Within the Stone Town Centre section insert the following paragraph under the criteria list to read as follows:</p> <p><u>'B1 (a) office development should only be permitted on employment sites outside the town centres if it can be proved, through a sequential assessment, that proposed development cannot be located within the town centre or edge of centre sites.'</u></p> <p>Delete the following paragraph</p> <p>The use of employment sites for employment purposes other than B1 (b & c) excluding offices (B1a), B2 and B8 will not be permitted unless it can be proved that the proposed use cannot be located within Stone town centre.</p>
MM45	Policy Stone 1 – Stone Town	63	<p>Within the Stone Town Centre section add a new paragraph at the end of the section to read as follows:</p> <p><u>'Within Stone town centre support will be given to bringing upper floors back into use, particularly for C3 residential purposes and B1 business uses. Proposals should provide safe access, not lead to any significant loss of ground floor retail space or street frontage and must not prejudice the amenity and conversion of adjoining properties or other floors in the same property.'</u></p>
MM46	Policy Stone 1	64	<p>Within the Environment section add the following new criteria as set out below:</p> <p><u>'iv. Ensure that development does not damage the integrity of the Cannock Chase Special Area of Conservation (SAC), nature conservation interests and Local Nature Reserves, as detailed in Policies N4 to N6.'</u></p>
MM47	Stone Town Key Diagram	66	<p>Amend boundary of Housing SDL to reflect larger area needed for better site design and inclusion of green infrastructure.</p> <p>In the KEY section of the diagram delete the word 'existing' to read as follows: Green Infrastructure</p> <p>Remove green infrastructure designation from part of Westbridge Park (to match Stone inset map)</p>

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			Amend Stone South Employment SDL Amend the rail network descriptive boxes as follows: <ul style="list-style-type: none">• West Coast Main Line Trent Valley Line, Lichfield• Replace 'Longton' for Lontgon

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			<p align="center">Stone Town Key Diagram</p> <p>The diagram illustrates the Stone Town area and its surroundings. Key features include:</p> <ul style="list-style-type: none"> Transportation: West Coast Mainline (Stoke-on-Trent to Manchester and Stafford), A34 (Stoke-on-Trent to Nantwich and Stafford), A520 (Stoke-on-Trent, Longton, Meir Heath and Blythe Bridge), A51 (Rugeley to Lichfield), B5026 (Eccleshall), and B5027 (Uttoxeter). Waterways: River Trent and Trent and Morsy Canal. Urban and Strategic Areas: Stone Urban Area (orange), Stone Urban Area (green), Existing Employment Site (light green), Proposed Strategic Sites (yellow), North Staffordshire GreenBelt (hatched), and Outer Villages (green). Key Landmarks: Town Centre (TC), Train Station (TS), Proposed New Strategic Employment Site (ES), Proposed New Strategic Housing Site (HS), and Neighbourhood Centre (NC). Other Locations: Meaford Road Meaford, West Coast Mainline Stoke-on-Trent Manchester, West Coast Mainline Stafford, Eccleshall, Aston-by-Stone, and Stafford.

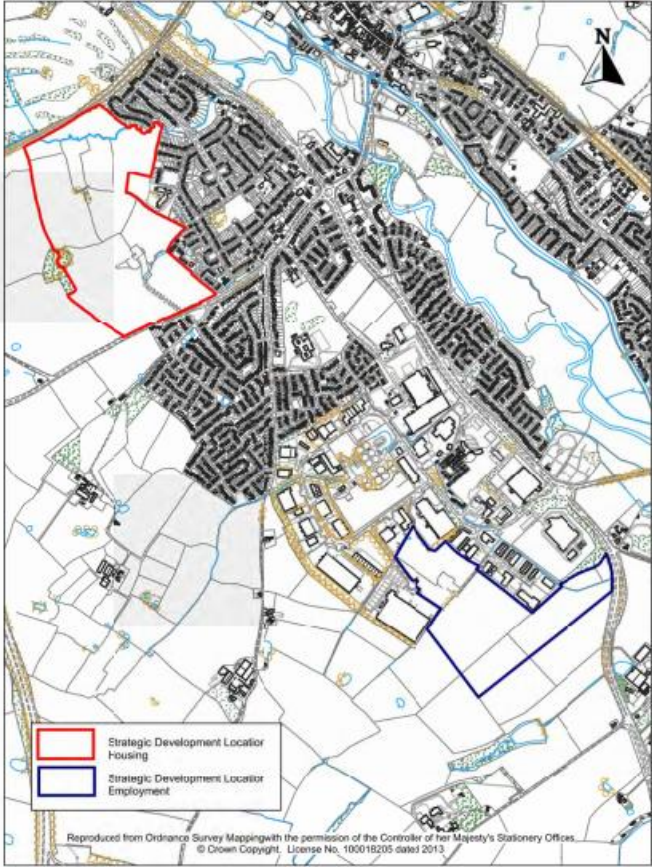
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MM48	Para 8.13	67	<p>Amend the wording of the paragraph to read as follows:</p> <p>'Based on current shopping patterns and the strong performance of existing facilities, there is a demonstrable need for further retail floorspace within the Borough. Having assessed the performance of each foodstore, the Town Centre Capacity Assessment study <u>(January 2011), updated in May 2013 through the Stafford and Stone Town Centre Retail Capacity report</u>, identified that certain facilities are trading much better than expected, suggesting a need for greater competition and choice. Based on forecast increases in expenditure and current 'over-trading', there is <u>a need for further retail floorspace within the Borough. Furthermore there remains a quantitative and qualitative need for a medium sized foodstore in Stone in the immediate future, after taking into account recent retail developments. The study found that future capacity for comparison (non-food) goods could be absorbed in Stone town centre, based on the existing market share being retained.</u>' is an immediate convenience goods expenditure capacity within the Borough of £14.26m, and forecast to rise to £33.95m by 2015, to £45.86m by 2021 and to £56.68m by 2026.'</p> <p>Delete the rest of the paragraph.</p>
MM49	Policy Stone 2	68	<p>Amend wording of the introductory paragraph to read as follows:</p> <p>"Within the area West & South of Stone identified on the Policies Map a sustainable, well designed mixed use development will be delivered between 2021 and 2034. Any application for development on a part or the whole of the this area <u>should be</u> must be preceded by, and consistent with, master plans for the sites within the Strategic Development Location. <u>The master plans for the sites should be produced by all developers involved in the development of the sites and agreed by the Council prior to applications being submitted. Any application for a component of the whole site must be accompanied by a specific master plan which shows the relationship of the application area to the wider site as part of the Strategic Development Location. The design of the application should not prejudice the delivery or design of the wider site as part of the Strategic Development Location.</u> Which have been submitted and agreed by the Council. Development must deliver the following key requirements:"</p>

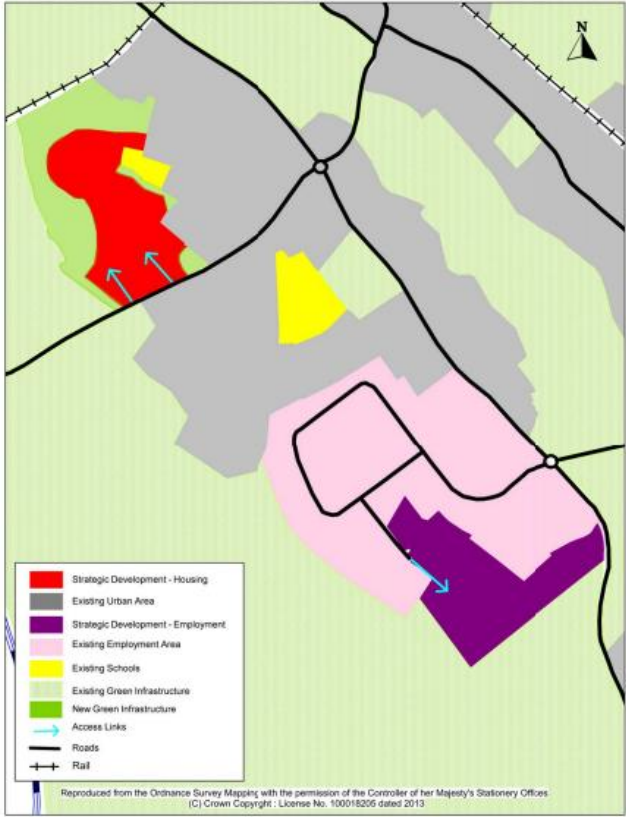
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MM50	Policy Stone 2	68	<p>Within the Environment section add a new criterion xi at the end of the section to read as follows:</p> <p><u>'xi Necessary measures to avoid and mitigate the impact of development on the Cannock Chase Special Area of Conservation.'</u></p> <p>Amend remaining criteria.</p>
MM51	Para 8.24	70	<p>Amend wording as follows:</p> <p>'... come forward through infill development.' Furthermore due to the implications of new development at Stone on the North Staffordshire conurbation's urban regeneration initiatives, the housing and employment areas within the Strategic Development Location will not be delivered until after 2021, in order to provide an opportunity to deliver brownfield land development within the North Staffordshire area.</p>
MM52	Para 8.26	71	Delete existing boundary map and replace with map below:

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			<p data-bbox="1182 395 1585 416">Development to the West and South of Stone</p>  <p data-bbox="1099 1174 1339 1246">Legend: [Red outline] Strategic Development Localior Housing [Blue outline] Strategic Development Localior Employment</p> <p data-bbox="1128 1278 1637 1302">Reproduced from Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Offices. © Crown Copyright, License No. 100016205 dated 2013</p>

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MM53	Para 8.26	72	<p>Delete existing concept plan and replace with plan below:</p> <p align="center">Stone Concept Diagram</p>  <p align="center"><small>Reproduced from the Ordnance Survey Mapping with the permission of the Controller of her Majesty's Stationery Offices (C) Crown Copyright. License No. 100015205 dated 2013</small></p>

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Chapter 9 – Economy			
MM54	Policy E2	75	<p>Amend the wording of the introductory paragraph to read as follows:</p> <p>‘For those rural areas outside the settlements identified in Spatial Principle SP3 Limits identified through Strategic Principle SP7, and outside the Green Belt (within which development is controlled in accordance with national guidance, and Policy E4), support will be given to the achievement of rural sustainability by encouraging:’</p> <p>Amend the wording of criterion x to read as follows:</p> <p>‘x. in exceptional circumstances, development helping to meet a local housing need, residential development in accordance with Policy C5.’</p> <p>Add an additional criterion under criterion x to read as follows:</p> <p><u>‘xi. protection of the best and most versatile agricultural land by using areas of poorer quality land in preference to higher quality land for new development.’</u></p>
MM55	Para 9.11	77	<p>Amend wording to read as follows:</p> <p>Stafford Borough has a number of significant rural employment concentrations, which provide a focus for new development to support a prosperous rural economy outside of Stafford and Stone. These are identified on the Proposals Map as Recognised Industrial Estates (RIEs) and the precise extent of these areas is defined by a boundary line. The Employment Land Review, studies as part of the Local Plan’s evidence base, identifies potential land for economic uses. Paragraph 22 of the NPPF states planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. This is the case with a historic Stafford Borough Local Plan 2001 allocation at Hixon Airfield Recognised Industrial Estate (RIE) where an area within the RIE boundary has not been delivered for new employment. Therefore, it is not considered prudent to allocate this employment land at Hixon in the future, although ‘It is still important to protect and maintain existing</p>

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			employment development at Recognised Industrial Estates. However two RIEs at Ladfordfields and Raleigh Hall have reached capacity for further development and therefore require opportunities for new investment as well as enabling existing firms to expand during the plan period.'
MM56	Policy E3	78	Amend criterion a. to read as follows: "a. Light industrial (B1), excluding B1 offices, general industrial (B2), storage and distribution (B8), <u>or appropriate waste management uses;</u> "
MM57	Policy E4	78	Amend the wording of the introductory paragraph to read as follows: 'Deliver a total of 6 hectares of new employment land at Ladfordfields Industrial Estate and 6 4 hectares of new employment land at Raleigh Hall Industrial Estate, identified on the Proposals Policies Map...'
MM58	Para 9.17	79	Amend the wording of the paragraph to read as follows: 'The land west of Raleigh Hall industrial estate will deliver a total of 6 4 hectares employment area ...'
MM59	Policy E8	82	Amend wording of the fourth bullet point linked to the first paragraph, 'Village and Neighbourhood Shops' to read as follows: 'Village and Neighbourhood Shops - outside the hierarchy of Town and Local Centres, these serve their immediate locality. These are identified at Barlaston, Eccleshall , Gnosall, Great and Little Haywood, Hixon, Tittensor, Weston, Woodseaves, Yarnfield, Stafford Neighbourhood Centres at Baswich, Holmcroft, Parkside, Rising Brook, Wildwood and Weston Road, and Stone Local Centre at Walton. <u>Such facilities will also be supported at Strategic Development Locations to meet local needs.</u> '
MM60	Policy E8	83	Add an additional paragraph to read as follows: 'c. retain and increase the amount of attractive residential provision in town centres, through new build and conversion;

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			<p><u>Development proposals at Stafford providing greater than 1,000 square metres gross floorspace and at 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></p> <p>If planning permission is granted for retail development'</p>
Chapter 10 – Transport			
MM61	Para 10.5	87	<p>Delete the last sentence and insert the additional text as set out below:</p> <p><u>'The Council considers that the route from St Thomas' Lane to the junction with Baswich Lane and Cornwall Drive will need to be improved within the Plan period as part of the Eastern Access Improvements. Evidence suggests that there are significant transport benefits for these improvements. The route is identified on the Stafford Area Inset Map, which will be delivered subject to available resources, further assessment work and a fully designed cost effective scheme.</u> Staffordshire County Council currently identifies a number of protected routes within Stafford Borough as shown on the Policies Map.'</p>
MM62	Para 10.6	87	<p>Add the following sentence to the end of the paragraph:</p> <p><u>'New development should be sustainable and be able to demonstrate that any impact on the network can be sufficiently accommodated, as demonstrated by evidence based testing.'</u></p>
Chapter 11 – Communities			
MM63	Para 11.1	90	<p>Amend the wording of the paragraph to read as follows:</p> <p>'To deliver a wide choice of high quality homes, widen home ownership and create sustainable communities, the new Local Plans will need to plan for a mix of housing based on trends and needs, identify</p>

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			size, type, tenure and range of housing to meet demand, as well as deliver affordable housing. <u>Wherever possible, in order to achieve sustainable long term use, the Borough Council will encourage a minimum of three habitable rooms to be provided in new homes, particularly in the case of affordable houses.</u> The following policies set out in this section of the Plan for Stafford Borough will enable future decision-making to achieve these NPPF objectives through the local context, delivering the Spatial Principles SP1 and SP2.'
MM64	Policy C1	90	Amend the wording of the second paragraph and criterion a to read as follows: 'New developments should provide an <u>appropriate</u> range of dwelling types and sizes <u>to provide</u> for a mixture of different households, but with the proportion based on <u>having regard to:</u> a. Existing household and dwelling size in the development locality <u>The need for housing sizes and types as identified by the Strategic Housing Market Assessment;</u> b. Indicative current waiting list data for the locality'
MM65	Policy C5	94/95	Amend the wording for the relevant sections to read as follows: A. New Development 'In areas outside of <u>the settlements identified in Spatial Principle SP3</u> , Settlement Boundaries, as defined in Spatial Principle SP7 , proposals for new ... 2. The housing is justified by a A Parish based Local Housing Needs Assessment, and an appraisal of the scheme, shall accompany any planning application, proving that it will meet the defined needs, shall accompany any planning application;... B. Replacement Dwellings 'In areas outside of <u>the settlements identified in Spatial Principle SP3</u> , Settlement Boundaries, as defined in Spatial Principle SP7 , proposals for a ...'

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			<p>C. Extensions or of Alterations</p> <p>'In areas outside of <u>the settlements identified in Spatial Principle SP3</u>, Settlement Boundaries, as defined in Spatial Principle SP7, extension or alteration ...'</p>
MM66	Policy C6	96	<p>Amend the wording of the introductory paragraph to read as follows:</p> <p>'Provision will be made for the delivery of sufficient good quality, appropriately located residential pitches to satisfy local need as set out in the Stafford Borough Gypsy and Traveller Accommodation Needs Assessment (GTAA) or successor documents. Specific sites will be identified through a Gypsy & Travellers Sites & Allocations document <u>Site Allocations Development Plan Document.</u>'</p> <p>Delete criterion g:</p> <p>g. Suitable recycling facilities are provided</p>
MM67	Para 11.20	96	<p>Amend the wording of the paragraph to read as follows:</p> <p>'A principal objective of the new Plan is the provision of adequate housing to meet the needs of Gypsies and Travellers, which are protected under Section 19A of the 1976 Race Relations Act. To inform our approach, a comprehensive Gypsy and Traveller Accommodation Needs Assessment (GTAA) was <u>published in February 2013.</u> undertaken The study was undertaken in conjunction with key stakeholders and service providers. The main aim of the study was to ascertain the levels of additional pitch provision over the period 2011 to 2031 2007 and 2026. The main findings of the study show a need to were to provide a total of 44 new 70 pitches. This study is an update of the Gypsy and Traveller Accommodation Needs Assessment published in 2008. 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 <u>will</u> be identified through specific sites as part of the Gypsy & Travellers Sites & Allocations document <u>a Site Allocations Development Plan Document.</u>'</p>

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MM68	Para 11.21	96	<p>Amend the wording of the paragraph to read as follows:</p> <p>'The number of pitches to be delivered, and the timespan for delivery, may be subject to updating following subsequent reviews of the Stafford Borough Gypsy and Traveller Accommodation Needs Assessment (GTAA) or relevant Government policy. Provision for new sites will be made through a Site s and Allocations Development Plan Document. Any requirements for Travelling Showpeople will be delivered in conjunction with other local planning authorities in the sub-region, based on a revised Gypsy and Traveller Accommodation Needs Assessment and Government policy, or any other successor documents. <u>The Council is committed to work with its neighbouring authorities to produce an update to the current Gypsy and Traveller Accommodation Needs Assessment, by 2016.</u></p>
MM69	Para 11.22	97	<p>Amend wording of the fourth sentence and replace bullet points to read as follows:</p> <p>'The policy set out in this section of the Plan for Stafford Borough will guide future decision making to achieve these NPPF objectives through providing the local context for open space, sport and recreation in order to assist delivery of the following strategic projects improvements, with further details to be provided through a new Open Space, Sport & Recreation Supplementary Planning Document:</p> <ul style="list-style-type: none"> • <u>New strategic green infrastructure</u> • <u>A "core path" network of walking and cycling routes</u> • <u>An enhanced network of artificial turf pitches</u> • <u>Improved indoor sports provision</u> • <u>Destination play areas</u> • <u>Destination teenage areas.</u> <ul style="list-style-type: none"> • Developing a network of play areas for children of all age groups, particularly teenagers; • Developing, protecting and enhancing open space, public and amenity spaces as well as allotments; • Protection of existing playing fields and artificial pitches and identification of new Artificial Turf Pitches across the Borough area; • Provision of Multi Use Game Areas (MUGAs); • Addressing the shortfall in mini soccer provision.

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Chapter 12 – Environment			
MM70	Policy N1	100	<p>Add a new criterion under the ‘Space’ heading of the Policy to read as follows:</p> <p><u>‘n. Where appropriate, development should ensure that there is space for water within the development layout to facilitate the implementation of Sustainable Drainage Systems (SuDs)’</u></p> <p>Re-categorize remaining criteria.</p>
MM71	Policy N2	101	<p>Under the Sustainable Drainage heading add the following sentence at the end of the second paragraph to read as follows:</p> <p><u>‘Any development that could lead to the degradation of the Water Framework Directive (WFD) status of the waterbody should not be permitted’</u></p>
MM72	Policy N2	101	<p>Amend the wording under the Sustainable Construction heading to read as follows:</p> <p>‘Sustainable Construction 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:</p> <p><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></p> <p><u>To implement zero carbon development, the following measures should be considered as part of the design:</u></p> <ol style="list-style-type: none"> 1. Reduce water consumption, through the use of low water volume fittings and grey water systems; 2. Orientation to maximise solar gain;

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			<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. 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. <u>A statement will be required to detail how the BREEAM and Zero Carbon Standard will be addressed. If these are considered to be unviable to achieve, evidence must be provided through an independent viability assessment</u></p> <p>All new developments will be required to generate a proportion of their energy requirement from on-site ...’.</p>
MM73	Policy N4	107 & 108	<p>Amend criterion g and sub-criterion ii under the second paragraph to read as follows:</p> <p>‘ii. reverse habitat fragmentation <u>due to having suffered past loss and degradation;</u>’</p> <p>Amend the wording of criterion j under the second paragraph to read as follows:</p> <p><u>‘Development will support implementation of the Severn and Humber River Basin Management Plans and not pose a barrier to the meeting of their objectives for any watercourse.</u> To alleviate the effects of climate change ...’</p> <p>Add a further sub-criterion v to criterion j under the second paragraph to read as follows:</p> <p><u>‘v. Where issues have been identified within the Water Cycle Study, developers should submit a Water Statement that includes evidence to demonstrate that there is already adequate sewerage infrastructure in place, or that it will be in place prior to occupation.’</u></p> <p>Add a further sub-criterion vi to criterion j under the second paragraph to read as follows:</p>

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			<u>'vi. Support fish migration through the removal of barriers in river channels such as weirs, or where this is not possible, construction of fish passes.'</u>
MM74	Policy N5	109	<p>Add the following criterion under the first paragraph to read as follows:</p> <p>"b. If adverse effects are identified, it can be demonstrated that the proposed mitigation measures show that there will be no adverse effect on the integrity of any European site; <u>or</u></p> <p><u>c. if it cannot be ascertained that no adverse effect on integrity will result, the proposed development will only be able to proceed where there is no alternative solution and there are imperative reasons of overriding public interest"</u></p>
MM75	Policy N5	110	<p>Add the following penultimate paragraph to the policy:</p> <p><u>'Where possible, the preservation, restoration and re-creation of priority habitats and the recovering of priority species populations will be encouraged in line with the Staffordshire Biodiversity Action Plan.'</u></p>
MM76	Policy N6	111	<p>Amend the wording to read as follows:</p> <p>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:</p> <p>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;</p> <p>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.</p>

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			<p>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.</p> <p>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.</p> <p>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.</p> <p><u>Development will not be permitted where it would lead directly or indirectly to an adverse impact on the Cannock Chase SAC and the effects cannot be mitigated.</u></p> <p><u>To ensure the Cannock Chase SAC is not harmed, all development that leads to a net increase in dwellings within 15km of the site, as shown on the Policies Map, must take all necessary steps to avoid or mitigate any adverse effects upon the SAC's integrity. This may include contributions to habitat management; access management and visitor infrastructure; publicity, education and awareness raising; provision of additional recreation space within development sites where they can be accommodated and, where they cannot, by contributions to off site alternative recreation space; and measures to encourage sustainable travel.</u></p> <p><u>The effective avoidance and / or mitigation of any identified adverse effects must be demonstrated to the Council as the Competent Authority, and secured by means of a suitable mechanism (e.g. Legal agreement) prior to approval of the development.</u></p>
MM77	Policy N7	112	<p>Amend the wording of the first sentence to read as follows:</p> <p>“The conservation and enhancement <u>of the landscape and scenic beauty</u> of the Cannock Chase Area of Outstanding Natural Beauty (AONB) is of primary importance.”</p> <p>Add an additional criterion to read as follows:</p>

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			<p><u>“g. Therefore, any proposals for new development (including changes of use) within, or likely to adversely affect the landscape and scenic beauty of Cannock Chase AONB or its setting, will only be allowed where the proposal will enhance the visual, nature conservation and / or historic assets of the landscape.”</u></p>
<p>Chapter 13 – Infrastructure</p>			
MM78	Para 13.11	118	<p>Amend the third sentence and rest of paragraph to read as follows:</p> <p><u>‘All three Strategic Development Locations at Stafford Town can be supported with some distribution network rezoning. – and at The strategic location at Stone will require some infrastructure reinforcement to support delivery. It is expected that all identified this reinforcement would be funded by Severn Trent Water and is currently planned for delivery in the period 2014-2015. 2011-2015 but will be subject to confirmation following an on-going feasibility study, Network rezoning is likely to be required at Stafford in the period 2016-2020. A new Water Pumping Station is likely to be required in the eastern rural area (Stowe) in the period 2021-25.’</u></p>
MM79	Para 13.23	120	<p>Amend the final bullet point to read as follows:</p> <p>Western Access Improvements scheme including the link from Martin Drive to Doxey Road (West Stafford SDL), the Northern Access Improvements scheme <u>to include highway capacity improvements to address traffic pressures on A513 Beaconside</u> (North Stafford SDL) and the Eastern <u>Access Improvements</u> Distributor Road including a new link road from including the Beaconside extension from Western Road to Baswich Lane road bridge at St Thomas' Lane (East Stafford SDL)</p>
MM80	Para 13.24	120/121	<p>Delete existing table and replace with the following text:</p> <p><u>‘A summary of other critical infrastructure required to deliver the Plan is set out below, which will be kept under review through the Infrastructure Delivery Plan: costs and available funding is provided in the table below</u></p>

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			<ul style="list-style-type: none"> • <u>Highway, public transport, pedestrian and cycling – the full Stafford Western Access Route, other highway capacity improvements and complementary sustainable transport infrastructure to include junction improvements, bus priority, new bus services and extensions to existing services, real time bus passenger information, and new walking and cycling routes as detailed in the Stafford Borough Integrated Transport Strategy;</u> • <u>Electricity infrastructure / Grid connections – Strategic Development Locations at Stafford and Stone to deliver on-site electricity infrastructure as a development cost with all off-site infrastructure to be funded by National Grid;</u> • <u>Gas infrastructure – costs to be met by developers triggered as sites come forward;</u> • <u>Water supply – on-site infrastructure to be funded by landowners / developers, with off-site infrastructure to be funded by Severn Trent Water;</u> • <u>Waste water treatment – Severn Trent Water to fund all off-site strategic infrastructure, with on-site infrastructure to be funded by landowners / developers;</u> • <u>Flood defences – committed schemes and development to facilitate site delivery to be provided by developers in liaison with the Environment Agency;</u> • <u>Green infrastructure – includes open space, Suitable Alternative Natural Greenspace (SANGs) and open water to be delivered by developers / landowners on-site alongside commuted site payments and planning obligations;</u> • <u>Education – provision for primary and secondary school facilities through new Strategic Development Locations on-site and contributions via planning obligations from other development sites;</u> • <u>Primary healthcare – relocation / extension to existing surgeries at Stafford and Stone;</u> • <u>Telecommunications – BT Open Reach has rolled out Next Generation Broadband to Stafford exchange but no timetable for Stone and other rural exchanges. Cost to be met by BT Open Reach and no additional costs to developers.</u>
Appendix B – Car Parking Standards			
MM81	First paragraph	134	<p>Amend the first sentence of the paragraph to read as follows:</p> <p>‘The car parking standards detailed below should generally be taken as a maximum minimum requirement.’</p>

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Appendix D – Infrastructure							
MM82	Stafford Town North Infrastructure Requirements - Transport	150	Amend table to read as set out below:				
			Transport (CRITICAL)	<u>Highway capacity improvements, either through or around the perimeter of the site, or along Beaconside, will be required North of Stafford. Enhanced bus services and improved bus reliability, through bus priority, will be required along the A34 between the site and the town centre as well as real time bus passenger information, increased frequency of existing and new bus services;</u>	2016+ 2016+ 2012-2022	<u>TBC</u> £7.3m	Developer contributions (s106 / CIL). <u>£2.5m committed.</u> Developer contributions Remainder from developer contributions from SDLs.
				Cycle and walking links to connect to the existing and proposed Borough wide, and national, cycle and walking routes to the town centre and other key destinations. New or enhanced bus routes Package of improvements along A513 Beaconside			
MM83	Stafford Town West Infrastructure Requirements	152	Amend table to read as set out below:				
			Transport (CRITICAL)	<u>Link from Martin Drive spine road to Doxey Road with potential upgrade to railway bridge required for the</u>	<u>Section A: 2016+</u>	<u>The 2013 initial estimate for</u>	<u>Section A: SCC/pooled developer</u>

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	nts - Transport			<p><u>development west of Stafford as part of the Stafford Western Access Improvements, together with new or enhanced bus routes as well as cycling & walking links to existing routes to the town centre and other key destinations.</u></p> <p><u>The Stafford Western Access Route Road is required to deliver the full development requirements for Stafford town, to be completed in three five sections:</u></p> <p><u>Section A: Foregate Street to Timberfields Road / Doxey Road</u></p> <p><u>Section B: Along Doxey Road from Timberfields Road including a potential upgrade of the West Coast Main Line rail bridge</u></p> <p><u>Section C: Doxey Road (west of rail bridge) to Martin Drive</u></p> <p>1. Spine Road 2. The link from Martin Drive spine road to Doxey Road (adjacent to the railway line). 3. A limited upgrade to the railway bridge link. 4. The link from the bridge to the junction</p>	<p><u>Section B: 2017-2018</u></p> <p><u>Section C: 2016+</u></p> <p>1. 2011-16 2. 2016+ 3. 2017 4. 2016+ 5. 2016+</p>	<p><u>highway improvements to each section is set out below:</u></p> <p><u>Section A: £26m</u></p> <p><u>Section B: TBC</u></p> <p><u>Section C: £5m</u></p> <p>§1 (TBC) §2: £2m §3 & 4: £4.65m §5: £13m</p>	<p><u>contributions</u></p> <p><u>Section B: SCC / Pooled Developer Contributions</u></p> <p><u>Section C: SDL Developer</u></p> <p>Section 1 will be developer funded.</p> <p>Remaining sections delivered through a mix of s106 / s278, CIL and SCC funds:</p> <p>1. SDL Developer 2. SDL Developer 3. SCC / Pooled developer contributions 4. Third Party</p>

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				<p>of Doxey Road and Pans Drive. 5. Link from the Doxey Road / Pans Drive junction to A34.</p> <p>400 homes (significantly higher than 5 year allocation) can be developed prior to completion of section C 2 from Doxey Road to Martin Drive.</p> <p>Network Rail has identified 2017 as a window of opportunity for upgrade to railway bridge as it would correspond to planned works on West Coast Mainline.</p> <p><u>A number of key parties are responsible for delivering the whole length of the Western Access Route as part of the Western Access Improvements, which will benefit the wider Stafford Town area</u></p>			<p>Developer contributions 5. Unknown / SCC.</p> <p>All costs quoted exclude environmental mitigation / utility diversions. Cost for section 2 excludes cost of bridging railway sidings.</p>
MM84	Stafford Town East Infrastructure Requirements - Transport	153 & 154	Amend table to read as set out below:				
			Transport	<p><u>The Eastern Access Improvements is a package of complementary sustainable transport measures and highway infrastructure to be funded through a combination of public funds and developer contributions. Developers in the East of Stafford will be required to provide the Eastern</u></p>	<p><u>1. 2016 – 2021³⁴</u></p> <p><u>2. 2016+</u></p> <p><u>3. 2013 – 2014</u></p>	<p><u>The 2013 initial estimate for each highway improvement is set out below:</u></p>	<p>None committed, but potential sources include <u>Committed from sources including:</u></p>

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Modification Number	Policy / paragraph	Page Number (in publication version)	Proposed change				
				<p><u>Access Route between Beaconside and St. Thomas' Lane, sustainable transport access, potential highway capacity improvements and traffic management measures along Beaconside and Weston Road. Public funds will contribute towards further sustainable transport measures including the Baswich Walking and Cycling Route between Baswich Lane and Weston Road, and bus service enhancements, including real time bus passenger information.</u></p> <p><u>Highway infrastructure improvements included within the Eastern Access Improvements are set out below:</u></p> <p><u>1: Construction of the Eastern Access Route from Beaconside to St Thomas' Lane and the Tixall Road / Blackheath Lane signal junction upgrade</u></p> <p><u>2. Potential highway capacity improvements between St Thomas' Lane and the junction with Baswich Lane and Cornwall Drive</u></p> <p><u>3: Construction of a new roundabout at Blackheath Lane and Weston Road as a junction improvement"</u></p>		<p><u>1: Up to £7.5m</u></p> <p><u>2: TBC</u></p> <p><u>3. £2.5m</u></p> <p>N/A</p>	<p>Staffordshire County Council</p> <p>Developer Contributions</p> <p>Local Sustainable Transport Fund</p>

Plan for Stafford Borough Schedule of Main Modifications

Modification Number	Policy / paragraph	Page Number (in publication version)	Proposed change					
				<p>Improvements required to the A513 Beaconside Road / A518 Weston Road roundabout will be delivered through s106 / s278 agreements with the developer of the parcel between Weston Road and Baswich Lane road bridge at St Thomas', providing the principal access into the development site</p> <p>A number of improvements have been identified but none considered essential to bring forward development. These comprise:</p> <p>Potential capacity and safety improvements to Baswich Lane (St Thomas' Lane); Baswich Walking and Cycling link over the River Sew</p>				
MM85	Stone Town West and South Infrastructure Requirements	155	Amend table to read as set out below:					
			Transport	<p><u>An access, transport and travel plan strategy for the Strategic Development Location that maximises travel and accessibility by non-car transport modes via safe, attractive and conveniently designed street, pedestrian and cycling connections within the development and to Stone town centre, nearby existing and new employment areas. The strategy shall</u></p>	<p><u>2011 – 2031</u></p> <p>2021 – 2026</p>	<p><u>TBC</u></p> <p>N/A</p>	<p>None committed, but potential sources include:</p> <p>Developer Contributions</p>	

Plan for Stafford Borough Schedule of Main Modifications

Modification Number	Policy / paragraph	Page Number (in publication version)	Proposed change				
				<p><u>identify access points to the site and between the site and the existing settlement. It shall also identify construction access arrangements that do not disrupt existing residents and improvements to transport capacity along the B5026 Eccleshall Road, and at the A34 roundabouts</u></p> <p>Local highway improvements and enhancements of the A34 roundabouts, the A34 / A51 roundabout and the B5026 Eccleshall Road</p>			
MM86	Stone Town West and South Infrastructure Requirements	155	Amend table to read as set out below:				
			Education	<p>Extension of existing secondary school required to accommodate projected growth in pupils. School to be expanded yet to be determined.</p> <p>New Primary School provision to be included in Master Plan</p>	<p><u>2016+</u> 2021+</p> <p><u>2016+</u> 2021+</p>	<p><u>£2m (TBC)</u> £2m</p>	<p>DfE Capital Programme (under review) / developer contributions.</p> <p>Developer Contributions</p>

Plan for Stafford Borough Schedule of Main Modifications

Modification Number	Policy / paragraph	Page Number (in publication version)	Proposed change					
MM87	Stone Town West and South Infrastructure Requirements	156	Amend table to read as set out below: <table border="1" data-bbox="757 395 2011 523"> <tr> <td>Primary Healthcare</td> <td>Project in development which could serve new development on the West of Stone</td> <td><u>2016+</u> 2021+</td> <td>£5m TBC</td> <td>GP Consortium</td> </tr> </table>	Primary Healthcare	Project in development which could serve new development on the West of Stone	<u>2016+</u> 2021+	£5m TBC	GP Consortium
Primary Healthcare	Project in development which could serve new development on the West of Stone	<u>2016+</u> 2021+	£5m TBC	GP Consortium				
MM88	Stone Town West and South Infrastructure Requirements	156	Amend table to read as set out below: <table border="1" data-bbox="757 614 2011 742"> <tr> <td>Open Space</td> <td>Will need to be planned in association with requirements for SANGs and local standards of provision</td> <td><u>2016+</u> 2021+</td> <td>Unknown</td> <td>Developer Contributions</td> </tr> </table>	Open Space	Will need to be planned in association with requirements for SANGs and local standards of provision	<u>2016+</u> 2021+	Unknown	Developer Contributions
Open Space	Will need to be planned in association with requirements for SANGs and local standards of provision	<u>2016+</u> 2021+	Unknown	Developer Contributions				
Appendix E – Performance Indicators and Targets								
MM89	SP2- Stafford Borough Housing and Employment requirements	158	In the Target column amend wording as follows: 70 residential and 2 transit pitches to be delivered over the plan period <u>Maintain a 5 year supply of Gypsy and Traveller pitches.</u>					
MM90	SP3 – Stafford Borough Sustainable	159	In the Target column amend wording as follows: Stone Town 8% <u>10%</u>					

Plan for Stafford Borough Schedule of Main Modifications

Modification Number	Policy / paragraph	Page Number (in publication version)	Proposed change
	Settlement Hierarchy		
MM91	SP7 – Supporting the Location of New Development	160	<p>In the Target column amend wording as follows:</p> <p>Stone Town 8% <u>10%</u></p>
MM92	Policy Stafford 1 – Stafford Town	161	<p>In the Indicator column amend wording as follows:</p> <p><u>Total Net</u> Number of <u>Net</u> Additional Dwellings delivered in Stafford <u>Town over the Plan period</u> annually</p> <p>In the Target column amend wording as follows:</p> <p><u>7,000</u> 5,500 houses to be delivered in Stafford Town over the <u>Plan</u> period</p> <p><u>To achieve 30% affordable housing</u></p> <p><u>To achieve an affordable housing mix of 80% social rented housing and 20% intermediate tenure housing</u></p> <p>34,000sqm on non-food retailing and 2000sqm food retail to be delivered in Stafford Town Centre <u>14,000 sqm (net) of non-food retailing and 3,400 sqm (net) of food retail to be delivered in Stafford Town Centre</u></p> <p>Deliver Western and Access Improvements and Phase 1 of the Eastern Access Improvements scheme as far as St. Thomas' Lane</p>

Plan for Stafford Borough Schedule of Main Modifications

Modification Number	Policy / paragraph	Page Number (in publication version)	Proposed change
MM93	Policy Stafford 2 – North of Stafford	161	<p>In the Target column amend wording as follows:</p> <p>To achieve an affordable housing mix of 25% 80% social rented housing and 5% 20% intermediate tenure housing</p> <p>To achieve 60% A proportion of the properties to be 2 two or three bedroomed properties</p> <p>Deliver infrastructure as set out in Appendix E D</p>
MM94	Policy Stafford 3 – West of Stafford	162	<p>In the Target column amend wording as follows</p> <p>To achieve an affordable housing mix of 25% 80% social rented housing and 5% 20% intermediate tenure housing</p> <p>To achieve 60% A proportion of the properties to be 2 two or three bedroomed properties</p> <p>Deliver infrastructure as set out in Appendix E D</p>
MM95	Policy Stafford 4 – East of Stafford	163	<p>In the Target column amend wording as follows</p> <p>To achieve an affordable housing mix of 25% 80% social rented housing and 5% 20% intermediate tenure housing</p> <p>To achieve 60% A proportion of the properties to be 2 two or three bedroomed properties</p> <p>Deliver infrastructure as set out in Appendix E D</p>
MM96	Policy Stone 1 – Stone Town	163	<p>In the Target column amend wording as follows:</p> <p>1,000 600 houses to be delivered in Stone Stafford Town over the Plan period</p> <p>To achieve 30% 40% affordable housing</p>

Plan for Stafford Borough Schedule of Main Modifications

Modification Number	Policy / paragraph	Page Number (in publication version)	Proposed change
			<p>To achieve an <u>affordable housing</u> mix of 25% <u>80%</u> social rented housing and 5% <u>20%</u> intermediate <u>tenure</u> housing</p> <p>4,400sqm <u>1,700 sqm (net)</u> of food retailing and 2,200sqm <u>400 sqm (net)</u> of non food retailing to be delivered at Stone Town</p> <p>To achieve 60% A proportion of the properties to be 2 <u>two</u> or three bedroomed properties</p> <p>Deliver infrastructure as set out in Appendix E <u>D</u></p> <p>In the Indicator column amend wording read as follows:</p> <p><u>Total Net</u> Number of <u>Net</u> Additional Dwellings <u>delivered in Stone Town over the Plan period</u></p>
MM97	Policy Stone 1 – West and South of Stone (row header)	163	<p>Spatial Principle column, amend Row title:</p> <p>Policy Stone 4 2 <u>2</u> – West and South of Stone</p>
MM98	Policy Stone 42 <u>42</u> – Stone Town	163	<p>In the Target column amend wording as follows:</p> <p>500 dwellings to be delivered in <u>Stone</u> Stafford Town over the plan period</p> <p>To achieve an <u>affordable housing</u> mix of 25% <u>80%</u> social rented housing and 5% <u>20%</u> intermediate <u>tenure</u> housing</p> <p>To achieve 60% A proportion of the properties to be 2 <u>two</u> or three bedroomed properties</p> <p><u>20</u> 48 ha of employment land to be delivered south of Stone Business Park</p>

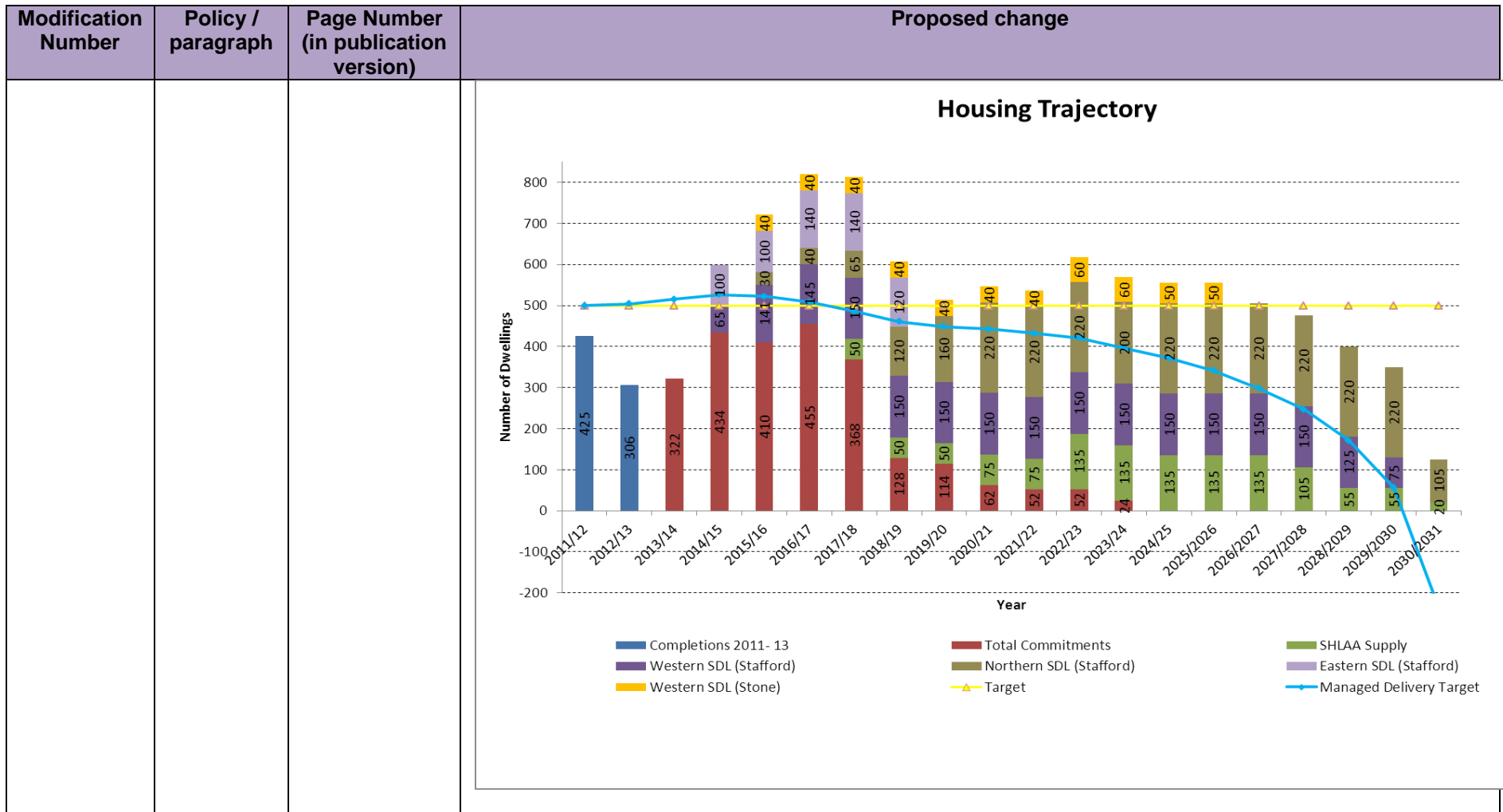
Plan for Stafford Borough Schedule of Main Modifications

Modification Number	Policy / paragraph	Page Number (in publication version)	Proposed change
			<p>Provision of new employment sites to the north</p> <p>Deliver infrastructure as set out in Appendix E D</p>
MM99	Policy E4 – Raleigh Hall and Ladfordfields Industrial Estates	165	<p>In the Target column amend wording as follows</p> <p>Deliver 6ha of employment land at both Ladfordfields and Raleigh Hall</p> <p><u>Deliver 4 ha of new employment land at Raleigh Hall and 6 ha at Ladfordfields</u></p>
MM100	Policy C3 – Specialist Housing	167	<p>In the Target column amend wording as follows:</p> <p>Deliver 1,331 954 net additional units over the plan period</p>
MM101	Policy C6 – Provision for Gypsies and Travellers	167	<p>In the Target column amend wording as follows:</p> <p>Deliver 70 residential and 2 transit pitches over the plan period. Performance towards this target will be monitored on an annual basis</p> <p><u>Maintain a 5 year supply of Gypsy and Traveller Pitches</u></p>
MM102	Policy N1 Design	168	<p>Delete the following words from the Indicator column:</p> <p>Number of homes built to lifetimes homes standards</p> <p>Delete the following words from the Target column :</p> <p>All new developments to meet lifetime home standards</p>

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Modification Number	Policy / paragraph	Page Number (in publication version)	Proposed change
MM103	Policy N2 Climate Change	168	<p>In the Indicator column amend wording as follows:</p> <p>Percentage of new residential developments meet relevant code for sustainable homes standard <u>Percentage of new residential developments built to zero carbon standard</u></p> <p>In the Target column amend wording as follows:</p> <p>All new residential development to reach code 4 by 2013 and be carbon neutral by 2016 <u>All new residential development to achieve zero carbon standard in line with Government guidance.</u></p>
Appendix F – Housing Trajectories			
MM104	Stafford Borough Housing Trajectory	173	Delete existing trajectory and replace with new trajectory and explanatory text as follows:

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			<p>Data to Graph 20 year trajectory</p> <p align="center">Total target over 20 years 10,000</p> <table border="1"> <thead> <tr> <th></th> <th>Yr 1</th> <th>Yr 2</th> <th>Yr 3</th> <th>Yr 4</th> <th>Yr 5</th> <th>Yr 6</th> <th>Yr 7</th> <th>Yr 8</th> <th>Yr 9</th> <th>Yr 10</th> <th>Yr 11</th> <th>Yr 12</th> <th>Yr 13</th> <th>Yr 14</th> <th>Yr 15</th> <th>Yr 16</th> <th>Yr 17</th> <th>Yr 18</th> <th>Yr 19</th> <th>Yr 20</th> </tr> <tr> <th></th> <th>2011/12</th> <th>2012/13</th> <th>2013/14</th> <th>2014/15</th> <th>2015/16</th> <th>2016/17</th> <th>2017/18</th> <th>2018/19</th> <th>2019/20</th> <th>2020/21</th> <th>2021/22</th> <th>2022/23</th> <th>2023/24</th> <th>2024/25</th> <th>2025/2026</th> <th>2026/2027</th> <th>2027/2028</th> <th>2028/2029</th> <th>2029/2030</th> <th>2030/2031</th> </tr> </thead> <tbody> <tr> <td>Completions 2011- 13</td> <td>425</td> <td>306</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> 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These have been informed by discussions with agents and landowners of key sites and analysis of historical delivery rates and potential future trends. The following data sources have been used to calculate the supply of housing likely to come forward in Stafford Borough between 2011 and 2031, based on the strategy set out in the new Local Plan:</p>		Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15	Yr 16	Yr 17	Yr 18	Yr 19	Yr 20		2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	Completions 2011- 13	425	306																			Total Commitments			322	434	410	455	368	128	114	62	52	52	24								SHLAA Supply							50	50	50	75	75	135	135	135	135	135	105	55	55	20	Western SDL (Stafford)				65	141	145	150	150	150	150	150	150	150	150	150	150	150	125	75		Northern SDL (Stafford)					30	40	65	120	160	220	220	220	200	220	220	220	220	220	220	105	Eastern SDL (Stafford)				100	100	140	140	120													Western SDL (Stone)					40	40	40	40	40	40	40	60	60	50	50						Dwellings Completed	425	306																			Identified for completion			322	599	721	820	813	608	514	547	537	617	569	555	555	505	475	400	350	125	Cumulative Completions	425	731	1,053	1,652	2,373	3,193	4,006	4,614	5,128	5,675	6,212	6,829	7,398	7,953	8,508	9,013	9,488	9,888	10,238	10,363	Target	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	Cumulative Target	500	1,000	1,500	2,000	2,500	3,000	3,500	4,000	4,500	5,000	5,500	6,000	6,500	7,000	7,500	8,000	8,500	9,000	9,500	10,000	Managed Delivery Target	500	504	515	526	522	508	486	461	449	443	433	421	396	372	341	298	247	171	56	-238	Number of years left in Plan(s)	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1																					
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Cumulative Completions	425	731	1,053	1,652	2,373	3,193	4,006	4,614	5,128	5,675	6,212	6,829	7,398	7,953	8,508	9,013	9,488	9,888	10,238	10,363																																																																																																																																																																																																																																																																																																																																																				
Target	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500																																																																																																																																																																																																																																																																																																																																																				
Cumulative Target	500	1,000	1,500	2,000	2,500	3,000	3,500	4,000	4,500	5,000	5,500	6,000	6,500	7,000	7,500	8,000	8,500	9,000	9,500	10,000																																																																																																																																																																																																																																																																																																																																																				
Managed Delivery Target	500	504	515	526	522	508	486	461	449	443	433	421	396	372	341	298	247	171	56	-238																																																																																																																																																																																																																																																																																																																																																				
Number of years left in Plan(s)	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1																																																																																																																																																																																																																																																																																																																																																				

Plan for Stafford Borough Schedule of Main Modifications

Modification Number	Policy / paragraph	Page Number (in publication version)	Proposed change
			<ul style="list-style-type: none"> • <u>Completions</u> • <u>Outstanding Commitments</u> • <u>SHLAA Sites</u> <p><u>Completions: the housing trajectory includes dwellings already completed between 2011/12 and 2012/13 (2 financial years, i.e. from 1st April 2011 to 31st March 2013). This data has been taken from the Housing Monitor: Land for New Homes 2013.</u></p> <p><u>Total Commitments: this source relates to sites with outstanding planning permission. These sites are divided into two subsets: commitments on smaller sites up to 9 dwellings with the vast majority being below 5 dwellings, and larger sites capable of accommodating 10+ dwellings or more. Delivery rates are those estimated by developers and owners, or estimated by the Council where this information has not been provided to inform the housing trajectory. Development of smaller sites are not subject to significant infrastructure constraints, and thus are assumed to be completed within the first five years of the plan period. Development of larger sites are expected to provide a smaller proportion of new housing in the first 5 years of the Plan period, but housing provision will increase on these sites in years 6 to 15.</u></p> <p><u>Strategic Housing Land Availability Assessment (SHLAA) Supply: sites in the SHLAA include those promoted to the authority by land owners, developers and agents and sites which have been identified by the Council. Each site has been assessed in terms of its suitability, availability and achievability for residential development. The SHLAA contains a large reservoir of sites, including previous Local Plan allocations and the proposed SDLs. The delivery and phasing rates for these sites will be informed by the production of site-specific master plans, but the currently expected rates are identified in the table. These have been primarily based on information provided by developers / agents. Where this is absent, phasing rates have been estimated by the Council.</u></p> <p><u>The housing trajectory itself is a tool that draws together various strands of information on the Borough's position on the supply of new housing, both in terms of previous performance and projected performance against the new Local Plan target. The trajectory, shown for the Borough provides the basis for analysing housing performance and allows the application of a plan, monitor and manage approach. The Trajectory has a number of principal components:</u></p>

Plan for Stafford Borough Schedule of Main Modifications

Modification Number	Policy / paragraph	Page Number (in publication version)	Proposed change
			<p><u>Identified For Completion: (identified by the columns within the Trajectory and generated by the identified for completion row of the table)</u></p> <p><u>The projected completions over the first five year period (2013/14 – 2017/18) start from a low base and gradually increase over the period. The principal component of the first five years is made up of the existing committed supply. This comprises sites that are under construction or sites not started. Large quantities of sites with permission are due for completion either within the first five years or shortly after. In addition, within the first five years the existing commitments will diminish as the primary source of new housing and build rates from the Northern, Western and Eastern Strategic Development Locations (SDLs) around Stafford town will provide significant contributions to the delivery of new housing. Delivery timescales for the Western and Eastern SDLs at Stafford have primarily been based on information provided through detailed discussions with the developers, whilst build rates for the Northern SDL at Stafford and the Western SDL at Stone have been estimated by the Council.</u></p> <p><u>The 6 - 15 year element of the plan period extends from 2018/19 – 2030/31. Within this period the pool of committed sites will provide a diminishing source of new housing. SHLAA sites that are considered developable (reflecting the assessment undertaken by the SHLAA Partnership) will provide a source of new housing from 2018/19 onwards. The quantum of housing to be delivered on SHLAA sites reflects the potential for new provision, taking account of the overall historic delivery rates and expected future trends. The delivery of housing from SHLAA sites has been approximately averaged across the period as it is not possible to accurately predict when certain sites will come forward. Also, within this period the Strategic Development Locations (SDLs) will deliver the majority of the housing requirements. Delivery timescales for the Western and Eastern SDLs at Stafford have primarily been based on information provided through detailed discussions with the developers, whilst build rates for the Northern SDL at Stafford and the Western SDL at Stone have been estimated by the Council.</u></p> <p><u>Target: (identified by the yellow target line generated by the target row of the table). The Housing target is the annualised dwelling requirement over the plan period. The Plan for Stafford Borough sets an annual dwelling requirement of 500 dwellings per annum.</u></p>

Plan for Stafford Borough Schedule of Main Modifications

Modification Number	Policy / paragraph	Page Number (in publication version)	Proposed change
			<p><u>Managed Delivery Target: the blue manage line (generated by the identified for completion row of the table) is used to monitor under supply or over supply of housing at any one point. It thus enables assessment of whether past shortfalls or surpluses need to be addressed. It is calculated using a residual method and is derived from the total new Local Plan requirement less the cumulative rate of completions divided by the number of years a plan strategy has left to run.</u></p>
MM105	Stafford Town Housing Trajectory	174	Delete
MM106	Stone Town Housing Trajectory	175	Delete
Policies Map and Insets			
MM107	Policies Map		Add a 15km buffer of the Cannock Chase Special Area of Conservation (SAC)
MM108	Stafford Area Inset Map		<p>Remove settlement boundary</p> <p>Amend site boundary of North Stafford Strategic Development Location.</p> <p>Add Northern Access Improvement.</p> <p>Removal of the section of the Eastern Distributor Road, from the junction with Baswich Road and Cornwall Drive through to <u>Cannock Road via</u> Milford Road (A513)</p>

Plan for Stafford Borough Schedule of Main Modifications

Modification Number	Policy / paragraph	Page Number (in publication version)	Proposed change
			<p>Add a 15km buffer of the Cannock Chase SAC</p> <p>Relevant key amendments</p>
MM109	Stone Area Inset Map		<p>Remove settlement boundary</p> <p>Amend the boundary of the Housing SDL west of Stone to incorporate land to the north.</p> <p>Amend the boundary of the Employment SDL south of Stone to incorporate Bowers family land plots 0382 and 1085 and to reduce overall size to 20ha.</p> <p>Amend town centre boundary to incorporate Morrison's car park and Crown Wharf,</p> <p>Amend boundary of green infrastructure (GI) to remove land at Westbridge Park which is not GI.</p> <p>Add a 15km buffer of the Cannock Chase SAC</p>
MM110	Raleigh Hall Industrial Estate Inset Map		<p>Amend boundary to reflect updated allocation</p>