

Plan for Stafford Borough Schedule of Additional Modifications

Modification Number	Policy / paragraph	Page Number (in publication version)	Proposed change
Contents			
AM1	Contents	2	<p>Amend Contents Page to include a list of maps as set out below:</p> <p>Map 1 – Stafford Borough and its Regional Context (Page)</p> <p>Map 2 – Stafford Borough Key Diagram (Page 35)</p> <p>Map 3 – Stafford Town Key Diagram (Page 42)</p> <p>Map 4 – Development North of Stafford Town (Page 49)</p> <p>Map 5 – Stafford North Concept Diagram (Page 50)</p> <p>Map 6 – Development to the West of Stafford (Page 54)</p> <p>Map 7 – Stafford West Concept Diagram (Page 55)</p> <p>Map 8 – Development to the East of Stafford (Page 59)</p> <p>Map 9 – Stafford East Concept Diagram (Page 60)</p> <p>Map 10 – Stone Town Key Diagram (Page 66)</p> <p>Map 11 – Development to the West and South of Stone (Page 71)</p> <p>Map 12 – Stone Concept Diagram (Page 72)</p> <p>Map 13 – Renewable Energy Opportunities in Stafford Borough (Page 105)</p>
Chapter 1 – Introduction			
AM2	Para 1.1 – 1.19	3-6	<p>Delete existing paragraphs and replace as follows:</p> <p><u>What is the Plan for Stafford Borough?</u></p> <p>1.1 <u>The Plan for Stafford Borough is the first part of the new Stafford Borough Local Plan 2001. The Local Plan will guide where new development will take place across the Borough area, describe what changes will occur, and identify how places will be shaped in the future.</u></p> <p>1.2 <u>The Local Plan is comprised of two documents: the Plan for Stafford Borough which sets out strategic policies, identifies Strategic Development Locations for housing and employment and</u></p>

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			<p><u>more detailed topic based policies for deciding planning applications; the second document will be a Site Allocations Development Plan Document, to be produced during 2014 / 2015. Together these documents will replace the Stafford Borough Local Plan 2001 and all its policies, to provide the framework for planning and development management until 2031.</u></p> <p>1.3 <u>The purpose of the Local Plan is to set out a vision for the development of the borough, objectives to guide growth, and policies to make sure that new development meets local needs in line with national policy. The Local Plan is supported by a range of other planning policy documents, such as Supplementary Planning Documents, the Statement of Community Involvement and Annual Monitoring Reports. For more information about these documents please visit the Forward Plans section of the Council website at: www.staffordbc.gov.uk/forwardplans</u></p> <p><u>Sustainability Appraisal</u></p> <p>1.4 <u>The Council is required to ensure that planning policy documents are subject to a Sustainability Appraisal, which incorporates the requirements of Strategic Environmental Assessment. The purpose of a Sustainability Appraisal is to help establish the best approach to development amongst all reasonable alternatives. Appraising the social, environmental and economic effects of all potential strategies and policies in the new Local Plan will ensure that decisions are made that accord with the principles of sustainable development, as defined in the National Planning Policy Framework.</u></p> <p>1.5 <u>A Sustainability Appraisal framework was prepared in 2007, which identified relevant sustainability objectives for the Borough and facilitated an assessment during the preparation of the Plan for Stafford Borough, through a series of Sustainability Appraisal reports. The Sustainability Appraisal has therefore informed the spatial strategy, vision, objectives and policies of the Plan for Stafford Borough. Further information can be found at www.staffordbc.gov.uk/sustainability-appraisal</u></p>

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			<p><u>Preparation of the Plan</u></p> <p>1.6 <u>Between 2008 and 2012 Stafford Borough Council carried out a series of consultation and information gathering exercises, to prepare a vision, establish key issues and objectives, consider strategic options for Stafford Borough and alternative development strategies together with key policies, through the following documents:</u></p> <ul style="list-style-type: none"> • <u>January & February 2008 - The Plan for Stafford Borough: Borough wide Development Strategy</u> • <u>June & July 2008 - Principles for Settlement Development</u> • <u>February & March 2009 - Delivering the Plan for Stafford Borough: Issues & Options</u> • <u>February & March 2010 - Delivering the Plan for Stafford Borough: Draft Core Policies</u> • <u>November 2010 to January 2011 - Delivering the Plan for Stafford Borough: Local Choices</u> • <u>September & October 2011 - The Plan for Stafford Borough: Draft Publication</u> • <u>May to July 2012 – The Plan for Stafford Borough: Strategic Policy Choices</u> <p>1.7 <u>The ‘Borough-wide Development Strategy’ identified six alternative development strategy options for Stafford Borough ranging from all development focused on Stafford town to widespread dispersal across many settlements. The result of the Sustainability Appraisal and the key recommendation from the consultation was for new development to be focused on Stafford, Stone and one or more of the principal settlements.</u></p> <p>1.8 <u>The subsequent ‘Principles for Settlement Development’ document established three key categories of settlements across the Borough, showing how each category could experience different levels of growth that would be appropriate for the particular settlements across the Borough. The general principle of setting out a hierarchy for different levels of development for particular settlements was generally supported.</u></p>

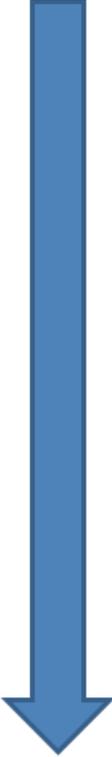
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			<p>1.9 <u>The 'Delivering the Plan for Stafford Borough - Issues and Options' consultation included a spatial vision and key objectives, development principles and a range of development location options around Stafford, Stone and key settlements previously categorised in the Principles for Settlement Development. The document set out two growth scenarios. The reason for identifying two scenarios was that, at the time, the Regional Spatial Strategy was being considered through an Examination and there was the possibility that a higher target for housing would be outlined for Stafford Borough. The accompanying Sustainability Appraisal assessed draft plan objectives along with site location options, highlighted the sustainability issues with each location and set out policy recommendations.</u></p> <p>1.10 <u>The 'Delivering the Plan for Stafford Borough: Draft Core Policies' set out core planning policy areas and draft policy wording related to sustainable development and climate change, environmental protection, housing, economy, historic environment, design, open space, sport, recreation and transport.</u></p> <p>1.11 <u>In May 2010, the Government signalled its intention to abolish the West Midlands Regional Spatial Strategy, including the Borough-specific development requirements for the period 2006 to 2026. As a result of this significant policy change, the Borough Council consulted upon 'Delivering the Plan for Stafford Borough: Local Choices' at the end of 2010 setting out the authority's approach for the development strategy, new housing, employment and retail provision as well as preferred employment locations at Stafford town, in light of the Localism Bill.</u></p> <p>1.12 <u>In September & October 2011 'The Plan for Stafford Borough: Draft Publication' sought views on the development strategy locations for strategic growth and revised core policy wording. Many development management policies, which will be used alongside core policies to assess future planning applications, were also set out.</u></p>

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			<p>1.13 <u>In March 2012 the National Planning Policy Framework was published, which provided the opportunity to establish the key messages through the 'Plan for Stafford Borough: Strategic Policy Choices' document, which was consulted upon during May to July 2012.</u></p> <p>1.14 <u>The 'Plan for Stafford Borough: Publication' document was published in January 2013 and the statutory stage of seeking representations on soundness and legal compliance took place. The document was submitted for independent examination in August 2013.</u></p> <p><u>Structure of the document</u></p> <p>1.15 <u>The following diagram introduces the Plan for Stafford Borough and shows the contents of each section of the document:</u></p>

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			<div style="text-align: center;">  </div> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td data-bbox="936 347 1137 529" style="text-align: center; padding: 5px;">Where are we now?</td> <td data-bbox="1160 347 1554 529" style="padding: 5px;">Chapter 2 Spatial Portrait Chapter 3 Policy Influences Chapter 4 Key Issues</td> <td data-bbox="1576 347 1957 529" style="padding: 5px;">These sections describe Stafford Borough’s unique character, its particular needs and challenges, and the range of policy influences affecting the Plan.</td> </tr> <tr> <td data-bbox="936 561 1137 708" style="text-align: center; padding: 5px;">Where do we want to be?</td> <td data-bbox="1160 561 1554 708" style="padding: 5px;">Chapter 5 Spatial Vision & Key Objectives</td> <td data-bbox="1576 561 1957 708" style="padding: 5px;">This section sets out what the Borough will be like in 2031, and the objectives for Stafford Stone and other areas of the Borough.</td> </tr> <tr> <td data-bbox="936 740 1137 928" style="text-align: center; padding: 5px;">How will we get there?</td> <td data-bbox="1160 740 1554 928" style="padding: 5px;">Chapter 6 Development Strategy Chapter 7 & 8 Stafford & Stone Chapter 9 – 13 Topic policies (Economy, Environment, Communities, Transport)</td> <td data-bbox="1576 740 1957 928" style="padding: 5px;">These sections set out the Development Strategy and the policies which will be used to assess future planning applications.</td> </tr> <tr> <td data-bbox="936 944 1137 1098" style="text-align: center; padding: 5px;">How will we know the Plan works?</td> <td data-bbox="1160 944 1554 1098" style="padding: 5px;">Chapter 14 Local Monitoring & Review</td> <td data-bbox="1576 944 1957 1098" style="padding: 5px;">This section summarises the methods by which the Plan will be monitored to ensure the objectives are being met.</td> </tr> </table> <p data-bbox="748 1177 1995 1241"><u>1.16 The appendices provide more background detail on infrastructure delivery, set out standards for parking and open space, a glossary and monitoring information.</u></p>	Where are we now?	Chapter 2 Spatial Portrait Chapter 3 Policy Influences Chapter 4 Key Issues	These sections describe Stafford Borough’s unique character, its particular needs and challenges, and the range of policy influences affecting the Plan.	Where do we want to be?	Chapter 5 Spatial Vision & Key Objectives	This section sets out what the Borough will be like in 2031, and the objectives for Stafford Stone and other areas of the Borough.	How will we get there?	Chapter 6 Development Strategy Chapter 7 & 8 Stafford & Stone Chapter 9 – 13 Topic policies (Economy, Environment, Communities, Transport)	These sections set out the Development Strategy and the policies which will be used to assess future planning applications.	How will we know the Plan works?	Chapter 14 Local Monitoring & Review	This section summarises the methods by which the Plan will be monitored to ensure the objectives are being met.
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			<p><u>Use of the Plan for Stafford Borough</u></p> <p><u>1.17 The components of this document are inter-related and need to be considered, and delivered, as a package. Individual policies and proposals should be seen as elements of an overall approach to the future spatial planning of Stafford Borough. This has one specific practical consequence, which relates to cross-referencing between policies and proposals. Where they are particularly important, key cross-references are identified within some policies. However, in general, not all linked policies are stated. Identifying all linked policies is not practically possible, because it is difficult to determine in advance which policies might be relevant. In addition, including detailed cross-references would not result in a concise and readable document. When considering any particular aspect of the Plan for Stafford Borough, it may also be necessary to consider the rest of the document. All policies apply wherever relevant, and whether or not a specific cross-reference has been made. This principle will apply to the Plan for Stafford Borough as a whole. All the relevant documents will need to be read together when considering a specific development proposal or issue.</u></p> <p><u>Further Information</u></p> <p><u>1.18 For further information on the Plan for Stafford Borough, the Local Plan or any other planning policy enquiries, please contact the Forward Planning team using the details below:</u></p> <p><u>Forward Planning team</u> <u>Stafford Borough Council</u> <u>Civic Centre</u> <u>Riverside</u> <u>STAFFORD</u> <u>ST16 3AQ</u> <u>Telephone: 01785 619000</u> <u>Fax: 01785 619473</u> <u>E-mail: forwardplanning@staffordbc.gov.uk</u></p>

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			<u>All documents are available on the Borough Council's website at www.staffordbc.gov.uk/forwardplans. If you require this document in an alternative format (e.g. large print) please contact the Forward Plans team using the details above.</u>
Chapter 2 – Spatial Portrait for Stafford Borough (Where are we now?)			
AM3	Para 2.1	7	Amend wording of the third sentence to read as follows: 'It lies lies 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.'
AM4	Para 2.5	8	Delete the third sentence of the paragraph and the following text: In terms of empty homes less than 1.5% of the housing stock remains empty for more than 6 months.
AM5	Para 2.7	8	Amend wording of the first sentence as follows: 'House price levels within Stafford Borough have increased by 9% since 2005 but have been decreasing more recently due to underlying economic conditions'
AM6	Para 2.8	8	Amend the third sentence of the paragraph to read as follows: 'By 2015 / 2016 2014 / 2015 the level of personnel is expected to have increased by around 1,100 together with their dependents following the relocation of troops from Germany.'
AM7	Para 2.14	9	Amend the third sentence of the paragraph to read as follows: ' Parts of the rural landscape are nationally recognised through the designation of the Cannock Chase Area of Outstanding Natural Beauty (AONB) in the south-east of the Borough. <u>There are several areas of high landscape and nature conservation quality both within and adjoining the Borough. Part of Cannock Chase lies in the south-east of the Borough. Cannock Chase as a whole forms the largest area of lowland heathland in the West Midlands and is designated both for its landscape and natural conservation interest.</u> Stafford Borough is also important...'

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			Amend the last sentence of the paragraph to read as follows: 'These resources are major assets in terms of tourism, providing areas for recreation and wildlife habitats for species.'
AM8	Para 2.17	9	Amend wording of the last sentence to read as follows: 'Stafford town is also served by the West Coast mainline, with a significant number of trains stopping at the market towns of Stafford and Stone, providing links to the major cities including London.'
AM9	Para 2.19	9	Amend heading to read as follows: Stafford (population 65,716 people – 2011 Census)
AM10	Para 2.21	9	Amend wording of the first sentence to read as follows: 'As the county town of Staffordshire, Stafford has been the focus the focus for administrative and public buildings since the medieval period.' Add a space between "the" and "focus"
AM11	Para 2.22	10	Amend heading to read as follows: Stone (population 16,385 people – 2011 Census)
AM12	Para 2.25	10	Amend heading to read as follows: Rural Area (population 48,768 people – 2011 Census)

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Chapter 3 – Policy Influences (National and Local)			
AM13	Para 3.5	11	Amend wording of the first sentence to read as follows: ‘At a national level, to ensure that local authorities fulfil the objectives of promoting and facilitating sustainable development, the Government published the National Planning Policy Framework in March 2012. to replace the previous suite of Planning Policy Statements (PPSs) and Planning Policy Guidance (PPGs). The Government’s National Planning Policy Framework (NPPF) sets out the presumption in favour of sustainable development delivered through:’
AM14	Para 3.8		Amend wording of the second sentence as follows: ‘A number of key cross boundary key issues, require where a complementary approach will be required includes including flood risk, provision of infrastructure including transport links, sustainability, the distribution of housing associated with local housing markets, employment needs through the Stoke on Trent and Staffordshire Local Enterprise Partnership as well as protection of the environment and the landscape.’
AM15	Para 3.9	12	Amend the first sentence of the paragraph to read as follows: “A key cross border issue being addressed through joint working with other authorities and the Cannock Chase Area of Outstanding Natural Beauty (AONB) Partnership is on the Habitat Regulations Assessment Directive for the Cannock Chase Special Area of Conservation (SAC) within the AONB.”
AM16	Para 3.11	12	Delete existing paragraph and replace with wording to read as follows: <u>“On 20th May 2013 the West Midlands Regional Spatial Strategy (RSS) was formally revoked through the Regional Strategy for the West Midlands (Revocation) Order 2013. Nevertheless since 2008 the Plan for Stafford Borough has been prepared in the context of the West Midlands Regional Spatial Strategy, which has made an important contribution to shaping the new Local Plan. Through the West Midlands Regional Spatial Strategy process a significant body of evidence was developed which has had some relevance in the local context. However as the majority of this evidence was produced between 2006 and 2009 it is increasingly lacking in relevance as new information is published.”</u>

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AM17	Para 3.12	12	<p>Delete first sentence of paragraph and replace wording to read as follows:</p> <p><u>'A number of cross-border relationships and issues have been highlighted through the West Midlands Regional Spatial Strategy process and subsequently progressed with neighbouring authorities and other key partners. In addition, The West Midlands RSS evidence base highlighted ...'</u></p> <p>Delete third sentence and replace with the following wording:</p> <p><u>'A study to assess the need and identify potential areas to accommodate a new Regional Logistics Site is subject to on-going work, and cross-border discussions with relevant planning authorities. Stafford Borough Council will continue to co-operate with partners and relevant parties to ensure that further studies are completed in order that the issue of providing a Regional Logistic Site in the West Midlands Region is addressed.'</u></p>
AM18	Para 3.21	14	<p>Amend wording of the first sentence as follows:</p> <p><u>'The Plan for Stafford Borough will directly support the wider partnership priorities through spatial planning, namely the priorities concerning with reference to the spatial planning in respect of housing, employment, environmental and leisure policies.'</u></p>
Chapter 4 – Key Issues			
AM19	Para 4.1 Key issues and challenges box	15	<p>Amend wording of the first bullet point to read as follows:</p> <p><u>'Delivering and Managing the Borough's Growth: Stafford Borough was designated as a Growth Point to facilitate long term sustainable growth and realise the its full economic potential, through the provision of a range of housing and employment opportunities.'</u></p>
AM20	Para 4.1 Key issues and challenges box	15	<p>Amend the fifth bullet point and the first sentence to read as follows:</p> <p><u>'... in Stafford Borough through a greater risk of droughts, a greater risk of flooding and increase pressure on drainage systems ...'</u></p> <p>Adjust spacing in box to ensure space between 6th and 7th bullet point</p>

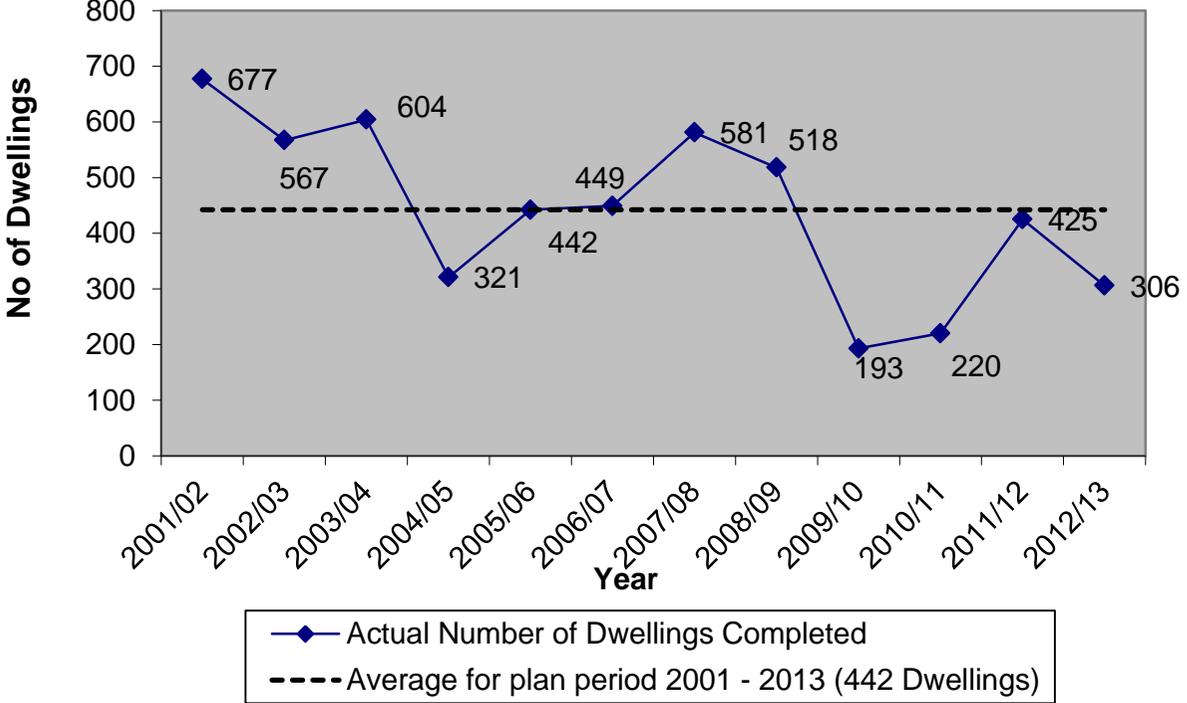
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Chapter 5 – Spatial Vision and Key Objectives			
AM21	Para 5.1 – Spatial Vision	17	Amend wording of criterion c to read as follows: “a range of housing types and tenures to meet the local needs of the Borough all communities and, including for the ageing population, including affordable housing and provision for gypsies and travellers;”
AM22	Para 5.2 – Key Objective 5	19	Amend wording to read as follows: ‘5. Provide new high quality employment land between 2011 - 2031 across a range of sites that mitigates that mitigates against adverse impacts, made available ...’ Add space between “that” and “mitigates”
AM23	Para 5.2 - Key Objective 17	19	Amend wording to read as follows: ‘17. Deliver new town centre developments mixed use town centre proposals to enhance Stone as a centre providing for retail, leisure, canal and river based activities , and community facilities ’
AM24	Para 5.2 – Key Objective 19	20	Amend wording to read as follows: ‘19. Safeguard and enhance the landscape setting through new green infrastructure provision, avoiding development in flood risk areas and habitat creation including the role of the Trent Valley corridor ...’
AM25	Para 5.2 – Key Objective 22	20	Amend wording to read as follows: ‘22. Deliver sensitive additional facilities to provide an improved level of local services appropriate to settlements, that reduces the need to travel and be is in keeping with the local character, the historic environment and the rural setting’

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Chapter 6 – Development Strategy			
AM26	Para 6.4	23	<p>Amend wording by deleting the fifth sentence and updating the sixth sentence of the paragraph as follows:</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. This new Local Plan must be in general conformity with the adopted West Midlands RSS. However, although never completed, revisions to the West Midlands Regional Spatial Strategy 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>
AM27	Para 6.9	23	<p>Amend the wording to provide up-to-date housing information as at 31 March 2013, as set out below:</p> <p>‘In terms of past completion rates, the table below sets out the number of new homes built each year in the Borough since 2001 1996, which equates to approximately 442 454 each year. Until 2012, for the previous couple of years this figure has reduced to around 200 per year due to the recession and difficulties in mortgage provision.</p> <p>Amend graph and table to reflect completions achieved to 31 March 2013, as below.</p>

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			<p align="center">Dwelling Completions 2001 - 2013</p>  <table border="1" data-bbox="1064 1077 1870 1173"> <tr> <td>—◆—</td> <td>Actual Number of Dwellings Completed</td> </tr> <tr> <td>- - - -</td> <td>Average for plan period 2001 - 2013 (442 Dwellings)</td> </tr> </table> <table border="1" data-bbox="766 1236 1377 1374"> <thead> <tr> <th>Year</th> <th>Actual Number of Dwellings Completed</th> </tr> </thead> <tbody> <tr> <td>2001/02</td> <td>677</td> </tr> </tbody> </table>	—◆—	Actual Number of Dwellings Completed	- - - -	Average for plan period 2001 - 2013 (442 Dwellings)	Year	Actual Number of Dwellings Completed	2001/02	677
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AM28	Para 6.10	24	<p>Amend the wording to provide up-to-date housing completions and commitments as at 31 March 2013, as set out below:</p> <p>'Stafford Borough had 306 425-housing completions in 2012/13 2011/2012, and as of 31st March 2013 2012 has given planning permission for 2,781 2,911 new houses to be built, which are yet to be completed. providing 6 years' supply based on 500 new homes per year. Furthermore evidence from the Strategic Housing Land Availability Assessment identifies a considerable additional supply of sites, which suggests that the availability of suitable sites will not be a constraint to whatever overall scale of housing is proposed.'</p>																										
AM29	Para 6.11	24	<p>Amend the wording from the fourth sentence to the end of the paragraph, to provide up-to-date household projection figures, as set out below:</p> <p>'The latest 2008 household projections to 2033 showed an increase of 11,523 households, from 52,999 to 64,522 households who will be looking for houses in our area. This is an average of approximately 461 500 new houses per year over the period 2008 to 2033. However the 2011 interim household projections covering the period 2011 to 2021 identify an increase from 55,706 in 2011 to 59,874 in 2021, which is an average of approximately 417 new houses per year.'</p>																										
AM30	Para 6.12	24	Amend wording of the second sentence to read as follows:																										

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			<p>Recently The Government, through the NPPF, has stated that local authorities should provide for the locally assessed requirements of their area. Pressures for continued in-migration are likely to remain from neighbouring areas in the short to medium term. In light of meeting objectively assessed needs it is sensible to plan for these, not least because it is consistent with the growth aspirations for Stafford town, and its developing sub-regional role, as set out in the Spatial Vision and Key Objectives earlier. This approach has also been supported by neighbouring local authorities through recent Duty to Co-operate cross-border meetings on the Plan for Stafford Borough: Strategic Policy Choices document.'</p>
AM31	Para 6.13	25	<p>Amend wording of the first sentence to read as follows:</p> <p>'With regard to new housing requirements for military personnel, a separate provision for up to 400 300 350 Service Family Accommodation properties will be delivered as part of the new Local Plan in order to facilitate military personnel returning from abroad.'</p>
AM32	Para 6.17	25	Amend graph and table to reflect completions achieved to 31 March 2013, as set out below:

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			<p align="center">Total Employment Land Developed 2001-2013</p> <table border="1"> <caption>Data for Total Employment Land Developed 2001-2013</caption> <thead> <tr> <th>Year</th> <th>Total Employment Land Developed (ha)</th> <th>Average Delivery since 2001 (ha)</th> </tr> </thead> <tbody> <tr><td>2001/2002</td><td>2.0</td><td>8.97</td></tr> <tr><td>2002/2003</td><td>25.0</td><td>8.97</td></tr> <tr><td>2003/2004</td><td>5.0</td><td>8.97</td></tr> <tr><td>2004/2005</td><td>4.0</td><td>8.97</td></tr> <tr><td>2005/2006</td><td>0.0</td><td>8.97</td></tr> <tr><td>2006/2007</td><td>26.0</td><td>8.97</td></tr> <tr><td>2007/2008</td><td>10.0</td><td>8.97</td></tr> <tr><td>2008/2009</td><td>3.0</td><td>8.97</td></tr> <tr><td>2009/2010</td><td>2.5</td><td>8.97</td></tr> <tr><td>2010/2011</td><td>4.0</td><td>8.97</td></tr> <tr><td>2011/2012</td><td>8.97</td><td>8.97</td></tr> <tr><td>2012/2013</td><td>10.0</td><td>8.97</td></tr> </tbody> </table>	Year	Total Employment Land Developed (ha)	Average Delivery since 2001 (ha)	2001/2002	2.0	8.97	2002/2003	25.0	8.97	2003/2004	5.0	8.97	2004/2005	4.0	8.97	2005/2006	0.0	8.97	2006/2007	26.0	8.97	2007/2008	10.0	8.97	2008/2009	3.0	8.97	2009/2010	2.5	8.97	2010/2011	4.0	8.97	2011/2012	8.97	8.97	2012/2013	10.0	8.97
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			Year	Total Employment Land Developed
			2001/2002	1.9
			2002/2003	24.74
			2003/2004	4.9
			2004/2005	3.82
			2005/2006	0.21
			2006/2007	26.06
			2007/2008	9.96
			2008/2009	2.85
			2009/2010	2.5
			2010/2011	3.98
			2011/2012	9.72
			2012/2013	9.89
			Average	8.97
AM33	Para 6.18	26	Add No. 3 to the sub-title as follows: <u>3.</u> The Sustainable Settlement Hierarchy	
AM34	Spatial Principle 4	28	Amend the fourth bullet point to read as follows: 'Rest of Rural <u>Borough</u> Area 8%'	
AM35	Para 6.43	29	Amend wording in the third bullet point to read as follows: Rural area <u>Remainder of Borough</u>	
AM36	Para 6.51	30	Amend wording in the third sentence to read as follows: 'The total number of commitments as at 31 March 2012 <u>2013</u> are identified.'	

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Modification Number	Policy / paragraph	Page Number (in publication version)	Proposed change
AM37	Para 6.52	30	Amend wording of the first sentence to read as follows: 'As part of the Plan's Stafford Borough Local Development Framework's 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, December 2012 and August 2013. '
AM38	Para 6.55	31	Delete the fourth sentence as follows: The latest 5 year housing land statement for Stafford Borough demonstrates that there is more than 6 years supply of land for new houses, based on current completions and commitments.
AM39	Para 6.58	31	Amend wording of the third sentence to the end of the paragraph to read as follows: '...To ensure there is sufficient flexibility included in future provision; additional capacity has been identified at the Strategic Development Locations, with further provision provided at Stafford town to enable a portfolio of sites. This is demonstrated by an additional 20 hectares of headroom at Stafford town over and above current commitments and identified new site provision, 2 hectares of headroom at Stone, and 3.5 hectares of headroom across other Borough areas. Delivery of extra provision will be guided by <u>the</u> criteria set out in Spatial Principle 7.'

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Modification Number	Policy / paragraph	Page Number (in publication version)	Proposed change																								
AM40	Para 6.59	32	<p>Amend table to reflect employment completions as at 31 March 2013, as set out below:</p> <table border="1" data-bbox="752 384 1982 863"> <tr> <td>Employment Provision (hectares)</td> <td></td> </tr> <tr> <td>Employment Requirement for Stafford Borough (hectares)</td> <td>160</td> </tr> <tr> <td>Employment Completions 1/4/2011 to <u>31/3/2013</u> 31/3/2012</td> <td><u>1.68</u> 1.6</td> </tr> <tr> <td>Stafford Town Total requirement</td> <td>90</td> </tr> <tr> <td>Commitments - <u>31/03/2013</u> 31/3/2012</td> <td><u>61.74</u> 31.62</td> </tr> <tr> <td>New Provision</td> <td><u>28.26</u> 36</td> </tr> <tr> <td>Stone Town Total requirement</td> <td>20</td> </tr> <tr> <td>Commitments - <u>31/03/2013</u> 31/3/2012</td> <td>0</td> </tr> <tr> <td>New Provision</td> <td><u>18+</u> 20</td> </tr> <tr> <td>Rest of Borough Area Other Borough Areas Total requirement</td> <td>50</td> </tr> <tr> <td>Commitments at <u>31/03/2013</u> 31/3/2012</td> <td><u>37.20</u> 34.6</td> </tr> <tr> <td>New Provision</td> <td><u>12.8</u> 15.4</td> </tr> </table>	Employment Provision (hectares)		Employment Requirement for Stafford Borough (hectares)	160	Employment Completions 1/4/2011 to <u>31/3/2013</u> 31/3/2012	<u>1.68</u> 1.6	Stafford Town Total requirement	90	Commitments - <u>31/03/2013</u> 31/3/2012	<u>61.74</u> 31.62	New Provision	<u>28.26</u> 36	Stone Town Total requirement	20	Commitments - <u>31/03/2013</u> 31/3/2012	0	New Provision	<u>18+</u> 20	Rest of Borough Area Other Borough Areas Total requirement	50	Commitments at <u>31/03/2013</u> 31/3/2012	<u>37.20</u> 34.6	New Provision	<u>12.8</u> 15.4
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AM41	Para 6.66	34	<p>Amend wording to read as follows:</p> <p>'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 the Site-specific Policies and Allocations document <u>a Site Allocations Development Plan Document.</u></p>																								
Chapter 7 – Stafford																											
AM42	Policy Stafford 1	40	<p>Amend wording under the Infrastructure section to read as follows:</p> <p>'Increasing and improving the provision of open space, sport and recreation facilities through new green infrastructure and by addressing specific <u>qualitative and quantitative</u> quality deficiencies. New development will provide <u>support the provision of</u> the following, <u>through Policy 11 and Policies Stafford 2 – 4:</u></p>																								

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			<ul style="list-style-type: none"> - New indoor swimming pool wet-side capacity - New indoor multi-use and specialist facilities ...”
AM43	Para 7.3	41	<p>Amend the final section of the last sentence of the paragraph to read as follows:</p> <p>‘... Beaconside road and the Eastern Access Improvements-Distributor Road whilst housing provision west of Stafford is close to the town centre for accessible employment opportunities, as well as access to the national railway network via Stafford railway station and supported by the proposed Western Access Improvements Scheme.’</p>
AM44	Para 7.7	41	<p>Amend wording of third sentence as follows:</p> <p>As part of the Green Infrastructure Strategy, two key proposals are recommended for Stafford town to increase biodiversity, recreational opportunities and provide flood protection benefits: creation of the Penk & Sow Natural Parkland; and, enlarging Stafford Common into a community park, as illustrated on the map below, and defined on the Proposals Policies Map</p>
AM45	Para 7.15	43	<p>Amend wording of the paragraph as follows:</p> <p>‘Primary and secondary frontages are not specifically identified on the Proposals Policies Map due to the dynamic nature of Stafford town centre and its mix of uses. However, the need for a primary and secondary frontages policy (and the location of defined frontages if a differential policy approach is appropriate) will be considered in the subsequent Sites and Allocations document Site Allocations Development Plan Document.’</p>
AM46	Para 7.17	44	<p>Amend wording of the paragraph’s first and second sentence to read as follows:</p> <p>‘The key diagram illustrative map of Stafford, set out previously, shows a number of Neighbourhood Centres across the town which provide services and facilities, including daily retail convenience outlets. These Centres are identified within the retail hierarchy as part of Policy E8 and will be defined on the Policies Map when the Sites and Allocations DPD Site Allocations Development Plan Document is prepared.’</p>

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Modification Number	Policy / paragraph	Page Number (in publication version)	Proposed change
AM47	Para 7.18	44	<p>Amend wording of the paragraph's second sentence to read as follows:</p> <p>'The Infrastructure Development Delivery Plan that accompanies the Plan for Stafford Borough addresses these matters specifically, and is considered in more detail in Chapter 4413.'</p>
AM48	Para 7.21	44	<p>Delete the existing paragraph and replace with the following new paragraph as set out below:</p> <p>A key consideration in terms of new housing development in Stafford is alleviation of foul water flows through the current sewerage system, which reaches capacity during storm events due to the combination of foul water and surface water run off within the existing system. Severn Trent Water has concerns about new development impacting on the Lammascote pumping station, which is currently operating close to capacity. The issue is particularly evident between the main sewerage pumping station at Lammascote and the Branscote sewage treatment works east of Stafford, which are connected with a rising main pipe. To solve this issue, Severn Trent Water advise that prior to major residential development north of Stafford it will be necessary to increase the storage capacity within the sewerage system. This significant infrastructure provision will be delivered using new over-sized pipes and new storage of foul water at specific locations within the network.</p> <p><u>'A key consideration in terms of new housing development in Stafford is the provision of additional foul sewerage capacity to accommodate new development flows. Large parts of the Stafford sewerage system were originally designed to accept both foul and storm water in the same pipe, and during heavy rainfall the capacity in parts of the sewerage system can be exceeded resulting in localised sewer flooding. To ensure the additional development flows do not increase flood risk, it is envisaged that some localised sewer capacity improvements will be required to provide additional capacity to coincide with development construction. In addition to localised capacity improvements, further strategic capacity improvements will be required at Lammascote sewage pumping station, which pumps the majority of sewage flows from the north, west and city centre direct to Brancote sewage treatment works. Severn Trent have advised that whilst there is some limited capacity at Lammascote there will need to be more extensive sewerage capacity improvements to accommodate medium to long term development. More detailed hydraulic sewer modelling is currently ongoing to identify the scope of sewerage improvement work to meet the new housing development being allocated across Stafford.'</u></p>

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Modification Number	Policy / paragraph	Page Number (in publication version)	Proposed change
AM49	Para 7.22	44	<p>Amend the wording of the third sentence in the paragraph to read as follows:</p> <p>'The clean water supply to Stafford is provided by a number of boreholes and three storage reservoirs located north, south east and south west of the town. The current network has spare capacity to the north of Stafford from the Peasley Bank Storage Reservoir. <u>No distribution network reinforcement is required to support the growth in Stafford town, however some areas of the town will need to have the water supply allocated to Peasley Bank service reservoir in the north from Butterhill Service Reservoir in the south west.</u> but issues remain concerning the overall resource capacity of supplies from boreholes. Reinforcement work will be necessary to the west of the town via the Peasley Bank reservoir, taking the form of a new 300 mm pipe.'</p>
AM50	Policy Stafford 2	46	<p>Amend criterion iv under the Environment heading to read as follows:</p> <p>'A comprehensive drainage and flood management scheme will be delivered to enable development of the Strategic Development Location <u>which will</u> include measures to alleviate flooding <u>downstream</u> and improve surface water management on the Marston Brook and Sandyford Brook;'</p>
AM51	Policy Stafford 3	51	<p>Amend criterion vii under the Environment heading to read as follows:</p> <p>'A comprehensive drainage and flood management scheme will be delivered to <u>enable</u> implement development of the Strategic Development Location <u>which will</u> include measures to alleviate flooding <u>downstream</u> and improve surface water management on Doxey Brook and tributaries to the River Sow;'</p>
AM52	Policy Stafford 3	51	<p>Amend criterion xii under the Environment heading to read as follows:</p> <p>'... tree lines, drainage ditches, archaeological remains, <u>culverted watercourses traversing the site</u> and Public Rights of Way ...'</p>
AM53	Policy Stafford 3	52	<p>Amend the wording of criterion xiv. under the Transport section to read as follows:</p> <p>xiv. Support delivery of the Western Access Improvements Scheme and associated transport improvements, specifically providing phase 1 from Martin Drive to Doxey Road;</p>

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Modification Number	Policy / paragraph	Page Number (in publication version)	Proposed change
AM54	Para 7.29	52	Amend wording in the third sentence to read as follows: '... to address the recreational impacts of the new development <u>and the component of the site that floods.</u> '
AM55	Para 7.31	53	Amend wording of first bullet point as follows: Link from Martin Drive spine road to Doxey Road with 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.
AM56	Policy Stafford 4	56	Amend wording of Housing section to read as follows: i. Delivery of approximately 600 new homes, subject to provision of phase 1 of the Eastern <u>Access Improvements</u> Distributor Road , through a mix of housing types, tenures, sizes and styles with 30% being affordable housing, in the context of Policy C2 with proportions of 2, 3 and 4 bedroomed properties;
AM57	Policy Stafford 4	56	Amend criterion viii under the Environment heading to read as follows: 'A comprehensive <u>drainage</u> and flood management scheme will be delivered to <u>enable</u> implement development of the Strategic Development Location <u>which will</u> include ing measures to alleviate flooding <u>downstream</u> and improve surface water management on the River Sow '
AM58	Policy Stafford 4	57	Amend the wording of criterion xx in the Infrastructure section to read as follows: <u>Potable Water - Parts of Stafford town will require reallocation to Peasley Bank Service Reservoir from Butterhill Service Reservoir</u> reinforcement works for the water supply

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Chapter 8 – Stone			
AM59	Para 8.1	62	Amend wording of the second sentence to read as follows: 'It will provide guidance for new development at Stone in accordance with Spatial Principle SP3, and to ensure delivery of sustainable development in line with the National Planning Policy Framework.'
AM60	Para 8.2	64	Amend wording of the third sentence to read as follows: 'Following an assessment of potential directions of growth for Stone, through the Stafford Borough Infrastructure Strategy published in July 2009, the area west of Stone is was identified as the most deliverable for housing development and south of Stone Business Park for employment development.'
AM61	Para 8.8	65	Amend the wording of the third sentence to read as follows: 'These floodplain areas do have a significant role to play in terms of green infrastructure. No new development should take place on low-lying land adjacent to the River Trent due to water resource and flood risk implications.'
AM62	Para 8.11	66	Amend wording of the first sentence to read as follows: 'The National Planning Policy Framework requires Development Plans to define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres. The town centre and primary shopping area boundaries for Stone town are defined on the Stone Town Inset Map Proposals Map .'
AM63	Para 8.12	67	Amend wording of the paragraph as follows: 'Primary and secondary frontages are not specifically identified on the Proposals Policies Map due to the dynamic nature of Stone town centre and its mix of uses. However, the need for a primary and secondary frontages policy (and the location of defined frontages if a differential policy approach is appropriate) will be considered in the subsequent Sites and Allocations document Site Allocations Development Plan Document .'

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Modification Number	Policy / paragraph	Page Number (in publication version)	Proposed change
AM64	Para 8.15	67	<p>Amend wording of the paragraph's first and second sentence to read as follows:</p> <p>'The key diagram illustrative map of Stone, set out previously, shows a Neighbourhood Centre at Walton, which provides services and facilities, including daily retail convenience outlets. This Centre is identified within the retail hierarchy as part of Policy E8 and will be defined on the Policies Proposals Map when the Sites & Allocations DPD Site Allocations Development Plan Document is prepared.'</p>
AM65	Para 8.16	67	<p>Amend wording of the second sentence to read as follows:</p> <p>'The Infrastructure Development Delivery Plan which accompanies the Plan for Stafford Borough addresses these matters specifically, and is considered in more detail in Chapter 44 13.'</p> <p>Reduce spacing after full stops to match other paragraphs.</p>
AM66	Para 8.19	68	<p>Delete the existing paragraph and replace with the following new paragraph as set out below:</p> <p>Stone town centre has benefited from schemes to improve surface water run off and separation of foul water. An important consideration in terms of new residential development at Stone will be impacts on the current sewerage system, which reaches capacity during storm events due to the combination of foul water and surface water run off within the existing system. New development to the west of Stone will be required to increase storage capacity at Westbridge Park.</p> <p><u>“An important consideration in terms of new residential development at Stone will be the potential impact of additional foul water flows on the current sewerage system. During times of heavy rainfall the capacity in parts of the sewerage system can be exceeded resulting in localised sewer flooding. Depending on the location of development additional sewerage capacity may be required to reduce flood risk. New development to the west of Stone will drain via an existing sewage pumping station at Westbridge Park where capacity assessments will be required to determine whether further capacity is required. Any capacity improvements will need to coincide with development construction.”</u></p>

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Modification Number	Policy / paragraph	Page Number (in publication version)	Proposed change
AM67	Para 8.20	68	<p>Add the following sentence to the end of the paragraph as set out below:</p> <p><u>'Off site reinforcement will be required to secure levels of service to Stone. Current proposals are to reinforce the trunk main network in Stone. It is planned that this is constructed by 2016.'</u></p>
AM68	Policy Stone 2	69	<p>Amend the text of criterion xiv in the Infrastructure section as follows:</p> <p>'Potable water reinforcement of water supply required <u>to the trunk main system in Stone;</u></p>
Chapter 9 – Economy			
AM69	Para 9.13	77	<p>Amend the wording of the paragraph to read as follows:</p> <p>'The Recognised Industrial Estates (RIEs) are listed in the following Policy, and identified on the Proposals Map, whilst also being shown on the Key Diagram. The formal boundaries of the Recognised Industrial Estates will be reviewed through the Site-specific Policies and Allocations document <u>Site Allocations Development Plan Document</u>, with the exception of Ladfordfields and Raleigh Hall RIEs, for which specific proposals are advanced in this document.'</p>
AM70	Policy E4	78	<p>Amend the wording of criterion i. to read as follows:</p> <p>'Development is of a design and layout that reduces <u>minimises or appropriately mitigates impacts</u> on the surrounding area and landscape.'</p> <p>Amend the wording of criterion v. to read as follows:</p> <p>'An access, transport and travel plan strategy, which shall identify access points to the site, and <u>between the site and the local highway network as well as links to</u> the existing settlement. It shall also identify construction access arrangements that do not disrupt existing residents, and improvements to transport capacity along the A519 at Raleigh Hall and along the B5404 at Ladfordfields; as well as deliver local transport network measures;</p> <p>Amend the wording of criterion vii to read as follows:</p>

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			'Safeguard avoiding the main water pipe running through the Ladfordfields site; and reinforcement of the water supply required at Raleigh Hall;
AM71	Para 9.18	79	Amend the wording of the first bullet point to read as follows: 'Water Main running through the Ladfordfields site may require diversion to a new route' Main water pipe and reinforcement of the water supply required at Raleigh Hall in order to ensure the development can be achieved
AM72	Para 9.19	79	Amend wording of the paragraph to read as follows: 'Based on current information from the Infrastructure Delivery Plan, and working in partnership with developers for the land west of Stone, it has been established that the scale of development is capable of delivering the infrastructure requirements listed.'
AM73	Para 9.20	79	Amend wording of last sentence to read as follows: 'The NPPF also states that the there is a general presumption against all new development within the Green Belt apart from agriculture, forestry, some recreational and outdoor uses or minerals operations.'
AM74	Para 9.21	79	Amend second sentence to read as follows: 'In order to encourage re-development of these areas for new employment provision, to support inward investment and job creation opportunities in the North Staffordshire conurbation, these are identified on the Proposals Inset Maps at Hadleigh Park (previously known as Creda / Indesit works), the former Meaford Power Station, and Moorfields Industrial Estate.'
AM75	Para 9.26	80	Amend wording of the last sentence to read as follows: '... Shugborough Park estate, Trentham Estate and Gardens, the Monkey Forest ...'

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AM76	Para 9.27	81	Amend wording of the last sentence to read as follows: ‘... Shugborough Park estate, Trentham <u>Estate and</u> Gardens, the Monkey Forest ...’
AM77	Para 9.30	82	Amend wording of the paragraph to read as follows: ‘The role of the Borough's market towns and service villages will be protected and enhanced by working with its partners (including Staffordshire County Council and Makelt Staffordshire and Stoke-on-Trent). <u>The aim is</u> to support appropriate new retail, commercial and service development in order to maintain the vitality and viability of its town and village centres, provide services as locally as possible and minimise the need to shop by car. Policy E8 sets out the key responsibilities of the Local Plan as required by the National Planning Policy Framework by defining the retail hierarchy of centres, promoting a prosperous rural economy and appropriate uses in the town centres. The boundaries of the town centres (and their primary retail areas) are defined on the Policies <u>Inset Maps</u> . The boundaries of <u>the Stafford and Stone primary and secondary frontages</u> , Eccleshall Local Centre and the village and neighbourhood shops will be defined in the Site & Allocations <u>Development Plan Document</u> which will be prepared. ’
AM78	Para 9.31	83	Amend wording of the third sentence to read as follows: ‘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 over 2,500 square metres <u>over the thresholds identified in Policy E8, which are based on the evidence provided in the Stafford and Stone Retail Capacity Assessment - Update (2013).</u> ’
AM79	Para 9.32	83	Amend the wording of the third sentence to read as follows: ‘Community facilities provide for the health <u>and well being</u> , welfare, social, educational, spiritual, recreational, leisure and cultural needs of the community.’

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Chapter 10 – Transport			
AM80	Policy T1	86	Amend wording of criterion b to read as follows: 'b. Requiring new developments to produce Transport Assessments and Travel Plans, where appropriate , including maximising the use consideration of public transport ...'
AM81	Para 10.5	87	Amend wording of the second sentence to read as follows: 'With the scale of development that is proposed in the Plan for Stafford Borough, including the Western Access Improvements scheme, the Northern Access Improvements and the Eastern Access Improvements Distributor Road at Stafford...'
AM82	Para 10.7	88	Amend wording of the second sentence to read as follows: 'Improved passenger comfort, integration with other modes, readily available travel information and through reasonable priced ticketing are essential elements.'
Chapter 11 – Communities			
AM83	Policy C1	90	Amend the wording of criterion 2 to read as follows: '2. Housing developments will be required to provide a mix of dwelling types on site. However, the final mix will be determined in line with local needs , Government policy and linked to design issues.'
AM84	Policy C2	90	Amend the wording of the first two paragraphs to read as follows: <u>Residential proposals must provide affordable housing on development sites according to the thresholds set out below:</u>

Plan for Stafford Borough Schedule of Additional Modifications

Modification Number	Policy / paragraph	Page Number (in publication version)	Proposed change																		
			<table border="1" data-bbox="898 352 1879 639"> <thead> <tr> <th data-bbox="902 352 1391 411">Area</th> <th data-bbox="1391 352 1653 411">3 dwellings or more</th> <th data-bbox="1653 352 1874 411">12 dwellings or more</th> </tr> </thead> <tbody> <tr> <td data-bbox="902 411 1391 443">Stafford</td> <td data-bbox="1391 411 1653 443">n/a</td> <td data-bbox="1653 411 1874 443">30%</td> </tr> <tr> <td data-bbox="902 443 1391 475">Stone</td> <td data-bbox="1391 443 1653 475">n/a</td> <td data-bbox="1653 443 1874 475">40%</td> </tr> <tr> <td data-bbox="902 475 1391 539">Eccleshall, Gnosall, Woodseaves, Barlaston, Tittensor and Yarnfield</td> <td data-bbox="1391 475 1653 539">n/a</td> <td data-bbox="1653 475 1874 539">40%</td> </tr> <tr> <td data-bbox="902 539 1391 603">Hixon, Great Haywood, Little Haywood, Haughton, Weston</td> <td data-bbox="1391 539 1653 603">n/a</td> <td data-bbox="1653 539 1874 603">30%</td> </tr> <tr> <td data-bbox="902 603 1391 635">Rest of Borough Area</td> <td data-bbox="1391 603 1653 635">30%</td> <td data-bbox="1653 603 1874 635">30%</td> </tr> </tbody> </table> <p data-bbox="748 671 2027 759"><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></p> <p data-bbox="748 799 2027 1038">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.</p> <p data-bbox="748 1078 2027 1254">The following site thresholds will be applied to deliver affordable housing targets: a) 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; b) 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.</p>	Area	3 dwellings or more	12 dwellings or more	Stafford	n/a	30%	Stone	n/a	40%	Eccleshall, Gnosall, Woodseaves, Barlaston, Tittensor and Yarnfield	n/a	40%	Hixon, Great Haywood, Little Haywood, Haughton, Weston	n/a	30%	Rest of Borough Area	30%	30%
Area	3 dwellings or more	12 dwellings or more																			
Stafford	n/a	30%																			
Stone	n/a	40%																			
Eccleshall, Gnosall, Woodseaves, Barlaston, Tittensor and Yarnfield	n/a	40%																			
Hixon, Great Haywood, Little Haywood, Haughton, Weston	n/a	30%																			
Rest of Borough Area	30%	30%																			

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AM85	Policy C3	92	Amend the wording of criterion b to read as follows: 'b. Ensuring that any new developments are located <u>in accordance with Spatial Principle SP7 at</u> a settlement within the settlement hierarchy, in a sustainable location close to services and facilities, are self contained, and are accessible by both public and private transport. New development should make adequate provision for off-street car parking within any development scheme;'
AM86	Para 11.13	93	Amend wording of the first sentence to read as follows: 'There is currently an identified need for 4,331– <u>954 (net)</u> Extra Care Units in Stafford Borough up until 2030, as evidenced in the Staffordshire Flexi-care Housing Strategy.'
AM87	Para 11.17	95	Amend wording of the first sentence to read as follows: "Policy C5 relates to residential development proposals (<u>excluding gypsy and traveller pitches</u>) outside of the settlement hierarchy..."
AM88	Para 11.19	96	Amend wording of the first sentence as follows: 'The Planning Policy for Traveller Sites document (published in conjunction with the National Planning Policy Framework) states that local planning authorities should meet the needs of traveller-sites <u>gypsies and travellers</u> over a reasonable period, ...'
AM89	Policy C7	97	Amend the second and third sentence of the second paragraph to read as follows: "Only in exceptional circumstances will an off site contribution on another site provided by the developer be accepted <u>to develop on another site</u> , where it is proven that on site provision is not feasible or <u>is</u> unviable. Where the developer provides evidence, which demonstrates that neither on-site nor off-site provision of open space, sport & recreation facilities is appropriate a <u>financial contribution</u> , commuted sum based on a calculation from the Local Standards may be considered.'

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Modification Number	Policy / paragraph	Page Number (in publication version)	Proposed change
AM90	Para 11.23	97	<p>Insert a new second sentence and amend the third sentence to read as follows:</p> <p>'As part of the new Local Plan's evidence base an Assessment and Open Space, Sport and Recreation Strategy has been prepared identifying deficiencies in quality and quantity. <u>The evidence base was updated in June 2013 by the Green Infrastructure, Greenspace and Sport and Recreation Provision Strategy.</u> To address deficiencies in open space, sport and recreation provision arising from new development, the Council will seek financial contributions to deliver the standards set out in <u>Appendix G the Assessment.</u> including 34m² per person for outdoor public open space with funds to establish the facility of adequate size and quality. Furthermore there are also detailed provision standards set out for new development within Natural England's Accessible Natural Greenspace Standards, which includes Woodland Access Standards.'</p>
Chapter 12 – Environment			
AM91	Policy N1	99	<p>Amend wording of criterion c to read as follows:</p> <p>'c. ... the twelve <u>Building for Life</u> questions has been optimally addressed, or conversely why it <u>is</u> not practical or appropriate to do so.'</p>
AM92	Para 12.3	100	<p>Amend wording of the last sentence to read as follows:</p> <p>'It will also greatly contribute to reducing Stafford Borough's carbon footprint and contribute towards the Council's aim of a zero carbon environment. by 2016'</p>
AM93	Para 12.9	101	Delete paragraph
AM94	Para 12.10	101	Delete paragraph
AM95	Policy N2	101	<p>Amend wording of bullet point 1 under the 'Sustainable Drainage' heading to read as follows:</p> <p>'Discharge clean roof water to ground via infiltration techniques such as soakaways, unless demonstrated by an infiltration test that due to ground conditions <u>or underlying contamination,</u> this is not possible;'</p>

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AM96	Policy N2	101	Under the 'Sustainable Drainage' heading amend the wording of the second sentence of the second paragraph to read as follows: 'Groundwater resources and surface standing water bodies will be ...'
AM97	Para 12.14	102	Amend wording of the second sentence to read as follows: 'Climate change is a key priority area for G overnment at a national level, articulated through The Climate Change Act, 2008, which sets out a legally building-binding framework to reduce carbon emissions. 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).'
AM98	Para 12.17	103	Amend wording of the paragraph to read as follows: 'The Council is committed to the principle that all new development should contributes substantially to reducing carbon emissions and the impacts of new development on climate change. To achieve this, new housing developments will be required to achieve a zero carbon standard in line with Government policy provide a Code for Sustainable Homes Certificate, which assesses the sustainability of newly completed developments across nine design code categories. For non residential development the Building Research Establishment (BRE) has developed an environmental assessment method (BREEAM) for commercial buildings that addresses a wide range of environmental and sustainability issues, awarding credits linked to a star rating.'
AM99	Policy N3	103	Amend the wording of criterion c to read as follows: 'The technology does not affect the integrity of the water environment, or locally, nationally and internationally designated sites;'
AM100	Para 12.19	103	Amend wording of second sentence to read as follows: 'This should be achieved by promoting a positive strategy for renewable and low carbon sources, designing policies to maximise renewable and low carbon development, whilst addressing adverse cumulative landscape and visual impacts, consider identifying suitable areas for renewable and low carbon energy sources and to secureing development of such sources, as well as supporting community-led initiatives.'

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Modification Number	Policy / paragraph	Page Number (in publication version)	Proposed change
AM101	Para 12.21	104	Amend wording of third sentence to read as follows: 'Its power output of 2 mega watts supplies electricity to 2,000 households by utilising locally grown biomass crops, and supplemented by waste collections.'
AM102	Para 12.22	104	Amend wording at the fifth sentence to read as follows: ' Map 13 The map illustrates the physical opportunities for renewable ...' Insert the following heading above the map on page 105 and amend Contents Page to include a list of maps including the following: ' <u>Map 13 – Renewable Energy Opportunities in Stafford Borough</u> '
AM103	Para 12.25	106	Amend wording of the fifth sentence to read as follows: 'At a more local level, LNRs (Local Nature Reserves), in addition to SBIs (Sites of Biological Importance) and BASs (Biodiversity Alert Sites) make a valuable contribution to biodiversity alongside Local Geological Sites . RIGS (Regionally Important Geological Sites) make a valuable contribution to biodiversity'
AM104	Para 12.27	106	Add the following sentence at the end of the paragraph to read as follows: ' <u>This is further reiterated in the NPPF para 117, which indicates that Local Authorities should promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and identify suitable indicators for monitoring biodiversity in the plan.</u> '
AM105	Policy N4	107	Amend wording of criterion a to read as follows: 'a. Implementation of the Staffordshire Biodiversity Action Plan, <u>the Stafford Borough Green Infrastructure Strategy</u> and guidance including'

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Modification Number	Policy / paragraph	Page Number (in publication version)	Proposed change
AM106	Para 12.37	109	<p>Amend wording of the paragraph to read as follows:</p> <p>'The Habitats Regulations Assessment (also known as Appropriate Assessment) is a European Directive requirement - Local Authorities should consider and assess whether development proposals and policies set out in local planning policy documents Local Development Documents (LDDs) would affect European Sites, with the aim being to ensure that the plan or project, such as a planning application, will not have an adverse effect on the integrity of any European Site, or affect the features for which it was designated. '</p>
AM107	Policy N5	109	<p>Amend wording of the following criterion within the second paragraph to read as follows:</p> <p>"2. Where development would result in an increase in local and / or diffuse air pollution at European Sites, it would be expected to include measures in line with the Staffordshire Local Transport Plan towards securing an equivalent improvement in air quality, or reduction in emissions from other sources"</p> <p>Delete the word 'unauthorised' from criteria i within the third paragraph.</p>
AM108	Policy N5	109	<p>Amend wording of the fifth paragraph to read as follows:</p> <p>"Development likely to have an adverse effect (either directly or indirectly) on:</p> <ul style="list-style-type: none"> - A Local Nature Reserve - A Site of Biological Importance or a Biodiversity Alert Site - A Local Geological Site Regionally Important Geological Site - A natural watercourse ..."
AM109	Para 12.39	110	<p>Amend wording of the third sentence to read as follows:</p> <p>'... Planning applications maywill be required to provide information relating to the possible negative impacts highlighted above, through discussions with Natural England. Stafford Borough Council is committed to providing the necessary evidence and guidance to assist applicants in providing sufficient information in relation to planning applications. Stafford Borough Council is also committed to producing a Visitor Impacts Mitigation Strategy. Potential measures could include:</p>

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Modification Number	Policy / paragraph	Page Number (in publication version)	Proposed change
			<ul style="list-style-type: none"> • Habitat management • Access Management and Visitor Infrastructure • Publicity, Education and Awareness Raising; and • Provision of alternative sites
AM110	Para 12.44	112	<p>Amend wording of the second sentence to read as follows:</p> <p>'This approach has the benefit of assessing the whole of an area's landscape, rather than focusing on particular locations, <u>including major developments within designated landscape areas.</u>'</p>
Chapter 13 – Infrastructure			
AM111	Para 13.3	117	<p>Amend wording of the paragraph to read as follows:</p> <p>'To assess the infrastructure requirements, the Council has prepared an Infrastructure Delivery Plan (IDP), in conjunction with infrastructure providers and other delivery agencies, to determine the appropriate level of provision to deliver 'The Plan for Stafford Borough'. The IDP sets out the critical infrastructure requirements to support the delivery of the 'The Plan for Stafford Borough'. It has been prepared in close consultation with key infrastructure delivery organisations, such as the Local Highway and Transportation Authority, the Local Education Authority, the Environment Agency, utility companies, <u>relevant health organisations</u> Primary Care Trust and private sector partners. The Infrastructure Delivery Plan, <u>together with</u> and subsequent updates <u>(which will be subject to consultation) sets</u> out the necessary infrastructure required under the following categories'</p>
AM112	Para 13.7	118	<p>Delete the following bullet points and wording at the end of the paragraph:</p> <ul style="list-style-type: none"> • Infrastructure Requirements • Transport
AM113	Para 13.12	118	<p>Delete the existing paragraph and replace with the following new paragraph as set out below:</p> <p>Waste Water Treatment – At this stage Severn Trent Water (STW) consider capacity improvements will be required to accommodate development from all three SDLs in Stafford as well as Stone, with lead in times</p>

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			<p>for delivery of up to 2-3 years, funded by Severn Trent Water.</p> <p><u>'Waste Water - Sewerage capacity improvements will be required to accommodate development in all three SDLs in Stafford. Severn Trent has already allocated funding to pay for these capacity improvements with timing of improvement work to be phased to coincide with development phasing. Investment is already underway at Brancote sewerage treatment works to accommodate development in Stafford. Subject to more detailed hydraulic modelling waste water capacity improvements are not envisaged to accommodate the proposed level of development in Stone, however should this be required a lead in time of 2-3 years may be required depending on the extent of the required improvements. All capacity improvements will be funded by Severn Trent Water.'</u></p>
AM114	Para 13.15	119	<p>Amend wording of the fourth sentence to read as follows:</p> <p>'Over the medium term (5 year plus), the County Council has identified the need for additional primary schools to serve each of the SDLs, and <u>where appropriate these will form an integral component within each SDL masterplan</u> that this provision will need to be allowed for within the masterplan frameworks developed for each. There is more uncertainty about the form of provision of additional secondary education in Stafford Town, as the expansion of existing schools will, in most cases, require land acquisition. The provision of a new secondary school has not been ruled out in the medium term.'</p>
AM115	Para 13.18	119	<p>Amend wording of the paragraph to read as follows:</p> <p>'The Borough Council has been working in partnership with the promoters of the Strategic Development Locations to assess the potential for new development, and the associated infrastructure and other site requirements, to prepare Strategic Frameworks <u>Masterplans</u>. These Frameworks represent precursors to the comprehensive Master Plans that are required under each of the SDL policies in this Plan, prior to approval of the detailed schemes. Through this process, all parties have been involved in identifying key risks associated with infrastructure delivery and potential mitigation measures such as alternative layouts, mix of uses, or phasing. Work on each of the Strategic Framework <u>Masterplans</u> will address the delivery of the infrastructure requirements identified in this IDP, including where necessary through viability appraisal to demonstrate deliverability. Any implications for the phased delivery of development has been identified.'</p>

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AM116	Para 13.19	119	Amend wording of the first sentence to read as follows: 'A particularly important issue address through the work on the Master Plans Strategic Frameworks is the approach to developer contributions... '
AM117	Para 13.20	119	Amend wording of the second sentence to read as follows: '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 at the forthcoming Community Infrastructure Levy (as distinct from s106 obligations), through a CIL Charging Schedule, 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.'
AM118	Para 13.21	119	Amend wording of the third sentence to read as follows '... in the on-going preparation of Master Plans Strategic Frameworks for these sites.'
AM119	Para 13.22	120	Amend wording of the third sentence to read as follows: ' However Stafford Borough has a five year supply of housing land available (see para 6.54) and the The Plan does not rely on a significant ...'
Chapter 14 – Local Monitoring and Review			
AM120	14.3	123	Amend the wording of the third sentence to read as follows: '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 Core Strategy Plan for Stafford Borough is adopted.'

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Glossary			
AM121	Glossary - Allocations	125	Amend the wording of the description as follows: 'Sites specified on the proposals policies map for development'
AM122	Glossary – Annual Monitoring Report	125	Amend the wording of the description as follows: Part of the Local Development Framework which the Council is required to prepare annually showing progress in preparing Local Development Documents compared to targets in the Local Development Scheme, and monitoring the implementation and effectiveness of its policies and proposals in Local Development documents. <u>'A report setting out the Council's progress in the production of planning policy documents against the targets set out in the Local Development Scheme. The report also contains information on the implementation and effectiveness of current planning policies.'</u>
AM123	Glossary – Appropriate Assessment	125	Amend the wording of the description as follows: The purpose of 'An appropriate assessment is a document designed to ensure that the protection of the integrity of European sites, which are of exceptional importance in respect of rare, endangered or vulnerable natural habitats and species, such as Special Areas of Conservation (SAC)', as part of the planning process.
AM124	Glossary – Code for Sustainable Homes	125	Delete entry
AM125	Glossary – Core Strategy	125	Delete entry

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Modification Number	Policy / paragraph	Page Number (in publication version)	Proposed change
AM126	Glossary – Design and Access Statements	127	Amend the wording of the description as follows: 'Design and Access Statements are documents that explain the design thinking behind a planning application. These include a written description and justification of the planning application.'
AM127	Glossary – Gypsy and Traveller Accommodation Needs Assessment	126	Amend the wording of the description as follows: 'An assessment of the accommodation needs of Gypsy and Traveller' s which establishes the pitch requirements over the lifetime of the plan period.'
AM128	Glossary – Lifetime Homes	126	Amend the wording of the description as follows: 'A housing standard developed by the Joseph Rowntree Federation Foundation that enables new housing to be designed to meet the changing needs of the occupiers over time.'
AM129	Glossary – Local Development Document	127	Delete entry
AM130	Glossary – Local Development Framework	127	Delete entry
AM131	Glossary – Local Development Scheme	127	Amend the wording of the description as follows: 'A statutory document setting out the Council's programme for the preparation of Local Development Documents planning policy documents .'

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Modification Number	Policy / paragraph	Page Number (in publication version)	Proposed change
AM132	Glossary – Planning Policy Guidance	127	Delete entry
AM133	Glossary – Planning Policy Statements	127	Delete entry
AM134	Glossary – Proposals Map	127	Amend entry to read: Proposals Policies Map
AM135	Glossary – Regional Spatial Strategy	128	Amend the wording of the description as follows: The statutory replacement for Regional Planning Guidance prepared by the West Midlands Leaders Board and issued by the Secretary of State. It forms part of Stafford Borough's statutory development plan and provides a spatial framework to inform the preparation of Local Development Documents, the Local Transport Plan and regional and sub regional strategies. <u>'Regional level planning framework document. The West Midlands Regional Spatial Strategy was revoked in 2013. Prior to revocation they provided a spatial framework to inform local planning policy documents.'</u>
AM136	Glossary – Statement of Community Involvement	128	Amend the wording as follows: 'Sets out the Council's vision and strategy for the standards to be achieved in involving the community and stakeholders in the preparation of all Local Development Documents <u>planning policy documents'</u>

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AM137	Glossary	128	<p>Add the following section to the Glossary table as set out below:</p> <table border="1" data-bbox="752 379 2000 628"> <tr> <td data-bbox="752 379 1104 628"><u>Suitable Alternative Natural Green spaces (SANGS)</u></td> <td data-bbox="1104 379 2000 628"><u>Suitable Alternative Natural Greenspaces (SANGs) are areas of open space that will be identified as alternative areas for the general public to use for outdoor recreation, to help mitigation recreational impact on the Cannock Chase Special Area of Conservation as new households can use the SANG instead of the protected heathland. SANGS can either be completely new areas or improved existing areas which are designed and managed to the quality standard set out in relevant guidance.</u></td> </tr> </table>	<u>Suitable Alternative Natural Green spaces (SANGS)</u>	<u>Suitable Alternative Natural Greenspaces (SANGs) are areas of open space that will be identified as alternative areas for the general public to use for outdoor recreation, to help mitigation recreational impact on the Cannock Chase Special Area of Conservation as new households can use the SANG instead of the protected heathland. SANGS can either be completely new areas or improved existing areas which are designed and managed to the quality standard set out in relevant guidance.</u>
<u>Suitable Alternative Natural Green spaces (SANGS)</u>	<u>Suitable Alternative Natural Greenspaces (SANGs) are areas of open space that will be identified as alternative areas for the general public to use for outdoor recreation, to help mitigation recreational impact on the Cannock Chase Special Area of Conservation as new households can use the SANG instead of the protected heathland. SANGS can either be completely new areas or improved existing areas which are designed and managed to the quality standard set out in relevant guidance.</u>				
AM138	Glossary	129	<p>Add the following section to the Glossary table as set out below:</p> <table border="1" data-bbox="752 730 2000 916"> <tr> <td data-bbox="752 730 1010 916"><u>Water Framework Directive (WFD)</u></td> <td data-bbox="1010 730 2000 916"><u>The Water Framework Directive (Directive 2000/60/EC of the European Parliament and of the Council of 23 October 2000 establishing a framework for Community action in the field of water policy) is a European Union directive which commits European Union member states to achieve good qualitative and quantitative status of all water bodies (including marine waters up to one nautical mile from shore) by 2015.</u></td> </tr> </table>	<u>Water Framework Directive (WFD)</u>	<u>The Water Framework Directive (Directive 2000/60/EC of the European Parliament and of the Council of 23 October 2000 establishing a framework for Community action in the field of water policy) is a European Union directive which commits European Union member states to achieve good qualitative and quantitative status of all water bodies (including marine waters up to one nautical mile from shore) by 2015.</u>
<u>Water Framework Directive (WFD)</u>	<u>The Water Framework Directive (Directive 2000/60/EC of the European Parliament and of the Council of 23 October 2000 establishing a framework for Community action in the field of water policy) is a European Union directive which commits European Union member states to achieve good qualitative and quantitative status of all water bodies (including marine waters up to one nautical mile from shore) by 2015.</u>				
Appendix A – Local Plan Evidence Base					
AM139	Appendix A	131	<p>Within the ‘Housing’ section:</p> <p>Amend North Housing Market Area Gypsy and Travellers Accommodation Needs Assessment to read <u>2009</u>, not 2012.</p> <p>Add a new report entry to read as follows:</p> <p><u>“Stafford Gypsy and Traveller Accommodation Needs Assessment (2012)”</u></p>		

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AM140	Appendix A		Within the Retail / Town Centres Section add a new report entry to read as follows: <u>Stafford and Stone Town Centre Capacity – Update Final Report (2013)</u>
AM141	Appendix A	131	Within the 'Transport' section: Amend text to read " <u>Transport Evidence to Support a Western Direction of Growth – Stafford</u> Western Access Improvement Scheme <u>(2011)</u> Add new reports entry to read as follows: <u>"Preferred Option Testing for M6 Junction 13 and 14 Transport Evidence Base - Final Report (2012)"</u> <u>"Stafford Eastern Distributor Road Indicative Economic Assessment - Staffordshire County Council (2013)"</u> <u>"Transport Evidence to Support a Northern Direction of Growth – Staffordshire County Council (2013)"</u>
AM142	Appendix A	131	Within the 'Tourism, leisure & recreation' section add a new report entry to read as follows: <u>'Green Infrastructure, Green Space, Sport and Recreation Provision Strategy (2013)'</u> <u>'Open Space, Sport and Recreation Assessment Update (2013)'</u>
AM143	Appendix A	131	Within the 'Infrastructure' section add new reports entry to read as follows: <u>"Whole Plan Viability Report (2013)".</u> <u>"Spatial Plan for Education Report (2013)".</u> <u>'Report on Deliverability of Northern and Western Strategic Development Locations, Stafford (2013)'</u> .
Appendix C – Nature Designations List			
AM144	Appendix C	143	Add a new entry at the bottom of the SBI table with the following information as below: Site Ref: <u>82/93/00</u> SBI Location: <u>Derrington Millennium Green</u> Grid Ref: <u>SJ890239</u>

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AM145	Appendix C	146 & 147	Addition to SSSI table: Aqualate Mere - Date notified <u>1956</u> Addition to LNR table: Brocton - Date notified <u>1971</u>					
AM146	Appendix C	148	Amend areas of NNRs due to mis-print to read as follows: <u>Aqualate Mere – 217.38</u> <u>Chartley Moss – 44.15</u> <u>Motley Meadows – 43.4</u>					
Appendix D – Infrastructure								
AM147	Appendix D – Stafford Town North Infrastructure Requirements	150	Amend table to read as set out below: <table border="1" data-bbox="752 906 2000 1217"> <tr> <td data-bbox="752 906 887 1217">Sewage</td> <td data-bbox="887 906 1263 1217"> <u>Notional modelling indicates sewerage</u> capacity improvements will be required to accommodate additional <u>foul flows from sites</u> housing at Beaconside and North Stafford. Works, to be confirmed by further hydraulic modelling. </td> <td data-bbox="1263 906 1375 1217">Lead time of 3 years</td> <td data-bbox="1375 906 1771 1217"> £300,000 (tbc) <u>£5.2m identified for all SDLs at Stafford and Stone. Investment allocated when new development is delivered.</u> </td> <td data-bbox="1771 906 2000 1217">Not in current AMP <u>Asset Management Plan (AMP)</u></td> </tr> </table>	Sewage	<u>Notional modelling indicates sewerage</u> capacity improvements will be required to accommodate additional <u>foul flows from sites</u> housing at Beaconside and North Stafford. Works, to be confirmed by further hydraulic modelling.	Lead time of 3 years	£300,000 (tbc) <u>£5.2m identified for all SDLs at Stafford and Stone. Investment allocated when new development is delivered.</u>	Not in current AMP <u>Asset Management Plan (AMP)</u>
Sewage	<u>Notional modelling indicates sewerage</u> capacity improvements will be required to accommodate additional <u>foul flows from sites</u> housing at Beaconside and North Stafford. Works, to be confirmed by further hydraulic modelling.	Lead time of 3 years	£300,000 (tbc) <u>£5.2m identified for all SDLs at Stafford and Stone. Investment allocated when new development is delivered.</u>	Not in current AMP <u>Asset Management Plan (AMP)</u>				

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AM148	Appendix D – Stafford Town North Infrastructure Requirements	151	Amend table to read as set out below:				
			Flood Alleviation (CRITICAL) To be tested through development of a Strategic Framework Master Plan	2011 – 2031 (Drainage infrastructure ...	N/A	Developer Funded
AM149	Appendix D – Stafford Town North Infrastructure Requirements	151	Amend table to read as set out below:				
			Telecommunications	Stafford exchange is enabled with Superfast Fibre Access Broadband. No cost implication for developer over standard telecommunications infrastructure		N/A	Developer <u>Contributions</u>

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AM150	Appendix D – Stafford Town West Infrastructure Requirements	152	Amend table to read as set out below:				
			Potable Water (CRITICAL)	<p>'Reallocation of supply to Peasley Bank Service reservoir, from Butterhill Service reservoir for areas of the town will facilitate the growth within Stafford Town from a water supply perspective'</p> <p>Reinforcement required. Potentially a new main from the local trunk main near Beaconside / A34 junction to the new developments to allow it to be supplied from Stafford East Control Group, or a new main from the outlet main from Butterhill Direct Supply Reservoir. Subject to ongoing feasibility work by Severn Trent Water.</p>	Unknown <u>2016-2021</u>	<u>£150k</u>	<p><u>Severn Trent (AMP5) will fund off site reinforcement works in full. Developers to fund on-site water mains.</u></p> <p>Severn Trent (AMP5) for off site works. Developer funds on site mains</p>

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Modification Number	Policy / paragraph	Page Number (in publication version)	Proposed change				
AM151	Appendix D – Stafford Town West Infrastructure Requirements	152	Amend table to read as set out below:				
			Sewage	<p><u>Notional modelling indicates sewerage capacity improvements will be required to accommodate additional foul flows from sites at West Stafford.</u> Reinforcement works, to be confirmed by further hydraulic modelling.</p>	Lead time of 3 years	<p>£570,000 (the) <u>£5.2m identified for all SDLs at Stafford and Stone. Investment allocated when new development is delivered.</u></p>	Severn Trent Water (AMP6)
AM152	Appendix D - Stafford Town East Infrastructure Requirements	154	Amend table to read as set out below:				
			Potable Water (CRITICAL)	<p>Reinforcement of the water supply required. <u>'New Water Pumping Station required in the rural area to the East of Stafford Town at Stowe'</u></p>	<p>2011 – 2015 <u>2021-25</u></p>	<p>£1.7m <u>£150k</u></p>	Severn Trent (AMP5). Developers funds on site mains

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Modification Number	Policy / paragraph	Page Number (in publication version)	Proposed change				
AM153	Appendix D – Stafford Town East Infrastructure Requirements	154	Amend table to read as set out below:				
			Sewage	<p><u>Notional modelling indicates sewerage capacity improvements will be required to accommodate additional foul flows from sites at East Stafford.</u></p> <p>Topography of the site suggests it will drain to a terminal sewage pumping station known as ‘Beaconside’ which pumps directly to Brancote sewage treatment works. There are known flooding problems in the vicinity of this pumping station and so capacity improvements may be required at this sewage pumping station to accommodate additional flows from the proposed 600 additional dwellings in this location</p>	Lead time of 3 years	TBC <u>£5.2m identified for all SDLs at Stafford and Stone. Investment allocated when new development is delivered.</u>	Not in current AMP <u>Asset Management Plan</u>
AM154	Appendix D - Stone Town West and South Infrastructure Requirements	155	Amend table to read as set out below:				
			Nature Conservation and biodiversity (CRITICAL)	Suitable Alternative Natural Greenspace to be provided through (a) on-site open space provision, (b) management of Cannock Chase, or (c) contributions towards ‘Suitable Alternative Natural Greenspace’ elsewhere.	2011 - 2031 2021-2026	TBC	Developer contributions and / or direct provision
			Electricity (CRITICAL)	Connection to grid. Provision of a local electricity sub-station.	2011 - 2031 2021-2026	£4m	Developers will be required to pay for connections

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Modification Number	Policy / paragraph	Page Number (in publication version)	Proposed change				
AM155	Appendix D - Stone Town West and South Infrastructure Requirements	155	Amend table to read as set out below:				
			Potable Water (CRITICAL)	Reinforcement of the water supply required. <u>'1.2km of 450mm pipe in A34 Stone required to protect water levels of service in Stone'</u>	2011-2031 2024-2026	TBC <u>£1.7m</u>	Severn Trent <u>(AMP5)</u> . (AMP6) Developers funds on site mains
AM156	Appendix D – Stone Town West and South Infrastructure Requirements	155	Amend table to read as set out below:				
			Sewage (CRITICAL)	<u>Notional modelling indicate additional flows from housing is not expected to have significant impact on sewer capacity with foul flows draining to an existing sewage pumping station at Westbridge Park. Capacity issues are not envisaged with the new employment area due to the proximity of the sewage treatment works.</u> Waste water infrastructure investment. There are known flooding problems in the vicinity and so capacity improvements may be required to accommodate additional flows from the proposed 500 additional dwellings in this location	Lead time of 3 years	TBC <u>£5.2m identified for all SDLs at Stafford and Stone. Investment allocated when new development is delivered.</u>	Not in current AMP <u>Asset Management Plan</u>

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Modification Number	Policy / paragraph	Page Number (in publication version)	Proposed change				
AM157	Appendix D - Stone Town West and South Infrastructure Requirements	157	Amend table to read as set out below:				
			Telecommunications	Stone exchange is enabled with Superfast Fibre Access Broadband. No cost implication for developer over standard telecommunications infrastructure...	N/A	<u>TBC</u> N/A	
AM158	Appendix D – Raleigh Hall and Ladfordfields	156	Amend table to read as set out below:				
			Potable Water (CRITICAL)	Delete the following words: Reinforcement of the water supply required at Raleigh Hall.	2016-2021	TBC	Severn Trent (AMP6) Developers funds on site mains
Appendix E – Performance Indicators and Targets							
AM159	Spatial principle / Core Policy Column header	158, 160, 164, 166, 168, 171	Amend wording to read as follows: 'Spatial <u>Principle</u> / Core Policy'				
AM160	SP1 – Presumption in Favour of Sustainable Development	158	In the Implementation column amend wording as follows: Core <u>Local Plan</u> Policies Development Management Policies Stafford <u>Borough Council</u> Forward Planning <u>section</u> Dept				

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Modification Number	Policy / paragraph	Page Number (in publication version)	Proposed change
AM161	SP2 – Stafford Borough Housing and Employment Requirements	158	<p>In the Implementation column amend wording as follows:</p> <p>Cere <u>Local Plan</u> Policies</p> <p>Stafford <u>Borough Council</u> Housing <u>section</u> Dept</p> <p>Stafford <u>Borough Council</u> Forward Planning <u>section</u> Dept</p>
AM162	SP3 - Stafford Borough Sustainable Settlement Hierarchy	159	<p>In the Target column amend wording as follows:</p> <p>Rest of Rural <u>Borough</u> Areas 8%</p> <p>In the Implementation column amend wording as follows:</p> <p>Cere <u>Local Plan</u> Policies and Spatial Principles</p> <p>Stafford Borough <u>Council</u> Forward Planning <u>section</u> Dept</p>
AM163	SP4 – Stafford Borough Housing Growth Distribution	159	<p>In the Implementation column amend wording as follows:</p> <p>Cere <u>Local Plan</u> Policies and Spatial Principles</p> <p>Stafford Borough <u>Council</u> Forward Planning <u>section</u> Dept</p>
AM164	SP5 – Stafford Borough Employment Land Distribution	159	<p>In the Implementation column amend wording as follows:</p> <p>Cere <u>Local Plan</u> Policies and Spatial Principles</p> <p><u>Stafford Borough Council</u> Economic Development <u>Regeneration section</u></p> <p>Stafford Borough <u>Council</u> Forward Planning <u>section</u> Dept</p>

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Modification Number	Policy / paragraph	Page Number (in publication version)	Proposed change
AM165	SP6 – Achieving Rural Sustainability	159	<p>In the Implementation column amend wording as follows:</p> <p>Core <u>Local Plan</u> Policies</p> <p>Development Management Policies</p> <p><u>Stafford Borough Council</u> Economic Development <u>Regeneration section</u></p> <p>Stafford Borough <u>Council</u> Forward Planning <u>section</u> Dept</p>
AM166	SP7 – Supporting the Location of New Development	160	<p>In the Target column amend wording as follows:</p> <p>Rest of Rural <u>Borough</u> Areas 8%</p> <p>In the Implementation column amend wording as follows:</p> <p>Core <u>Local Plan</u> Policies</p> <p>Development Management Policies</p> <p><u>Stafford Borough Council</u> Economic Development <u>Regeneration section</u></p> <p>Stafford Borough <u>Council</u> Forward Planning <u>section</u> Dept</p>
AM167	Policy Stafford 1, 2, 3, 4, Policy Stone 1, 2, Policy E1, E2, E3, E4, E5, E6, E7, E8	160 - 166	<p>In the Implementation column amend wording as follows:</p> <p>Through Stafford Borough Council Economic Regeneration and Forward pPlanning <u>sections</u> Departments in conjunction with the Development <u>Management</u> control decision making process.</p>

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Modification Number	Policy / paragraph	Page Number (in publication version)	Proposed change
AM168	Policy T1,T2	166	In the Implementation column amend wording as follows Through Stafford Borough Council Forward Planning <u>section</u> Departments in conjunction with the Development <u>Management</u> control decision making process and Staffordshire county Council Transport
AM169	Policy C1, C2, C3, C4, C5, C6, C7	166 - 168	In the Implementation column amend wording as follows Stafford Borough <u>Council</u> Forward Planning <u>section</u> Dept
AM170	Policy C6	167	In the Implementation column amend wording as follows Stafford Borough <u>Council</u> Housing <u>section</u> Dept
AM171	Policy N1,	168	In the Implementation column amend wording as follows Through Stafford Borough Council Forward Planning <u>section</u> Departments in conjunction with the Development <u>Management</u> control decision making process
AM172	Policy N2	168	In the Implementation column amend wording as follows Through Stafford Borough Council Housing and Forward Planning <u>sections</u> Departments in conjunction with the development <u>management</u> control decision making process and local partnership organisations
AM173	Policy N3, N4, N5, N6, N7, N8	169, 170	In the Implementation column amend wording as follows Through Stafford Borough Council Forward Planning <u>section</u> Departments in conjunction with the Development <u>Management</u> control decision making process and local partnership organisations
AM174	Policy N9	170	In the Implementation column amend wording as follows Stafford Borough Council Forward Planning <u>section</u> Dept

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Modification Number	Policy / paragraph	Page Number (in publication version)	Proposed change																																																
Appendix G – Local Space Standards																																																			
AM175	Appendix G – Local Space Standards	177	<p>Add new text and amend table to read as follows:</p> <p><u>These standards are taken from the Green Infrastructure, Greenspace and Sport and Recreation Provision Strategy (2013).</u></p> <table border="1" data-bbox="752 564 1982 1377"> <thead> <tr> <th data-bbox="752 564 945 628"><u>Provision & Type</u></th> <th data-bbox="945 564 1301 628">Standard (<u>sq</u> m² per person)</th> <th data-bbox="1301 564 1624 628">Ratio to People</th> <th data-bbox="1624 564 1982 628">Notes</th> </tr> </thead> <tbody> <tr> <td colspan="4" data-bbox="752 660 1982 692">Allotments</td> </tr> <tr> <td data-bbox="752 692 945 724">Urban <u>areas</u></td> <td data-bbox="945 692 1301 724"><u>3.5</u> 4</td> <td data-bbox="1301 692 1624 724">1 plot to 100</td> <td data-bbox="1624 692 1982 724"></td> </tr> <tr> <td data-bbox="752 724 945 756">Rural <u>areas</u></td> <td data-bbox="945 724 1301 756">1.6</td> <td data-bbox="1301 724 1624 756">1 plot to 100</td> <td data-bbox="1624 724 1982 756"></td> </tr> <tr> <td colspan="4" data-bbox="752 788 1982 820">Artificial Turf Pitches (<u>ATPs</u>)</td> </tr> <tr> <td data-bbox="752 820 945 975">Borough-<u>wide</u></td> <td data-bbox="945 820 1301 975"><u>0.55</u> 0-53</td> <td data-bbox="1301 820 1624 975"></td> <td data-bbox="1624 820 1982 975"><u>At least six additional full size ATPs and one 60 X 40 m training area</u> Up to 6 additional ATPs and two half size ATPs</td> </tr> <tr> <td colspan="4" data-bbox="752 1007 1982 1038">Athletics <u>Tracks</u></td> </tr> <tr> <td data-bbox="752 1038 945 1129">Borough-<u>wide</u> No standard</td> <td data-bbox="945 1038 1301 1129"><u>None required</u></td> <td data-bbox="1301 1038 1624 1129"></td> <td data-bbox="1624 1038 1982 1129"></td> </tr> <tr> <td colspan="4" data-bbox="752 1129 1982 1161">Bowling greens</td> </tr> <tr> <td data-bbox="752 1161 945 1252">Borough-<u>wide</u></td> <td data-bbox="945 1161 1301 1252"><u>0.16</u> 0-18</td> <td data-bbox="1301 1161 1624 1252"></td> <td data-bbox="1624 1161 1982 1252">Ideal green size of 37m <u>X</u> <u>37m</u>, minimum size 25m <u>X</u> <u>25m</u></td> </tr> <tr> <td colspan="4" data-bbox="752 1284 1982 1316"><u>Equipped</u> Play Provision</td> </tr> <tr> <td data-bbox="752 1316 945 1377">Borough-<u>wide</u></td> <td data-bbox="945 1316 1301 1377"><u>0.45</u> 0-4</td> <td data-bbox="1301 1316 1624 1377">Destination <u>or</u> /-strategic site to 8,000 <u>residents</u></td> <td data-bbox="1624 1316 1982 1377"></td> </tr> </tbody> </table>	<u>Provision & Type</u>	Standard (<u>sq</u> m ² per person)	Ratio to People	Notes	Allotments				Urban <u>areas</u>	<u>3.5</u> 4	1 plot to 100		Rural <u>areas</u>	1.6	1 plot to 100		Artificial Turf Pitches (<u>ATPs</u>)				Borough- <u>wide</u>	<u>0.55</u> 0-53		<u>At least six additional full size ATPs and one 60 X 40 m training area</u> Up to 6 additional ATPs and two half size ATPs	Athletics <u>Tracks</u>				Borough- <u>wide</u> No standard	<u>None required</u>			Bowling greens				Borough- <u>wide</u>	<u>0.16</u> 0-18		Ideal green size of 37m <u>X</u> <u>37m</u> , minimum size 25m <u>X</u> <u>25m</u>	<u>Equipped</u> Play Provision				Borough- <u>wide</u>	<u>0.45</u> 0-4	Destination <u>or</u> /-strategic site to 8,000 <u>residents</u>	
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					people	
			Golf <u>courses</u>			
			Borough		1 hole to 1100 people	
			Grass pitches			
			Total	<u>14.5</u>	13.3	
			Cricket <u>(Borough-wide)</u>	<u>4.3</u>	3.2	
			Mini Soccer <u>(Borough-wide)</u>	<u>1.0</u>	1.5	
			Youth Junior Football <u>(Borough-wide)</u>	<u>2.6</u>	2.4	
			Adult football <u>(Borough-wide)</u>		3.8	
			<u>Football sub-total</u>	<u>7.4</u>		
			Mini rugby <u>(Borough-wide)</u>	<u>0.4</u>		
			Midi rugby <u>(Borough-wide)</u>	<u>1.0</u>		
			Adult rugby <u>(Borough-wide)</u>	<u>1.4</u>		

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Modification Number	Policy / paragraph	Page Number (in publication version)	Proposed change			
			Junior Rugby sub-total	2.8 2-4		
			Multi-functional Greenspace			
			Amenity	16		
			Parks and Gardens	4		
			Amenity greenspace, natural greenspace, parks and gardens Urban areas Total	15 17		
			Amenity greenspace, natural greenspace, parks and gardens Rural areas all Types	10 8-5		
			Tennis and multi-courts Multi Sports			
			Borough-wide	0.45 0-35		
			Teenage Facilities			
			Urban	0.3		Minimum site size 1,000 sq m
			Rural	0.2		Minimum site size 1,000 sq m

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Modification Number	Policy / paragraph	Page Number (in publication version)	Proposed change			
			Borough-wide	0.15		Min site size 650 sq m
			Indoor Sports			
			Indoor Sports Halls	0.09 0.1		
			Swimming Pools	0.04 0.06		
			Indoor Tennis courts	0.04 0.028		