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# **Main Modifications to the Plan for Stafford Borough**

## **Sustainability Appraisal Addendum**

Prepared by LUC  
January 2014

**Project Title:** Sustainability Appraisal of the Main Modifications to the Plan for Stafford Borough

**Client:** Stafford Borough Council

Version	Date	Version Details	Prepared by	Checked by	Approved by Principal
1	16/01/14	Draft Sustainability Appraisal Addendum	Kate Nicholls		
2	24/01/14	Final Sustainability Appraisal Addendum	Kate Nicholls	Jeremy Owen	Jeremy Owen



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## Sustainability Appraisal Addendum

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# Contents

<b>1</b>	<b>Introduction</b>	<b>1</b>
	Previous SA work undertaken	1
	SA method	2
	Findings	2
	Next Steps	4
	<b>Appendix 1</b>	<b>5</b>
	Detailed Assessment of Main Modifications and their Implications for the SA	5
	<b>Tables</b>	
	Table 1: Iterations of the Plan for Stafford Borough and Accompanying SA Work	1
	Table 2 Summary of changes to SA scores	3



# 1 Introduction

- 1.1 This Sustainability Appraisal Addendum has been prepared by LUC, working with and on behalf of Stafford Borough Council as part of the integrated Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) of the Plan for Stafford Borough.
- 1.2 This SA Addendum relates to the proposed Main Modifications to the Plan for Stafford Borough (January 2014) and builds on the findings of the Revised SA Report that the Council produced in January 2013 for the Publication version of the Plan. It should therefore be read in conjunction with that document.
- 1.3 Stafford Borough Council has been delivering an integrated approach to the SA and SEA of the Plan for Stafford Borough, in line with Government guidance. Throughout this document, the term 'SA' should therefore be taken to mean 'SA incorporating the requirements of the SEA Directive'.

## Previous SA work undertaken

- 1.4 Stafford Borough Council has previously carried out several iterations of the SA process in relation to the Plan for Stafford Borough throughout its development. **Table 1** below lists the iterations of the Plan for Stafford Borough that have been produced and consulted on by the Council, as well as the accompanying SA work that was undertaken at each stage.

**Table 1: Iterations of the Plan for Stafford Borough and Accompanying SA Work**

Date	Plan Iteration	Accompanying SA Work
October 2007	N/A	SA Scoping Report
January 2008	The Plan for Stafford Borough - Borough Wide Development Strategy	SA Commentary Volume 1
June 2008	Principles for Settlement Development	N/A
February 2009	Delivering the Plan for Stafford Borough - Issues and Options	SA Commentary Volume 2
September 2011	Draft Publication	SA Report
May 2012	Strategic Policy Choices	SA Report
January 2013	Publication (Pre-Submission)	Revised SA Report
April 2013	N/A	Addendum SA Report

- 1.5 The most recent full SA report for the Local Plan is therefore the January 2013 Revised SA Report relating to the Publication version of the Plan for Stafford Borough. It was published on the Council's website for consultation alongside that version of the Plan, and described in detail the approach that has been taken to the SA, including the various iterations of the SA report that have been produced and how the SA process has influenced the development of the Plan thus far.
- 1.6 The April 2013 Addendum SA Report was produced in order to assess a number of proposals that were put forward following the Publication (Pre-Submission) consultation and ensured that all reasonable alternative options had been subject to SA.
- 1.7 The Plan for Stafford Borough was submitted to the Secretary of State for examination in August 2013 and hearing sessions were held in October and November 2013. The Inspector then submitted an initial report to the Council. While the Inspector noted that '*legal and procedural requirements have been complied with*', a number of recommendations were made for Main Modifications to the Plan in order to ensure its soundness. These recommended modifications reflected discussions that took place during the initial hearings.

- 1.8 Stafford Borough Council has therefore produced a set of Main Modifications to the Plan and the purpose of this SA Addendum is to consider the implications of those changes for the findings of the SA process to date. The work set out here draws on the SA findings reported on previously by Stafford Borough Council and assesses only how the proposed modifications affect those conclusions.
- 1.9 This document sets out how each of the Main Modifications that are proposed to the Plan for Stafford Borough affect the SA findings that were presented in the January 2013 SA Report, including changes to the cumulative effects of the Plan as a whole on the SA objectives.

## SA method

- 1.10 The January 2013 Revised SA Report for the Plan for Stafford Borough describes in detail the methodology that has been used throughout the SA process, with SA matrices and clear colour coded scores being used to present the findings.
- 1.11 The table of Main Modifications produced by the Council has been used as the starting point for this SA Addendum, with an extra column being added in which the implications of each Main Modification for the SA findings are considered. A clear statement is made regarding whether any changes to the SA findings are expected as a result of each modification. Where changes have been identified these are shown in the table in **bold** text.
- 1.12 As no entirely new policies or strategic development locations have been introduced into the Plan through the Main Modifications, additional SA matrices did not need to be produced.
- 1.13 Finally, consideration was given to the cumulative effects of the Plan for Stafford Borough and whether the likely cumulative effects that were identified in the January 2013 Revised SA Report are affected by the proposed Main Modifications.

## Findings

- 1.14 The detailed table setting out the proposed Main Modifications and describing the implications of each for the SA findings to date can be found in **Appendix 1** and the key findings are summarised below.

### Changes to SA findings

- 1.15 Only three of the Main Modifications result in changes to the SA findings as reported in the Revised SA Report (January 2013). The changes to SA scores that are expected as a result of the Main Modifications are summarised in **Table 2** overleaf.

**Table 2 Summary of changes to SA scores**

Main Modification	Plan Policy	SA objective	Previous Score	Revised Score	Comment
MOD44 (removes the reference to housing west of Stone being delivered after 2021)	Stone 1	13 (short and medium term)	0	x	This amendment reflects the Inspector's interim findings and conclusion that development at the Strategic Development Location west of Stone does not need to be delayed until after 2021, as was previously proposed in the Plan. A likely minor negative effect was already identified in the long-term for SA objective 13, in relation to the proposed development on previously developed land, but a neutral effect was expected in the short and medium terms as the development would not take place until 2021. The fact that the development of the Strategic Development Location could now occur before 2021 means that this minor negative effect may now also occur in the short and/or medium-term, depending on the timescale for the development.
MOD52 (removes the reference to housing west of Stone being delivered after 2021)	Stone 2	6 (short term)	0	√	Similarly to the above, the change in Policy Stone 2 reflects the amended timescale for the development west of Stone. Likely effects that were previously expected in the medium and long-term only would now also be possible in the short-term, depending on when the development does in fact come forward – this includes minor positive effects on SA objectives 6, 7, 10, 12, 14, 15 and 16, uncertain effects on SA objectives 9 and 11 and a minor negative effect on SA objective 13.
		7 (short term)	0	√	
		9 (short term)	0	?	
		10 (short term)	0	√	
		11 (short term)	0	?	
		12 (short term)	0	√	
		13 (short term)	0	x	
		14 (short term)	0	√	
		15 (short term)	0	√	
		16 (short term)	0	√	
MOD73 (additional criterion relating to sustainable drainage systems)	N1	5 (short, medium and long-term)	0	√	The additional criterion relating to SuDS that has been added to Policy N1 means that the previously neutral effect on SA objective 5 (flooding) is now likely to be minor positive.

- 1.16 **Table 2** shows that none of the changes to the SA scores result in further likely major (significant) effects (either positive or negative) being introduced in relation to any of the SA objectives. Similarly, none of the previously identified likely major (significant) effects of the Plan have been removed as a result of the modifications. Most of the score changes relate to the fact that the Strategic Development Location West of Stone could now come forward for development before 2021; therefore effects that were previously identified only in the long-term could now occur in the short and/or medium term as well. The same range of likely sustainability effects exists in relation to the proposed development, and only the timescale for the occurrence of those effects has been affected.
- 1.17 It can also be seen that most of the additional effects that are likely to result from the Plan are positive. While minor negative effects on SA objectives 13 (previously developed land) may now occur sooner as a result of the development west of Stone no longer being delayed until after 2021, this effect was already expected in the longer term as a result of the development.

### Cumulative Effects of the Plan

- 1.18 The Revised SA Report (January 2013) included an assessment of the likely cumulative effects of the Plan for Stafford Borough, in line with the requirements of the SEA Regulations. The few changes that have been identified to the SA scores as a result of the proposed Main Modifications relate to only three of the Plan policies and do not affect the overall likely cumulative effects of the Plan.

### Next Steps

- 1.19 The proposed Main Modifications are being subject to a period of public consultation between February and March 2014, and this SA Addendum is being published alongside the Main Modifications document during that consultation. Following the consultation, the representations received will be considered by the Inspector when producing the final report.

LUC  
January 2014

**Appendix 1**

Detailed Assessment of Main Modifications and their Implications for the SA

Modification No.	Policy / paragraph	Page No.	Proposed change	Implications for the Sustainability Appraisal findings as reported in the Revised SA Report (January 2013)
<b>Chapter 3 Policy Influences (National and Local)</b>				
MM1	Para 3.10	12	Delete the last sentence of the paragraph as follows:  " <del>Pending restoration of the housing market in North Staffordshire, substantial additional development in the north of Stafford Borough could harm the fragile market.</del> "	No change to SA findings – the text has been amended to reflect the changes to Policy Stone 1 and Policy Stone 2, the changes to which have been considered separately in terms of their implications for the SA findings.
<b>Chapter 5 – Spatial Vision and Key Objectives</b>				
MM2	Para 5.1 – Spatial Vision	17	Add the following new criterion i under the section 'By 2031 Stafford Borough will have...' to read as follows:  <b><u>'delivered new development, where possible through the re-use of brownfield land and land not of high environmental value, in sustainable locations at Stafford, Stone and the Borough's selected villages;'</u></b>  Re-categorise all subsequent criteria.	No change to SA findings – the Spatial Vision was not subject to SA as the more specific objectives and policies that will deliver the Vision have been appraised individually. The implications of changes to those objectives and policies for the SA findings have been considered separately throughout this document.
MM3	Para 5.1 – Spatial Vision	17	Add an additional criterion under existing criterion m. to read as follows:  <b><u>'provided new green infrastructure / biodiversity enhancement schemes'</u></b>  Re-categorise all subsequent criteria.	No change to SA findings – the Spatial Vision was not subject to SA as the more specific objectives and policies that will deliver the Vision have been appraised individually. The implications of changes to those objectives and policies for the SA findings have been considered separately throughout this document.

Modification No.	Policy / paragraph	Page No.	Proposed change	Implications for the Sustainability Appraisal findings as reported in the Revised SA Report (January 2013)
MM4	Para 5.1 – Spatial Vision	17	Add an additional criterion under existing criterion p. to read as follows:  <b><u>'provided new green infrastructure / biodiversity enhancement schemes'</u></b>  Re-categorise all subsequent criteria.	No change to SA findings – the Spatial Vision was not subject to SA as the more specific objectives and policies that will deliver the Vision have been appraised individually. The implications of changes to those objectives and policies for the SA findings have been considered separately throughout this document.
MM5	Spatial Vision – criterion q	17	Amend wording of existing criterion q to read as follows:  <b><u>'delivered a range of new housing at selected villages to provide for objectively assessed local needs'</u></b>  Re-categorise all subsequent criteria	No change to SA findings – the Spatial Vision was not subject to SA as the more specific objectives and policies that will deliver the Vision have been appraised individually. The implications of changes to those objectives and policies for the SA findings have been considered separately throughout this document.
MM6	Para 5.1 – Spatial Vision	17	Add an additional criterion under criterion q. to read as follows:  <b><u>'avoided development in flood risk areas'</u></b>  Re-categorise all subsequent criteria	No change to SA findings – the Spatial Vision was not subject to SA as the more specific objectives and policies that will deliver the Vision have been appraised individually. The implications of changes to those objectives and policies for the SA findings have been considered separately throughout this document.
MM7	Para 5.2 - Key Objective 11	19	Amend the key objective 11 to read as follows:  'Deliver the Western Access Improvements Scheme to improve the transport network to the west of Stafford town centre, deliver the Northern Access Improvements scheme and implement <b><u>the Phase 1 of the Eastern Distributor Road Eastern Access Improvements'</u></b>	No change to SA findings – the key objective will be delivered by more specific policies such as Policy Stafford 1, the changes to which have been considered separately in terms of their implications for the SA findings. The Revised SA Report assesses the compatibility of the Plan

Modification No.	Policy / paragraph	Page No.	Proposed change	Implications for the Sustainability Appraisal findings as reported in the Revised SA Report (January 2013)
				objectives with the SA objectives, and concluded that this key objective is either compatible with, or would have a neutral relationship with, all of the SA objectives. The changes to this objective do not affect that conclusion.
<b>Chapter 6 – Development Strategy</b>				
MM8	Para 6.24	27	Amend wording as follows  ... water capacity are not significant constraints. <del>However, major development at Stone could have implications for the North Staffordshire urban regeneration initiatives and therefore it will be necessary both to constrain the overall quantity of new development, and to phase it until after 2021 in order to provide the time and opportunity to deliver high quality developments on brownfield regeneration sites in the North Staffordshire conurbation first.</del>	No change to SA findings – the proposed change reflects the Inspector’s interim findings that development at Stone does not need to be delayed until after 2021. This change is made through amendments to Policies Stone 1 and 2, the changes to which have been considered separately in terms of their implications for the SA findings.
MM9	Spatial Principle 4	28	Amend % split as follows:  Stafford <del>72%</del> <b><u>70%</u></b> Stone <del>8%</del> <b><u>10%</u></b>	No change to SA findings – the proposed change to the percentage split for development at Stafford and Stone is minor and the overarching principle of distributing the majority of development at Stafford remains unchanged. The likely effects of this Spatial Principle on the SA objectives, as identified in the Revised SA Report, are therefore also unchanged. No major positive or negative effects were identified for this Spatial Principle.

Modification No.	Policy / paragraph	Page No.	Proposed change	Implications for the Sustainability Appraisal findings as reported in the Revised SA Report (January 2013)																																
MM10	Para 6.49	29	Delete existing para 6.49	No change to SA findings – this deleted paragraph included background information about the implementation of Spatial Principle 4, the changes to which have been considered separately above in terms of their implications for the SA findings.																																
MM11	Para 6.54	30	Amend table as follows: <table border="1" data-bbox="616 534 1527 1335"> <thead> <tr> <th colspan="2">Housing Provision</th> </tr> </thead> <tbody> <tr> <td>Housing Requirement for Stafford Borough</td> <td>10,000</td> </tr> <tr> <td>Housing Completions 1/4/2011 to <b>31/3/2013</b> <del>31/3/2012</del></td> <td><b>731</b> <del>425</del></td> </tr> <tr> <td colspan="2">Potential Number of New Homes- Sustainable Settlement Hierarchy</td> </tr> <tr> <td><b>Stafford Town</b> Total requirement</td> <td><b>7,000</b> <del>7,200</del></td> </tr> <tr> <td>Completions - <b>1/4/2011 to 31/3/2013</b> <del>31/3/2012</del></td> <td><b>262</b> <del>119</del></td> </tr> <tr> <td>Commitments at <b>31/03/2013</b> <del>31/3/2012</del> (discounted by 10%)</td> <td><b>1,505</b> <del>1,521</del></td> </tr> <tr> <td>New Provision</td> <td><b>5,233</b> <del>5,560</del></td> </tr> <tr> <td><b>Stone Town</b> Total requirement</td> <td><b>1,000</b> <del>800</del></td> </tr> <tr> <td>Completions - <b>1/4/2011 to 31/3/2013</b> <del>31/3/2012</del></td> <td><b>109</b> <del>64</del></td> </tr> <tr> <td>Commitments at <b>31/03/2013</b> <del>31/3/2012</del> (discounted by 10%)</td> <td><b>291</b> <del>267</del></td> </tr> <tr> <td>New Provision</td> <td><b>600</b> <del>401</del></td> </tr> <tr> <td><b>Key Service Villages</b> Total requirement</td> <td>1,200</td> </tr> <tr> <td>Completions - <b>1/4/2011 to 31/3/2013</b> <del>31/3/2012</del></td> <td><b>134</b> <del>99</del></td> </tr> <tr> <td>Commitments at <b>31/03/2013</b> <del>31/3/2012</del> (discounted by 10%)</td> <td><b>529</b> <del>472</del></td> </tr> <tr> <td>New Provision</td> <td><b>537</b> <del>629</del></td> </tr> </tbody> </table>	Housing Provision		Housing Requirement for Stafford Borough	10,000	Housing Completions 1/4/2011 to <b>31/3/2013</b> <del>31/3/2012</del>	<b>731</b> <del>425</del>	Potential Number of New Homes- Sustainable Settlement Hierarchy		<b>Stafford Town</b> Total requirement	<b>7,000</b> <del>7,200</del>	Completions - <b>1/4/2011 to 31/3/2013</b> <del>31/3/2012</del>	<b>262</b> <del>119</del>	Commitments at <b>31/03/2013</b> <del>31/3/2012</del> (discounted by 10%)	<b>1,505</b> <del>1,521</del>	New Provision	<b>5,233</b> <del>5,560</del>	<b>Stone Town</b> Total requirement	<b>1,000</b> <del>800</del>	Completions - <b>1/4/2011 to 31/3/2013</b> <del>31/3/2012</del>	<b>109</b> <del>64</del>	Commitments at <b>31/03/2013</b> <del>31/3/2012</del> (discounted by 10%)	<b>291</b> <del>267</del>	New Provision	<b>600</b> <del>401</del>	<b>Key Service Villages</b> Total requirement	1,200	Completions - <b>1/4/2011 to 31/3/2013</b> <del>31/3/2012</del>	<b>134</b> <del>99</del>	Commitments at <b>31/03/2013</b> <del>31/3/2012</del> (discounted by 10%)	<b>529</b> <del>472</del>	New Provision	<b>537</b> <del>629</del>	No change to SA findings – the changes to the Stafford Town and Stone Town housing figures are minor and the overarching development strategy remains unchanged. The amended table provides additional detail to support the information set out in Spatial Principle 4, and the implications of the changes to that Spatial Principle on the SA findings have been considered separately above.
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MM12	Para 6.63	33	<p>Amend wording of the first sentence to read as follows::</p> <p>'A key element of the approach is that new Settlement Boundaries will be established in the <b>Site Allocations Development Plan Document</b> <del>Plan for Stafford Borough</del> for each of the settlements <b>listed in Spatial Principle SP3, which comprise</b> <del>in</del> the Sustainable Settlement Hierarchy.'</p>	No change to SA findings – this wording change reflects the fact that settlement boundaries at Stafford and Stone have now been removed from the Policies Map.										
MM13	Para 6.64	33	<p>Amend wording of the paragraph to read as follows::</p> <p>'<del>In the case of Stafford and Stone, settlement boundaries are established as part of this Local Plan document in order to identify the significant development areas for housing and employment in relation to the existing urban areas. For the Key Service Villages, The location of <b>settlement</b> boundaries will be established for these settlements through the Neighbourhood Planning process, or through a Site-specific Allocations and Policies document <b>Site Allocations Development Plan Document</b> if Neighbourhood Plans are not forthcoming. Prior to the actual definition being achieved through these processes, the criteria established in Spatial Principle <b>Z</b> will be used to judge the acceptability of individual development proposals.'</del></p>	No change to SA findings – this wording change reflects the fact that settlement boundaries at Stafford and Stone have now been removed from the Policies Map.										

Modification No.	Policy / paragraph	Page No.	Proposed change	Implications for the Sustainability Appraisal findings as reported in the Revised SA Report (January 2013)
MM14	Spatial Principle 7	33	<p>Amend wording of second sentence:</p> <p>'Development or activities of a scale and nature appropriate to secure the sustainability of each settlement, <b><u>where in the case of housing proposals this is consistent with the delivery of the proportions of development intended by Spatial Principles SP2, SP3 and SP4,</u></b> will be supported within the Settlement Boundaries.'</p> <p>Amend wording of criterion ii to read as follows:</p> <p>'ii) It is consistent with the objectives of Spatial Principles SP6, <del>and Policies E2 and C5</del> in supporting rural sustainability;'</p> <p>Amend wording of third paragraph as follows:</p> <p>Settlement boundaries will be established in accordance with the following criteria. Prior to the establishment of the actual boundaries these principles will be used to assess the acceptability of individual proposals at the <del>Key Service Villages</del> Settlements.</p>	No change to SA findings – these amendments do not change the intent of the Spatial Principle or its likely sustainability effects, rather they provide additional detail and cross refer to other relevant Spatial Principles and policies.
MM15	Para 6.67 – new	34	<p>Insert the following new paragraph to read as follows:</p> <p><b><u>'In addition to the above, new development proposals should not lead to the sterilisation of significant mineral resources, or compromise the continued operation or expansion of any existing waste management facilities as defined in the Minerals and Waste Local Plans prepared by the Mineral and Waste Planning Authority. In due course the Policies Map will be updated with relevant Local Plan allocations and designations.'</u></b></p>	No change to SA findings – this additional text provides further information to support Spatial Principle 7, the changes to which have been considered above in terms of their implications for the SA findings.

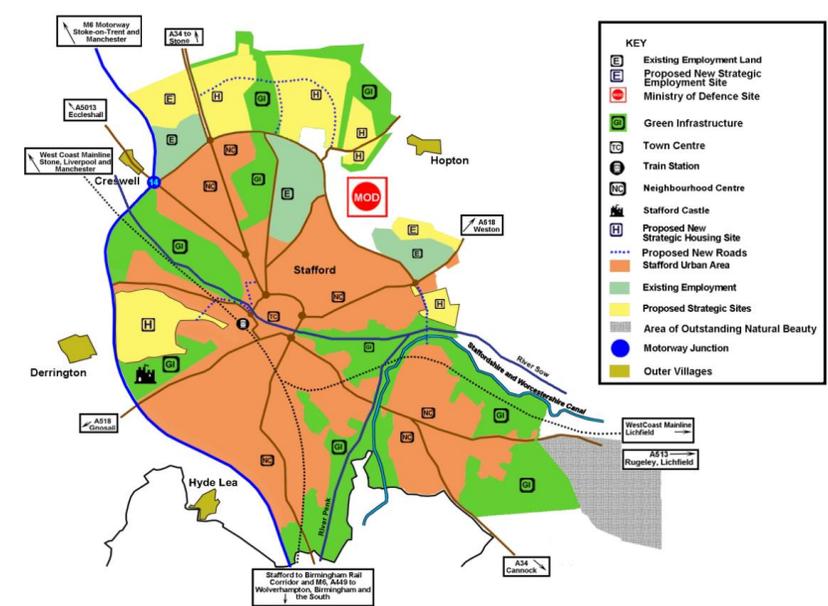
Modification No.	Policy / paragraph	Page No.	Proposed change	Implications for the Sustainability Appraisal findings as reported in the Revised SA Report (January 2013)
<b>Chapter 7 – Stafford</b>				
MM16	Para 7.1	37	<p>Amend wording of the introduction to the paragraph to read as follows:</p> <p><del>The Plan makes specific allocations for development within Settlement Boundaries. In this Plan, The following Area Section defines Strategic Development Locations for both housing and employment at Stafford and Stone. This includes associated infrastructure, services and facilities immediately adjacent to the existing built up area to allocate an appropriate number of new houses and employment areas in the right locations and amounts. Further details are set out in the relevant sections for Stafford town and Stone town.</del></p>	No change to SA findings – this is a minor wording change to ensure accuracy and consistency with changes to other policies in the Plan, changes to which have been considered separately in terms of their implications for the SA findings.
MM17	Policy Stafford 1	37	<p>Amend wording of the first paragraph under the Housing section to read as follows:</p> <p><del>Continue to meet the housing requirements for Stafford Town by providing a total of 5,500 new market and affordable homes, including as well as additional provision for Ministry of Defence personnel.</del></p>	No change to SA findings – the figure of 5,500 that was previously set out in Policy Stafford 1 was a residual figure, taking into account completions and existing commitments. With those also taken into account, the total figure would have been 7,200 homes. For clarity, the total figure is now included in the policy. While the total figure has changed, decreasing slightly to 7,000 (which is also reflected in the revisions to Spatial Principle 4, see above), the proposed change to the housing figure for Stafford is relatively minor and the likely effects of the policy on the SA objectives remain unchanged. No major positive or negative effects were identified for this policy on any of the SA objectives.

Modification No.	Policy / paragraph	Page No.	Proposed change	Implications for the Sustainability Appraisal findings as reported in the Revised SA Report (January 2013)
MM18	Policy Stafford 1	37	<p>Amend the wording of criterion ii in the Housing section to read as follows:</p> <p>a. North of Stafford including highway and transport improvements through the Northern Access Improvements <del>scheme</del></p> <p>b. West of Stafford linked to delivery of the Western Access Improvements <del>Scheme</del> from Martin Drive to Doxey Road</p> <p>c. East of Stafford linked to delivery of Phase 1 of the <b>Eastern Access Improvements</b> Eastern Distributor Road from Weston Road / Beaconside to Baswich Lane road bridge at St Thomas' <b>Lane</b>.</p>	<p>No change to SA findings – the change from referring to an 'Eastern Distributor Road' to 'Eastern Access Improvements' is purely a terminology change to better reflect the proposals. Similarly, the removal of the word 'Scheme' in relation to the Western Access improvements is purely a terminology change. Although part of the route of the new road to the east of Stafford has been amended, the section of road that is linked to the housing development east of Stafford (the section between Weston Road/Beaconside to Baswich Lane road bridge at St Thomas) which is referred to in criterion c. in the Housing section of this policy is unchanged. No major positive or negative effects were identified for this policy on any of the SA objectives.</p>
MM19	Policy Stafford 1	37	<p>Delete v:</p> <p><del>v. Ensure sufficient provision to meet housing requirements for Ministry of Defence personnel of up to 400 new Service Family Accommodation units.</del></p>	<p>No change to SA findings – the removal of this criterion means that a specific allocation of homes for Ministry of Defence (MoD) personnel is no longer included in the policy. However, criterion i. of the policy does still make reference to provision for MoD personnel and the supporting text indicates that 350 homes will be provided. Therefore, the minor positive effect identified for the policy on SA objective 6: housing is overall still considered likely and the SA findings remain unchanged.</p>

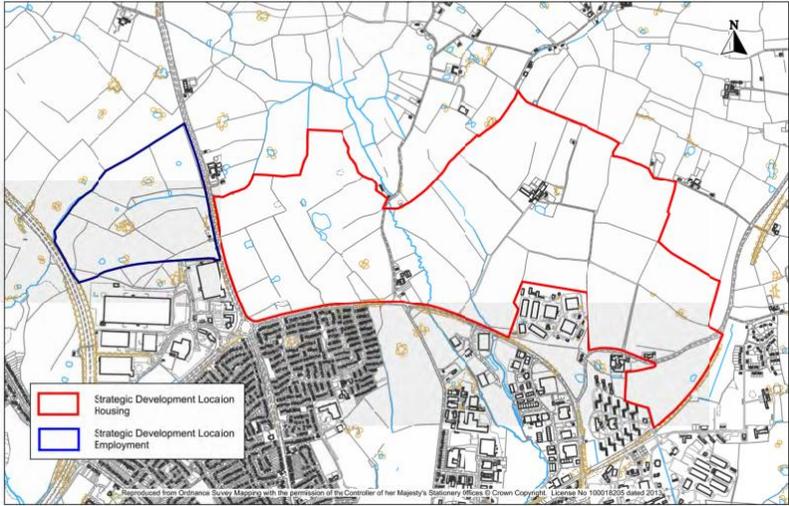
Modification No.	Policy / paragraph	Page No.	Proposed change	Implications for the Sustainability Appraisal findings as reported in the Revised SA Report (January 2013)
MM20	Policy Stafford 1	39	<p>Amend the wording of criterion i in the Stafford Town Centre section:</p> <p>“Encouraging the development and expansion of the town centre to provide an increase of <b>14,000</b> <del>34,000</del> square metres <b>(net)</b> of non-food (comparison) retailing and <b>3,400</b> <del>2,000</del> square metres <b>(net)</b> of food (convenience) retailing and <del>include</del> <b>improve</b> the level and quality of the offer as well as establish new development opportunities”</p>	<p>No change to SA findings – the replacement of the word ‘include’ with ‘improve’ corrects a typing error and does not affect the intent of the policy. The total area of non-food (comparison) and food retailing space to be provided in Stafford town centre has been reduced from 36,000 square metres to 17,400 square metres, which could mean that the effects on SA objectives 1 (employment rates) and 2 (economy) are less positive. However, other employment land allocations in the policy remain unchanged and a considerable area of land is still allocated for non-food (comparison) and food retailing space. Therefore, the likely minor positive effects that have been identified for this policy in relation to SA objectives 1 and 2 remain unchanged. No major positive or negative effects were identified for this policy on any of the SA objectives.</p>
MM21	Policy Stafford 1	39	<p>Amend the wording of criteria vii. within the Stafford Town Centre section to read as follows:</p> <p><b><u>“B1 (a) office development should only be permitted on employment sites outside the town centres if it can be proved, through a sequential assessment, that proposed development cannot be located within the town centre or edge of centre sites.”</u></b></p> <p>Delete the following text in criteria vii</p>	<p>No change to SA findings – the policy has been reworded for clarity but the principle of steering office development primarily to the town centre remains unchanged.</p>

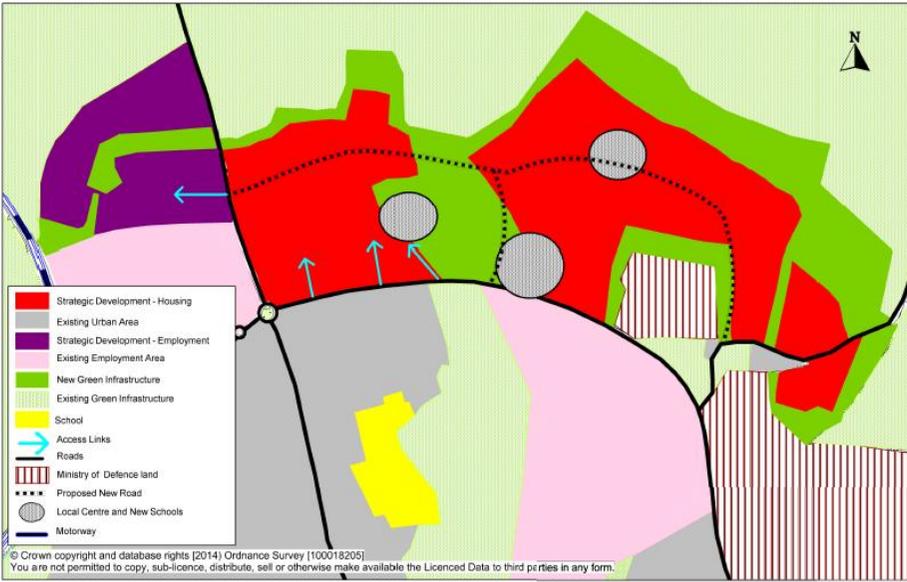
Modification No.	Policy / paragraph	Page No.	Proposed change	Implications for the Sustainability Appraisal findings as reported in the Revised SA Report (January 2013)
			<p><del>'The use of employment sites for employment purposes other than B1 (b &amp; c) excluding offices (B1a), B2 and B8 will not be permitted unless it can be proved that the proposed use cannot be located within Stafford town-centre.'</del></p>	
MM22	Policy Stafford 1	39	<p>Amend the wording of criterion ii in the Infrastructure section to read as follows:</p> <p><del>'Deliver the full Western Access Improvements Scheme, including the Western Access Route, between Martin Drive and A34 Foregate Street, the Northern Access Improvements scheme and the Eastern Access Improvements, from Beaconside to St Thomas' Lane.'</del> Phase 1 of the Eastern Distributor Road from Weston Road / Beaconside to Baswich Lane road bridge at St Thomas'</p>	<p>No change to SA findings – the amended references to the Western and Northern Access Improvements reflect a change to how those schemes are referred to throughout the Plan, but the work proposed remains unchanged therefore the SA findings are unaffected. The change from referring to an 'Eastern Distributor Road' to 'Eastern Access Improvements' is also a terminology change to better reflect the proposals. Although part of the route of the new road to the east of Stafford has been amended, the section of road that is referred to in criterion ii in the infrastructure section of this policy (the section between Beaconside to St Thomas Lane) is unchanged. Therefore, the likely effects of Policy Stafford 1 on the SA objectives remain unchanged from those set out in the Revised SA Report. No major positive or negative effects were identified for this policy on any of the SA objectives.</p>
MM23	Policy Stafford 1	40	<p>Insert an additional criterion under the Environment section to read as follows:</p> <p><b><u>v. Ensuring that new development does not harm but enhances watercourses in the town'</u></b></p>	<p>No change to SA findings - the additional criterion will reinforce the already minor positive effect identified in relation to SA objective 14 (water quality). No major positive or negative effects were identified for this policy on any of the SA objectives.</p>

Modification No.	Policy / paragraph	Page No.	Proposed change	Implications for the Sustainability Appraisal findings as reported in the Revised SA Report (January 2013)
MM24	Para 7.4	41	<p>Add the following new introductory sentence to the paragraph to read as follows:</p> <p><b><u>'As set out previously in the Development Strategy section the total housing requirement for Stafford town is 7,000 new homes. This means, in addition to completions since the Plan period began, and current permissions, provision for 5,233 dwellings on new sites is required. Provision is also made for 350 new homes for Ministry of Defence (MOD) personnel, reflecting the needs identified by the MoD.'</u></b></p>	<p>No change to SA findings – this additional text provides further information and context for the policies in the Plan (such as Spatial Principle 4 and Policy Stafford 1), changes to which have been considered separately in terms of their implications for the SA findings.</p>
MM25	Stafford Town Key Diagram	42	<p>Amendment to Eastern Access Improvements</p> <p>In the KEY section of the diagram delete the word 'existing' to read as follows: Green Infrastructure</p> <p>Insert the River Sow and River Penk in the Stafford Town Key Diagram.</p> <p>Amend the North Stafford Strategic Development Location area and add Northern Access Improvements.</p> <p>Amend the rail network descriptive boxes as follows:</p> <ul style="list-style-type: none"> <li>- West Coast Main Line <del>Trent Valley Line</del>, Lichfield</li> <li>- M6</li> </ul>	<p>No change to SA findings – these changes are mainly minor and most are intended to either provide additional contextual information or to ensure accuracy in the Stafford Town Key Diagram. The amendment to the North Stafford Strategic Development Location area reflects the changes to the SDL which are set out in Policy Stafford 2 and the supporting map, the changes to which are considered separately below in terms of their implications for the SA findings. Although the extent of the road to be developed east of Stafford has been reduced, the development is still proposed, and the effects remain as previously assessed.</p>

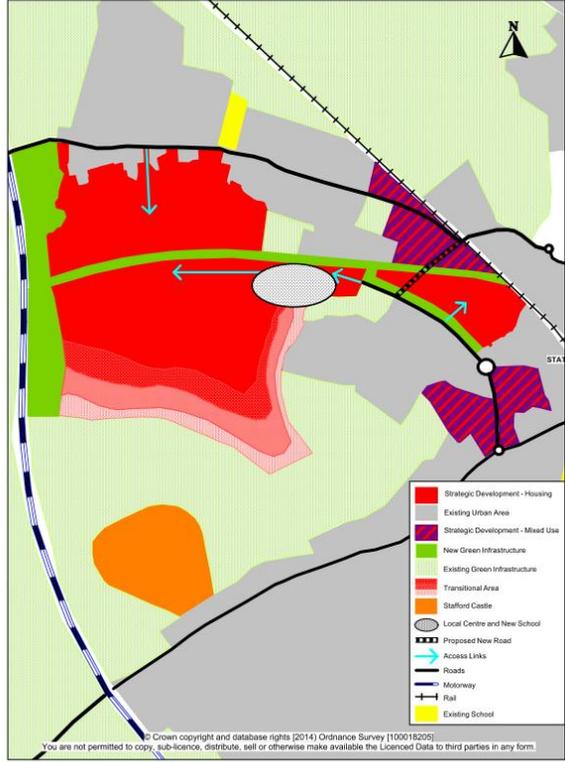
Modification No.	Policy / paragraph	Page No.	Proposed change	Implications for the Sustainability Appraisal findings as reported in the Revised SA Report (January 2013)
			<p style="text-align: center;"><b>Stafford Town Key Diagram</b></p>  <p>The diagram is a map of Stafford and its surrounding areas. It features a central orange-shaded area representing the Stafford Urban Area. Surrounding this are various zones: green for existing employment, yellow for proposed strategic sites, and light green for green infrastructure. A legend on the right side of the map defines symbols for existing and proposed employment land, strategic sites, town and neighbourhood centres, train stations, Stafford Castle, and proposed housing sites. It also identifies proposed new roads and motorway junctions. Key locations labeled include Hopton, Derrington, Hyde Lea, and the River Sow. Major roads like the A518 and A54 are also shown.</p>	
MM26	Para 7.16	44	<p>Amend the wording of the paragraph to read as follows:</p> <p>'Based on current shopping patterns and the strong performance of existing facilities, there is a demonstrable need for further retail floorspace within the Borough. Having assessed the performance of each foodstore, the Town Centre Capacity Assessment study <b><u>(January 2011), updated in May 2013 through the Stafford and Stone Town Centre Retail Capacity report</u></b> identified that certain facilities are trading much better than expected, suggesting a need for greater competition and choice. Based on forecast increases in expenditure and current 'over-trading', there is <b><u>a need for further retail floorspace within the Borough. Furthermore</u></b></p>	No change to SA findings – this change is intended to ensure accuracy and reflect the latest evidence about retail capacity in the Borough.

Modification No.	Policy / paragraph	Page No.	Proposed change	Implications for the Sustainability Appraisal findings as reported in the Revised SA Report (January 2013)
			<p><b><u>there remains capacity for new convenience goods floorspace in Stafford in the medium to long term, after taking into account recent retail developments. The study found that future capacity for comparison (non-food) goods will be met through existing permissions in the short term, predominantly through the consented Riverside redevelopment, but capacity is expected to increase in the longer term.</u></b> –an immediate convenience goods expenditure capacity within the Borough of £14.26m and forecast to rise to £33.95m by 2015, to £45.86m by 2021 and £56.68m by 2026.¹</p> <p>Delete rest of paragraph</p>	
MM27	Policy Stafford 2	46	<p>Amend wording of the introductory paragraph to read as follows:</p> <p>“Within the area North of Stafford identified on the Policies Map a sustainable, well designed mixed use development will be delivered by 2031. Any application for development on a part or the whole of <del>the</del> this area <b><u>should be</u></b> <del>must be preceded by,</del> and consistent with, a master plan for the whole Strategic Development Location. <b><u>The master plan for the whole site should be produced by all developers involved in the development of the site and agreed by the Council prior to applications being submitted. Any application for a component of the whole site must be accompanied by a specific master plan which shows the relationship of the application area to the wider Strategic Development Location. The design of the application should not prejudice the delivery or design of the wider Strategic Development Location.</u></b> <del>Which have been submitted and agreed by the Council.</del> Development must deliver the following key requirements:”</p>	<p>No change to SA findings – this additional wording provides extra information but does not alter the overarching purpose of the policy or the location or nature of the proposed Strategic Development Location north of Stafford. Likely major positive effects have been identified for this policy in relation to SA objectives 1 (employment) and 6 (housing) and these remain unchanged.</p>

Modification No.	Policy / paragraph	Page No.	Proposed change	Implications for the Sustainability Appraisal findings as reported in the Revised SA Report (January 2013)
			<p>Delete criterion xi. from the Design section as follows:</p> <p><del>xi. Proposals must relate to the whole Strategic Development Location or, if less, do not in any way prejudice implementation of the whole development.</del></p> <p>Re-categorise remaining criterion.</p>	
MM28	Para 7.28	49	<p>Delete existing boundary map and replace with map below :</p>  <p>The map, titled 'Development North of Stafford', shows a residential area with a red outline indicating the 'Strategic Development Location Housing' and a blue outline indicating the 'Strategic Development Location Employment'. A legend in the bottom left corner identifies these areas. The map includes a north arrow and a scale bar.</p>	<p>No change to SA findings – the changes to the boundary of the Strategic Development Location north of Stafford are relatively minor and do not affect the likely effects of the allocation in principle. The likely major positive effects that have been identified for Policy Stafford 2 in relation to SA objectives 1 (employment) and 6 (housing) remain unchanged.</p>
MM29	Para 7.28		<p>Delete existing concept plan and replace with plan below:</p>	<p>No change to SA findings – the changes to the concept diagram have been made to reflect changes to the boundary and layout</p>

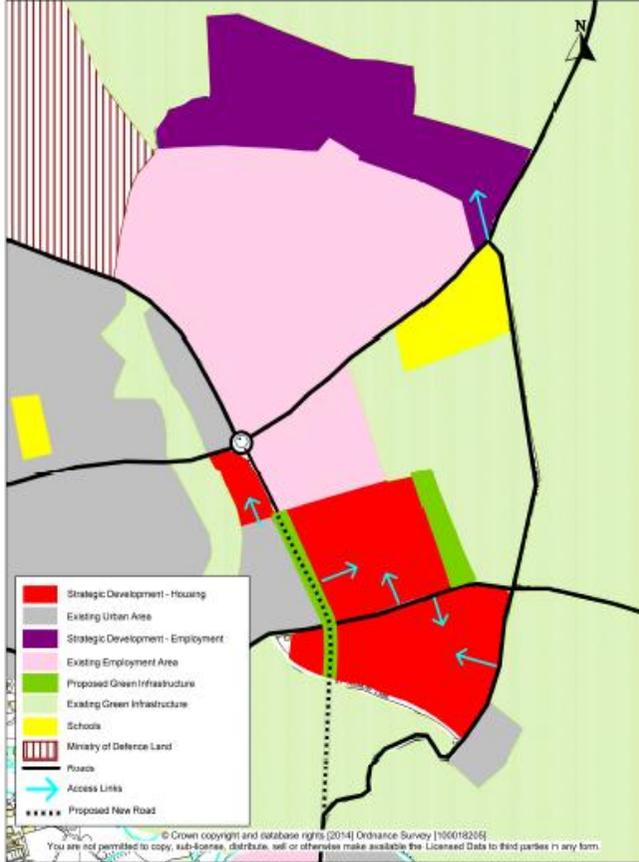
Modification No.	Policy / paragraph	Page No.	Proposed change	Implications for the Sustainability Appraisal findings as reported in the Revised SA Report (January 2013)
			<p style="text-align: center;">Stafford North Concept Diagram</p>  <p>© Crown copyright and database rights (2014) Ordnance Survey [100018205] You are not permitted to copy, sub-licence, distribute, sell or otherwise make available the Licenced Data to third parties in any form.</p>	<p>of the Stafford North Strategic Development Location, as addressed above. The proposed new road has now also been added to the concept diagram to provide additional context.</p>
MM30	Policy Stafford 3	51	<p>Amend wording of the introductory paragraph to read as follows:</p> <p>“Within the area West of Stafford identified on the Policies Map a sustainable, well designed mixed use development will be delivered by 2031. Any application for development on a part or the whole of <b>the</b> this area <b>should be</b> <del>must be preceded by,</del> and consistent with, a master plan for the whole Strategic Development Location. <b><u>The master plan for the whole site should be produced by all developers involved in the development of the site and agreed by the Council prior to applications being submitted. Any application for a component of the whole site must be accompanied by a specific master plan which shows the</u></b></p>	<p>No change to SA findings – this additional wording provides extra information but does not alter the overarching purpose of the policy or the location or nature of the proposed Strategic Development Location west of Stafford. A likely major positive effect has been identified for this policy in relation to SA objective 6 (housing) and this remains unchanged.</p>

Modification No.	Policy / paragraph	Page No.	Proposed change	Implications for the Sustainability Appraisal findings as reported in the Revised SA Report (January 2013)
			<p><b><u>relationship of the application area to the wider Strategic Development Location. The design of the application should not prejudice the delivery or design of the wider Strategic Development Location.</u></b> Which have been submitted and agreed by the Council. Development must deliver the following key requirements:"</p>	
MM31	Policy Stafford 3	51	<p>Delete criterion vi under the Design section</p> <p><del>vi. Proposals relate to the whole Strategic Development Location or if less do not in any way prejudice implementation of the whole development;</del></p> <p>Re-categorise existing criterion.</p>	No change to SA findings – this criterion is now addressed by the additional text included earlier in the policy, see above.
MM32	Policy Stafford 3	52	<p>Amend the wording of criterion xvi under the Infrastructure section to read as follows:</p> <p>'xvi. Link from Martin Drive spine road to Doxey Road with <b><u>potential</u></b> 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 &amp; walking links to existing routes to the town centre and other key destinations;'</p>	No change to SA findings - this amendment means that the railway bridge upgrade is less certain, and therefore the potential impacts of that construction (e.g. in relation to SA objective 9: noise pollution) may be less likely to occur. However, the railway bridge upgrade is only one part of the comprehensive package of transport actions proposed in the policy and it may still come forward; therefore the likely effects of the policy as a whole remain unchanged even with less certainty of that particular upgrade taking place. A likely major positive effect has been identified for this policy in relation to SA objective 6 (housing) and this remains unchanged.

Modification No.	Policy / paragraph	Page No.	Proposed change	Implications for the Sustainability Appraisal findings as reported in the Revised SA Report (January 2013)
MM33	Para 7.32	55	<p>Delete existing concept plan and replace with plan below:</p>  <p>The map, titled 'Stafford West Concept Diagram', shows a central red area labeled 'Strategic Development - Housing'. To its east is a purple hatched area for 'Strategic Development - Mixed Use'. A green area represents 'New Green Infrastructure', and a light green area represents 'Existing Green Infrastructure'. A pink area is labeled 'Transitional Area'. An orange area is 'Stafford Castle'. A grey oval indicates a 'Local Centre and New School'. A dashed line shows a 'Proposed New Road'. Blue arrows indicate 'Access Links'. Other features include 'Roads' (black lines), 'Motorway' (thick blue line), 'Rail' (black line with cross-ticks), and 'Existing School' (yellow rectangle). A north arrow is in the top right. A copyright notice at the bottom reads: '© Crown copyright and database rights (2014) Ordnance Survey [100018205]. You are not permitted to copy, sub-licence, distribute, sell or otherwise make available the Licensed Data to third parties in any form.'</p>	<p>No change to SA findings – the concept plan has been amended to demonstrate that the housing development in closest proximity of the castle will be phased to ensure that it is sensitively designed, taking into account the setting of the castle. The location of the proposed housing development has not changed.</p>
MM34	Policy Stafford 4	56	<p>Amend wording of the introductory paragraph to read as follows:</p> <p>“Within the area East of Stafford identified on the Policies Map a sustainable, well designed mixed use development will be delivered</p>	<p>No change to SA findings – this additional wording provides extra information but does not alter the overarching purpose of the policy or the location or nature of the</p>

Modification No.	Policy / paragraph	Page No.	Proposed change	Implications for the Sustainability Appraisal findings as reported in the Revised SA Report (January 2013)
			<p>by 2031. Any application for development on a part or the whole of <del>the</del> this area <del>must be preceded by,</del> <b>should be</b> and consistent with, a master plan for the whole Strategic Development Location. <b><u>The master plan for the whole site should be produced by all developers involved in the development of the site and agreed by the Council prior to applications being submitted. Any application for a component of the whole site must be accompanied by a specific master plan which shows the relationship of the application area to the wider Strategic Development Location. The design of the application should not prejudice the delivery or design of the wider Strategic Development Location.</u></b> <del>Which have been submitted and agreed by the Council.</del> Development must deliver the following key requirements:"</p>	<p>proposed Strategic Development Location east of Stafford. Likely major positive effects have been identified for this policy in relation to SA objectives 6 (housing), 10 (green space) and 14 (water quality) and these remain unchanged.</p>
MM35	Policy Stafford 4	56	<p>Delete criterion vi under the Design section</p> <p><del>vi. Proposals relate to the whole Strategic Development Location or if less do not in any way prejudice implementation of the whole development;</del></p> <p>Re-categorise existing criterion.</p>	<p>No change to SA findings – this criterion is now addressed by additional text earlier in the policy, see above.</p>
MM36	Policy Stafford 4	57	<p>Delete the last section of criterion xiv to read as follows:</p> <p><del>'It shall also identify construction access arrangements that do not disrupt existing residents; And improvements to transport capacity along the A518 Weston Road in the vicinity of the University roundabout and along the Tixall Road</del></p>	<p>No change to SA findings – the deleted text has been moved to another part of the policy (see new criterion below). Likely major positive effects have been identified for this policy in relation to SA objectives 6 (housing), 10 (green space) and 14 (water quality) and these remain unchanged.</p>

Modification No.	Policy / paragraph	Page No.	Proposed change	Implications for the Sustainability Appraisal findings as reported in the Revised SA Report (January 2013)
MM37	Policy Stafford 4	57	<p>Combine criteria xv &amp; xvii with the following new criteria xv to read as follows:</p> <p><b><u>“The Eastern Access Improvements is a package of complementary sustainable transport measures and highway infrastructure to be funded through a combination of public funds and developer contributions. Developers in the East of Stafford will be required to provide a new link road between Beaconside and St. Thomas Lane, sustainable transport access, potential highway capacity improvements and traffic management measures along Beaconside and Weston Road. Public funds will contribute towards further sustainable transport measures including the Baswich Walking and Cycling route between Baswich Lane and Weston Road, bus service enhancements, including real time bus passenger information, and potential highway capacity improvements along Baswich Lane;”</u></b></p> <p>Re-categorise subsequent criteria as necessary.</p>	<p>No change to SA findings – the change from referring to an ‘Eastern Distributor Road’ to ‘Eastern Access Improvements’ is a terminology change to better reflect the proposals. Although part of the route of the new road to the east of Stafford has been amended, the section of road that is referred to in this policy (the section between Beaconside and St Thomas Lane) is unchanged. Therefore, the likely effects of Policy Stafford 4 on the SA objectives remain unchanged from those set out in the Revised SA Report – this included likely major positive effects in relation to SA objectives 6 (housing), 10 (green space) and 14 (water quality).</p>
MM38	Paragraph 7.35	58	<p>Amend the first bullet point to read as follows:</p> <p><b><u>‘The Eastern Access Improvements including</u></b> transport improvements required along A513 Beaconside <b><u>and</u></b> A518 Weston Road roundabout, <b><u>the Eastern Access Route from Beaconside to St Thomas’ Lane</u></b> together with principal access to the sites. including delivery of Phase 1 of the Eastern Access Improvement Scheme.’ (Beaconside extension – Weston Road to Baswich Lane road bridge). This infrastructure is required to provide access routes to the main development areas.’</p> <p>Align second bullet point to match the others.</p>	<p>No change to SA findings – the amendments to this paragraph reflect the change to how the eastern transport improvements are referred to throughout the Plan. Although part of the route of the new road to the east of Stafford has been amended, the section of road that is referred to in this paragraph (the section between Beaconside to St Thomas Lane) is unchanged.</p>

Modification No.	Policy / paragraph	Page No.	Proposed change	Implications for the Sustainability Appraisal findings as reported in the Revised SA Report (January 2013)
MM39	Para 7.36	60	<p>Delete existing concept plan and replace with plan below:</p> <p style="text-align: center;">Stafford East Concept Diagram</p> 	<p>No change to SA findings – the map has been amended to reflect the changes to the route of the proposed new eastern road.</p>

Modification No.	Policy / paragraph	Page No.	Proposed change	Implications for the Sustainability Appraisal findings as reported in the Revised SA Report (January 2013)
<b>Chapter 8 – Stone</b>				
MM40	Policy Stone 1	62	<p>Amend wording as follows:</p> <p>Continue to meet the housing requirements for Stone Town by <b><u>providing a total of 1000 new market and affordable homes</u></b>:</p>	<p>No change to SA findings – the addition of a specific housing figure within this policy will reinforce the already positive effect expected in relation to SA objective 6 (housing).</p>
MM41	Policy Stone 1	62	<p>Amend wording of Housing criterion ii as follows</p> <p>ii. Providing a range of development locations for new homes over the Plan period to 2031 including for affordable housing. This will include new housing development at the Strategic Development Location west of Stone identified on the Policies Map, <del>to be delivered after 2021;</del></p> <p>Amend wording of Employment criterion ii as follows:</p> <p>ii. Providing opportunities for new enterprises and businesses by allocating new employment sites with good transport links, as well as support and facilities for new start-up businesses. The Strategic Development Location for a new employment site is south of Stone Business Park, identified on the <b>Policies</b> Map, <del>to be delivered after 2021;</del></p>	<p>The amendment to this policy reflects the Inspector’s interim findings and conclusion that development at the Strategic Development Location west of Stone does not need to be delayed until after 2021. Therefore, while the development proposed remains unchanged, the timescales for it coming forward have changed. Likely minor positive effects on SA objective 6 (housing), 1 (employment) and 2 (economy) were already identified for this policy in the short and medium, as well as long-term; therefore no changes are likely to the SA in relation to those objectives. However, a likely minor negative effect was identified in the long-term for SA objective 13 in relation to the proposed development on previously developed land but not in the short or medium terms. The fact that the development of the Strategic Development Location could now occur before 2021 means that <b>this minor negative effect may now also occur in the short and/or medium-term</b>, depending on the eventual timing of the development.</p>

Modification No.	Policy / paragraph	Page No.	Proposed change	Implications for the Sustainability Appraisal findings as reported in the Revised SA Report (January 2013)
MM42	Policy Stone 1	63	<p>Amend wording of criterion a in the Stone Town Centre section to read as follows:</p> <p>'a. Encouraging the development and expansion of the town centre to provide a vibrant place where people can meet, shop, eat and spend leisure time in a safe and pleasant environment;<del> including provision of mixed use development at Westbridge Park</del>'</p>	<p>No change to SA findings - the mixed-use allocation at Westbridge Park has been removed from the Plan in response to concerns about the need for it and its potential impacts. By removing the specific site allocation, it is possible that effects on employment (SA objective 1) and housing (SA objective 6) may be less positive; however the wider policy still makes provision for the delivery of new housing and employment land in line with the spatial strategy, e.g. at a Strategic Development Location West of Stone and at the employment site south of Stone Business Park. Therefore, the likely minor positive effects that have been identified for this policy on SA objectives 1 and 6 remain unchanged. No major positive or negative effects were identified for this policy.</p>
MM43	Policy Stone 1	63	<p>Amend wording of criterion b in the Stone Town Centre section to read as follows:</p> <p>'Provide for <del>1,400</del> <b>1,700</b> square metres <b>(net)</b> of new convenience (food) retailing and <del>2,200</del> <b>400</b> square metres <b>(net)</b> of new comparison (non-food) retailing at Stone town centre;'</p>	<p>No change to SA findings – the total area of new convenience (food) and comparison (non-food) retailing to be provided in Stone town centre is reduced from 3,600 to 2,100 square meters, which could mean that the minor positive effects identified in relation to SA objectives 1 (employment rates) and 2 (economy) are less likely. However, other criteria within the policy aiming to boost the local economy and provide additional employment opportunities remain unchanged. Therefore, the minor positive effects identified in relation to SA objectives 1 and 2 are still expected to</p>

Modification No.	Policy / paragraph	Page No.	Proposed change	Implications for the Sustainability Appraisal findings as reported in the Revised SA Report (January 2013)
				occur. No major positive or negative effects were identified for this policy.
MM44	Policy Stone 1	63	<p>Within the Stone Town Centre section insert the following paragraph under the criteria list to read as follows:</p> <p><b><u>'B1 (a) office development should only be permitted on employment sites outside the town centres if it can be proved, through a sequential assessment, that proposed development cannot be located within the town centre or edge of centre sites.'</u></b></p> <p>Delete the following paragraph</p> <p><del>The use of employment sites for employment purposes other than B1 (b &amp; c) excluding offices (B1a), B2 and B8 will not be permitted unless it can be proved that the proposed use cannot be located within Stone town centre.</del></p>	No change to SA findings – the policy has been reworded for clarity but the principle of steering office development primarily to the town centre remains unchanged.
MM45	Policy Stone 1	63	<p>Within the Stone Town Centre section add a new paragraph at the end of the section to read as follows:</p> <p><b><u>'Within Stone town centre support will be given to bringing upper floors back into use, particularly for C3 residential purposes and B1 business uses. Proposals should provide safe access, not lead to any significant loss of ground floor retail space or street frontage and must not prejudice the amenity and conversion of adjoining properties or other floors in the same property.'</u></b></p>	No change to SA findings – this additional text will reinforce the already minor positive effects that have been identified in relation to SA objectives 2 (economy) and 6 (housing) as upper floors are more likely to be used for housing and business uses. No major positive or negative effects were identified for this policy.
MM46	Policy Stone 1	64	Within the Environment section add the following new criteria as set out below:	No change to SA findings – the additional criterion will reinforce the already positive effect that has been identified for this policy in relation to SA objective 12: biodiversity.

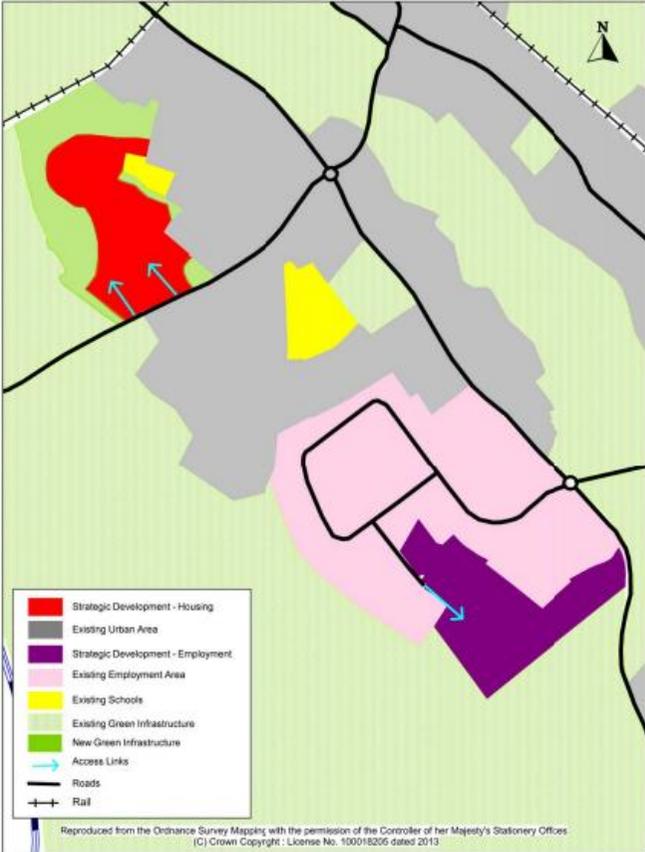
Modification No.	Policy / paragraph	Page No.	Proposed change	Implications for the Sustainability Appraisal findings as reported in the Revised SA Report (January 2013)
			<b><u>iv. Ensure that development does not damage the integrity of the Cannock Chase Special Area of Conservation (SAC), nature conservation interests and Local Nature Reserves, as detailed in Policies N4 to N6.'</u></b>	No major positive or negative effects were identified for this policy.
MM47	Stone Town Key Diagram	66	<p>Amend boundary of Housing SDL to reflect larger area needed for better site design and inclusion of green infrastructure.</p> <p>In the KEY section of the diagram delete the word 'existing' to read as follows: Green Infrastructure</p> <p>Remove green infrastructure designation from part of Westbridge Park (to match Stone inset map)</p> <p>Amend Stone South Employment SDL</p> <p>Amend the rail network descriptive boxes as follows:</p> <ul style="list-style-type: none"> <li>- West Coast Main Line <del>Trent Valley Line, Lichfield</del></li> <li>- Replace 'Longton' for Lontgon</li> </ul>	No change to SA findings – these changes are minor and most are intended to either provide additional contextual information or to ensure accuracy in the Stone Town Key Diagram. The amendment to the Housing Strategic Development Location area (to include green infrastructure and allow for better site design) will reinforce the already minor positive effect identified for Policy Stafford 2 (which relates to the SDL) on SA objective 10 (natural greenspace). The boundary of the Stone South employment allocation has changed on the key diagram to reflect the wording of Policy Stone 2.

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			<p><b>Stone Town Key Diagram</b></p> <p>The diagram illustrates the Stone Urban Area and surrounding regions. Key features include:</p> <ul style="list-style-type: none"> <li><b>Roads:</b> A34 (Stoke-on-Trent/Nantwich), A520 (Stoke-on-Trent/Longton, Meir/Heath and Blythe Bridge), B5026 (Eccleshall), B5027 (Uttoxeter), A34 (Stafford), A61 (Rugeley/Lichfield).</li> <li><b>Infrastructure:</b> West Coast Mainline (Manchester, Stafford, Uttoxeter), Trent and Mersey Canal, River Trent, Aston-by-Stone.</li> <li><b>Land Use Zones (Key):</b> <ul style="list-style-type: none"> <li>Existing Employment Land (E)</li> <li>Proposed New Strategic Employment Site (E)</li> <li>Green Infrastructure (GI)</li> <li>Town Centre (TC)</li> <li>Train Station (TS)</li> <li>Proposed New Strategic Housing Site (H)</li> <li>Strategic Housing Site (H)</li> <li>Neighbourhood Centre (NC)</li> <li>Stone Urban Area (orange)</li> <li>Existing Employment Site (green)</li> <li>Proposed Strategic Sites (yellow)</li> <li>North Staffordshire GreenBelt (hatched)</li> <li>Outer Villages (olive)</li> </ul> </li> </ul>	

Modification No.	Policy / paragraph	Page No.	Proposed change	Implications for the Sustainability Appraisal findings as reported in the Revised SA Report (January 2013)
MM48	Para 8.13	67	<p>Amend the wording of the paragraph to read as follows:</p> <p>'Based on current shopping patterns and the strong performance of existing facilities, there is a demonstrable need for further retail floorspace within the Borough. Having assessed the performance of each foodstore, the Town Centre Capacity Assessment study <b><u>(January 2011), updated in May 2013 through the Stafford and Stone Town Centre Retail Capacity report,</u></b> identified that certain facilities are trading much better than expected, suggesting a need for greater competition and choice. Based on forecast increases in expenditure and current 'over-trading', there is <b><u>a need for further retail floorspace within the Borough. Furthermore there remains a quantitative and qualitative need for a medium sized foodstore in Stone in the immediate future, after taking into account recent retail developments. The study found that future capacity for comparison (non-food) goods could be absorbed in Stone town centre, based on the existing market share being retained.</u></b>' is an immediate convenience goods expenditure capacity within the Borough of £14.26m, and forecast to rise to £33.95m by 2015, to £45.86m by 2021 and to £56.68m by 2026.'</p> <p>Delete the rest of the paragraph.</p>	No change to SA findings – these changes are intended to ensure accuracy and reflect the latest evidence about retail capacity in the Borough.
MM49	Policy Stone 2	68	<p>Amend wording of the introductory paragraph to read as follows:</p> <p>"Within the area West &amp; South of Stone identified on the Policies Map a sustainable, well designed mixed use development will be delivered <del>between 2021 and 2031</del>. Any application for development on a part or the whole of <del>the</del> this area <b><u>should be</u></b> <del>must be preceded by,</del> and consistent with, master plans for the sites within the Strategic Development Location. <b><u>The master plans for the sites should be produced by all developers involved in the development of the sites and agreed by the Council prior to applications being</u></b></p>	The amendment to this policy reflects the Inspector's interim findings and conclusion that development at the Strategic Development Location west of Stone does not need to be delayed until after 2021. Therefore, while the development proposed remains unchanged, the timescales for it coming forward have changed and <b>effects that were previously expected in the medium and long-term only would now</b>

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			<p><b><u>submitted. Any application for a component of the whole site must be accompanied by a specific master plan which shows the relationship of the application area to the wider site as part of the Strategic Development Location. The design of the application should not prejudice the delivery or design of the wider site as part of the Strategic Development Location.</u></b></p> <p>Which have been submitted and agreed by the Council. Development must deliver the following key requirements:"</p>	<p><b>also be possible in the short-term,</b> depending on when the development does in fact come forward (this includes minor positive effects on SA objectives 6, 7, 10, 12, 14, 15 and 16, uncertain effects on SA objectives 9 and 11 and a minor negative effect on SA objective 13).</p> <p>The additional text about the requirement for master plans provides extra information but does not alter the overarching purpose of the policy or the location or nature of the proposed Strategic Development Location west and south of Stone. No likely major positive or negative effects were identified for this policy.</p>
MM50	Policy Stone 2	68	<p>Within the Environment section add a new criterion xi at the end of the section to read as follows:</p> <p><b><u>'xi Necessary measures to avoid and mitigate the impact of development on the Cannock Chase Special Area of Conservation.'</u></b></p>	<p>No change to SA findings – the additional criterion will reinforce the already minor positive effect that has been identified for this policy in relation to SA objective 12: biodiversity.</p>
MM51	Para 8.24	70	<p>Amend wording as follows:</p> <p><del>'... come forward through infill development.' Furthermore due to the implications of new development at Stone on the North Staffordshire conurbation's urban regeneration initiatives, the housing and employment areas within the Strategic Development Location will not be delivered until after 2021, in order to provide an opportunity to deliver brownfield land development within the North Staffordshire area.</del></p>	<p>No change to SA findings – this paragraph provided additional context for the Stone policies, changes to which have been considered separately for their implications on the SA findings. The removal of the deleted text relates to the Inspector's interim report and the conclusion that the development at Stone does not need to be delayed until 2021. This is reflected in the amendments to Policies Stone 1 and 2</p>

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				which are considered separately above in terms of their implications for the SA findings.
MM52	Para 8.26	71	<p>Delete existing boundary map and replace with map below:</p>	No change to SA findings – the map has been amended to reflect the changes to Policy Stone 2, the changes to which have been considered separately in terms of their implications for the SA findings.

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MM53	Para 8.26	72	<p>Delete existing concept plan and replace with plan below:</p> <p style="text-align: center;">Stone Concept Diagram</p>  <p>Reproduced from the Ordnance Survey Mapping with the permission of the Controller of her Majesty's Stationery Offices. (C) Crown Copyright : License No. 100018206 dated 2013</p>	<p>No change to SA findings – the concept plan has been amended to reflect changes to Policy Stone 2, the changes to which have been considered separately in terms of their implications for the SA findings.</p>

Modification No.	Policy / paragraph	Page No.	Proposed change	Implications for the Sustainability Appraisal findings as reported in the Revised SA Report (January 2013)
<b>Chapter 9 – Economy</b>				
MM54	Policy E2	75	<p>Amend the wording of the introductory paragraph to read as follows:            'For those rural areas outside <b>the settlements identified in Spatial Principle SP3</b> <del>Limits identified through Strategic Principle SP7</del>, and outside the Green Belt (within which development is controlled in accordance with national guidance, and Policy E4), support will be given to the achievement of rural sustainability by encouraging:'</p> <p>Amend the wording of criterion x to read as follows:            'x. <del>in exceptional circumstances, development helping to meet a local housing need,</del> <b>residential development</b> in accordance with Policy C5.'</p> <p>Add an additional criterion under criterion x to read as follows:  <b><u>'xi. protection of the best and most versatile agricultural land by using areas of poorer quality land in preference to higher quality land for new development.'</u></b></p>	<p>No change to SA findings – the additional criterion xi will reinforce the minor positive effect already identified for this policy in relation to SA objective 13: soil. The other amendments comprise minor changes to policy wording to reflect changes elsewhere in the Plan and will not affect the SA findings. Likely major positive effects were identified for this policy in relation to SA objectives 3 (vitality and viability of communities), 4 (rural economy and communities), 15 (cultural heritage and landscape) and 16 (sense of community) and these remain unchanged.</p>
MM55	Para 9.11	77	<p>Amend wording to read as follows:            Stafford Borough has a number of significant rural employment concentrations, which provide a focus for new development to support a prosperous rural economy outside of Stafford and Stone. <del>These are identified on the Proposals Map as Recognised Industrial Estates (RIEs) and the precise extent of these areas is defined by a boundary line.</del> The Employment Land Review, <del>studies</del> as part of the Local Plan's evidence base, identifies potential land for economic uses. Paragraph 22 of the NPPF states planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose.</p>	<p>No change to SA findings – this background information text has been amended for clarity.</p>

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			<p>This is the case with a historic Stafford Borough Local Plan 2001 allocation at Hixon Airfield Recognised Industrial Estate (RIE) where an area within the RIE boundary has not been delivered for new employment. Therefore, it is not considered prudent to allocate this employment land at Hixon in the future, although 'It is <b>still</b> important to protect and maintain existing employment development at Recognised Industrial Estates. However two RIEs at Ladfordfields and Raleigh Hall have reached capacity for further development and therefore require opportunities for new investment as well as enabling existing firms to expand during the plan period.'</p>	
MM56	Policy E3	78	<p>Amend criterion a. to read as follows:</p> <p>"a. Light industrial (B1), excluding B1 offices, general industrial (B2), storage and distribution (B8), <b>or appropriate waste management uses;</b>"</p>	<p>No change to SA findings - the fact that waste management uses may be allowed as a result of this amendment could mean that positive effects on SA objective 11 (which incorporates waste recovery and recycling) would occur. However this is uncertain without knowing the nature of the potential waste management uses. Therefore, there is no change to the already uncertain effect identified for this policy on that SA objective. No likely major positive or negative effects were identified for this policy and this remains the case.</p>
MM57	Policy E4	78	<p>Amend the wording of the introductory paragraph to read as follows:</p> <p>'Deliver a total of 6 hectares of new employment land at Ladfordfields Industrial Estate and <b>6 4</b> hectares of new employment land at Raleigh Hall Industrial Estate identified on the <b>Proposals Policies</b> Map ...'</p>	<p>No change to SA findings - the reduced employment land allocation at Raleigh Hall Industrial Estate could mean that the minor positive effects identified in relation to SA objectives 1 (employment) and 2 (economy) would be less likely to occur. However, there is still a 4ha employment land allocation being made there, and the other allocation in the policy (6ha at</p>

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				Ladfordfields) remains unchanged. Therefore, overall the likely minor positive effect on those SA objectives is still expected to occur and the SA findings are unchanged. Although the scale of development at Raleigh Hall is smaller, development would still take place on greenfield land; therefore the likely minor negative effect identified on SA objective 13 (soil preservation) also remains. No likely major positive or negative effects were identified for this policy and this remains the case.
MM58	Para 9.17	79	Amend the wording of the paragraph to read as follows:  'The land west of Raleigh Hall industrial estate will deliver a total of <del>6</del> <b>4</b> hectares employment area ...'	No change to SA findings – this paragraph is amended to reflect the change to Policy E4, the implications of which for the SA findings are considered separately above.
MM59	Policy E8	82	Amend wording of the fourth bullet point linked to the first paragraph, 'Village and Neighbourhood Shops' to read as follows:  'Village and Neighbourhood Shops - outside the hierarchy of Town and Local Centres, these serve their immediate locality. These are identified at Barlaston, <del>Eccleshall</del> , Gnosall, Great and Little Haywood, Hixon, Tittensor, Weston, Woodseaves, Yarnfield, Stafford Neighbourhood Centres at Baswich, Holmcroft, Parkside, Rising Brook, Wildwood and Weston Road, and Stone Local Centre at Walton. <b><u>Such facilities will also be supported at Strategic Development Locations to meet local needs.</u></b>	No change to SA findings - this additional text will reinforce the already minor positive effects identified for SA objective 3 (vitality and viability of communities) and 7 (access to services). No likely major positive or negative effects were identified for this policy and this remains the case.

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MM60	Policy E8	83	<p>Add an additional paragraph to read as follows:</p> <p>'c. retain and increase the amount of attractive residential provision in town centres, through new build and conversion;</p> <p><b><u>Development proposals at Stafford providing greater than 1,000 square metres gross floorspace and at Stone providing greater than 500 square metres gross floorspace for town centre uses in an edge or out-of-centre location should be the subject of an impact assessment. For local centres the threshold should be 300 square metres gross floorspace.</u></b></p> <p>If planning permission is granted for retail development ....'</p>	<p>No change to SA findings - the new requirement for an impact assessment for employment land proposals over the specified thresholds will reinforce the already minor positive effects likely for SA objectives 1 (employment) and 2 (the economy) as potential adverse impacts on the economy of Stafford and Stone town centres will be more likely to be identified and taken into consideration in the planning decision.</p>
<b>Chapter 10: Transport</b>				
MM61	Para 10.5	87	<p>Delete the last sentence and insert the additional text as set out below:</p> <p><b><u>'The Council considers that the route from St Thomas' Lane to the junction with Baswich Lane and Cornwall Drive will need to be improved within the Plan period as part of the Eastern Access Improvements. Evidence suggests that there are significant transport benefits for these improvements. The route is identified on the Stafford Area Inset Map; it will be delivered subject to available resources, further assessment work and a fully designed cost effective scheme.'</u></b></p> <p>Staffordshire County Council currently identifies a number of protected routes within Stafford Borough as shown on the Policies Map.</p>	<p>No change to SA findings – this additional text provides further context for the transport policies which have been subject to SA individually. Although part of the route of the new road to the east of Stafford has been amended, the section of road that is referred to in this paragraph (between St Thomas Lane and the junction with Baswich Lane and Cornwall Drive) is unchanged.</p>

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MM62	Para 10.6	87	<p>Add the following sentence to the end of the paragraph:</p> <p><b><u>'New development should be sustainable and be able to demonstrate that any impact on the network can be sufficiently accommodated, as demonstrated by evidence based testing.'</u></b></p>	No change to SA findings – this additional text provides further context for the transport policies, changes to which have been considered separately in terms of their implications for the SA findings.
<b>Chapter 11 – Communities</b>				
MM63	Para 11.1	90	<p>Amend the wording of the paragraph to read as follows:</p> <p>'To deliver a wide choice of high quality homes, widen home ownership and create sustainable communities, the new Local Plans will need to plan for a mix of housing based on trends and needs, identify size, type, tenure and range of housing to meet demand, as well as deliver affordable housing. <b><u>Wherever possible, in order to achieve sustainable long term use, the Borough Council will encourage a minimum of three habitable rooms to be provided in new homes, particularly in the case of affordable houses.</u></b> The following policies set out in this section of the Plan for Stafford Borough will enable future decision-making to achieve these NPPF objectives through the local context, delivering the Spatial Principles SP1 and SP2.'</p>	No change to SA findings – this additional text reflects the agreement reached during the Examination hearings for the Plan, to include a flexible reference to the ideal of all new homes having a minimum of three habitable rooms.
MM64	Policy C1	90	<p>Amend the wording of the second paragraph and criterion a to read as follows:</p> <p>'New developments should provide an appropriate range of dwelling types and sizes <b><u>to provide</u></b> for a mixture of different households, <del>but with the proportion based on</del> <b><u>having regard to:</u></b></p>	No change to SA findings – the amended wording does not change the overarching intent of the policy and will not affect the already likely major positive effect identified for this policy in relation to SA objective 6 (housing).

Modification No.	Policy / paragraph	Page No.	Proposed change	Implications for the Sustainability Appraisal findings as reported in the Revised SA Report (January 2013)
			<p>a. Existing household and dwelling size in the development locality <del>The need for housing sizes and types as identified by the Strategic Housing Market Assessment;</del></p> <p>b. Indicative current waiting list data for the locality'</p>	
MM65	Policy C5	94/95	<p>Amend the wording for the relevant sections to read as follows:</p> <p>A. New Development</p> <p>'In areas outside of <b><u>the settlements identified in Spatial Principle SP3</u></b>, Settlement Boundaries, as defined in Spatial Principle SP7, proposals for new ...'</p> <p>2. The housing is justified by a <u>A</u> Parish based Local Housing Needs Assessment, and an appraisal of the scheme, <u>shall accompany any planning application</u>, proving that it will meet the defined needs, <u>shall accompany any planning application;...</u>'</p> <p>B. Replacement Dwellings</p> <p>'In areas outside of <b><u>the settlements identified in Spatial Principle SP3</u></b>, Settlement Boundaries, as defined in Spatial Principle SP7, proposals for a ...'</p> <p>C. Extensions <b><u>or</u></b> of Alterations</p> <p>'In areas outside of <b><u>the settlements identified in Spatial Principle SP3</u></b>, Settlement Boundaries, as defined in Spatial Principle SP7, extension or alteration ...'</p>	<p>No change to SA findings – the amendment to Criterion A reflects the fact that settlement boundaries for Stafford and Stone are no longer identified in the Plan. The additional criterion will reinforce the already major positive effect identified for SA objective 6 (housing).</p>

Modification No.	Policy / paragraph	Page No.	Proposed change	Implications for the Sustainability Appraisal findings as reported in the Revised SA Report (January 2013)
MM66	Policy C6	96	<p>Amend the wording of the introductory paragraph to read as follows:</p> <p>'Provision will be made for the delivery of sufficient good quality, appropriately located residential pitches to satisfy local need as set out in the <del>Stafford Borough</del> Gypsy and Traveller Accommodation <b>Needs</b> Assessment (GTAA) <del>or successor documents</del>. Specific sites will be identified through a <del>Gypsy &amp; Travellers Sites &amp; Allocations</del> document <b>Site Allocations Development Plan Document</b>.'</p> <p>Delete criterion g:</p> <p><del>g. Suitable recycling facilities are provided</del></p>	<p>No change to SA findings - the amendments to the introductory paragraph are made to ensure that the policy wording is accurate and refers to the correct documents.</p> <p>The deletion of criterion g could mean that the likely minor positive effect identified on SA objective 11 (which covers waste management) would be less likely to occur. However, that SA objective also covers wider issues relating to climate change that are still addressed in the policy and overall a minor positive effect on the objective as a whole is therefore still considered likely. No likely major positive or negative effects were identified for this policy and this remains the case.</p>
MM67	Para 11.20	96	<p>Amend the wording of the paragraph to read as follows:</p> <p>'A principal objective of the new Plan is the provision of adequate housing to meet the needs of Gypsies and Travellers, which are protected under Section 19A of the 1976 Race Relations Act. To inform our approach, a comprehensive Gypsy and Traveller Accommodation Needs Assessment (GTAA) was <b>published in February 2013</b>, undertaken <del>The study was undertaken in conjunction with key stakeholders and service providers</del>. The main aim of the study was to ascertain the levels of additional pitch provision over the period <b>2011 to 2031</b> <del>2007 and 2026</del>. The main findings of the study <b>show a need to</b> <del>were to</del> provide a total of <b>44 new</b> <del>70</del> pitches. <b>This study is an update of the Gypsy and Traveller Accommodation Needs Assessment published in 2008</b> <del>However, given that the assessment period in the study is slightly shorter than the proposed plan period, an updated</del></p>	<p>No change to SA findings – the amendments to this paragraph have been made to ensure accuracy, referring to the latest available evidence.</p>

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			<p>assessment of Gypsy and Traveller Accommodation Needs has been undertaken to inform provision to 2031 with New provision to <b>will</b> be identified through specific sites as part of the Gypsy &amp; Travellers Sites &amp; Allocations document <b>a Site Allocations Development Plan Document.</b></p>	
MM68	Para 11.21	96	<p>Amend the wording of the paragraph to read as follows:</p> <p>'The number of pitches to be delivered, and the timespan for delivery, may be subject to updating following subsequent reviews of the <del>Stafford Borough</del> Gypsy and Traveller Accommodation <b>Needs</b> Assessment (GTAA) or relevant Government policy. Provision for new sites will be made through a Site s-and Allocations Development Plan Document. Any requirements for Travelling Showpeople will be delivered in conjunction with other local planning authorities in the sub-region, based on a revised Gypsy and Traveller Accommodation Needs Assessment <b>and</b> Government policy, <del>or any other successor documents.</del> <b>The Council is committed to work with its neighbouring authorities to produce an update to the current Gypsy and Traveller Accommodation Needs Assessment, by 2016.'</b></p>	<p>No change to SA findings – the amendments to this paragraph have been made to ensure accuracy, referring to the latest available evidence and reflecting the fact that Stafford Borough Council will be working with neighbouring authorities to revise the current Gypsy and Traveller Accommodation Needs Assessment.</p>
MM69	Para 11.22	97	<p>Amend wording of the fourth sentence and replace bullet points to read as follows:</p> <p>'The policy set out in this section of the Plan for Stafford Borough will guide future decision making to achieve these NPPF objectives through providing the local context for open space, sport and recreation in order to assist delivery of the following <b>strategic projects</b> improvements, with further details to be provided through a new Open Space, Sport &amp; Recreation Supplementary Planning Document:</p> <ul style="list-style-type: none"> <li>• <b><u>New strategic green infrastructure</u></b></li> </ul>	<p>No change to SA findings – the changes have been made to this paragraph in order to reflect the latest Green Infrastructure evidence report.</p>

Modification No.	Policy / paragraph	Page No.	Proposed change	Implications for the Sustainability Appraisal findings as reported in the Revised SA Report (January 2013)
			<ul style="list-style-type: none"> <li>• <b><u>A “core path” network of walking and cycling routes</u></b></li> <li>• <b><u>An enhanced network of artificial turf pitches</u></b></li> <li>• <b><u>Improved indoor sports provision</u></b></li> <li>• <b><u>Destination play areas</u></b></li> <li>• <b><u>Destination teenage areas.</u></b></li> <li>• Developing a network of play areas for children of all age groups, particularly teenagers;</li> <li>• Developing, protecting and enhancing open space, public and amenity spaces as well as allotments;</li> <li>• Protection of existing playing fields and artificial pitches and identification of new Artificial Turf Pitches across the Borough area;</li> <li>• Provision of Multi Use Game Areas (MUGAs);</li> <li>• Addressing the shortfall in mini soccer provision.</li> </ul>	
<b>Chapter 12 – Environment</b>				
MM70	Policy N1	100	<p>Add a new criterion under the ‘Space’ heading of the Policy to read as follows:</p> <p><b><u>‘n. Where appropriate development should ensure that there is space for water within the development layout to facilitate the implementation of Sustainable Drainage Systems (SuDs)’</u></b></p> <p>Re-categorize remaining criteria.</p>	This additional criterion means that <b>the previously neutral effect on SA objective 5 (flooding) is now likely to be minor positive.</b>
MM71	Policy N2	101	<p>Under the Sustainable Drainage heading add the following sentence at the end of the second paragraph to read as follows:</p> <p><b><u>‘Any development that could lead to the degradation of the Water Framework Directive (WFD) status of the waterbody should not be permitted’</u></b></p>	No change to SA findings – this additional text will reinforce the already major positive effect likely in relation to SA objective 14 (water quality).

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MM72	Policy N2	101	<p>Amend the wording under the Sustainable Construction heading to read as follows:</p> <p><del>'Sustainable Construction All new residential development will be expected to incorporate sustainable design and construction technology to achieve a Code for Sustainable Homes star rating in line with Government policy. For all new development these standards require initiatives such as:</del></p> <p><b><u>All new residential development will be expected to incorporate sustainable design and construction technology to achieve zero carbon development through a combination of fabric energy efficiency, carbon compliance and allowable solutions in line with Government policy.</u></b></p> <p><b><u>To implement zero carbon development the following measures should be considered as part of the design:</u></b></p> <ol style="list-style-type: none"> <li>1. Reduce water consumption, through the use of low water volume fittings and grey water systems;</li> <li>2. Orientation to maximise solar gain;</li> <li>3. High levels of insulation and energy conservation, adequate provision for separation and storage of waste for recycling; and</li> <li>4. Use of materials from sustainable sources in new development.</li> </ol> <p><del>All non-residential development up to 1,000 square metres (net) will be expected to have a BREEAM Very Good rating; and non-residential development greater than 1,000 square metres (net) will be expected to have a BREEAM Excellent rating. A statement will be required to detail how the BREEAM and Code for Sustainable Homes standards will be addressed or conversely, if it is considered to be unviable, evidenced through an independent economic viability assessment.</del></p>	<p>No change to SA findings – the amended text does not alter the overarching intent of the policy and does not affect the already major positive effects identified for SA objectives 5 (vulnerability to climate change) and 11 (contributions to climate change).</p>

Modification No.	Policy / paragraph	Page No.	Proposed change	Implications for the Sustainability Appraisal findings as reported in the Revised SA Report (January 2013)
			<p><b><u>A statement will be required to detail how the BREEAM and Zero Carbon Standard will be addressed. If these are considered to be unviable to achieve, evidence must be provided through an independent viability assessment.</u></b></p> <p>All new developments will be required to generate a proportion of their energy requirement from on-site ...'.</p>	
MM73	Policy N4	107 & 108	<p>Amend criterion g and sub-criterion ii under the second paragraph to read as follows:</p> <p>'ii. reverse habitat fragmentation <b><u>due to having suffered past loss and degradation;</u></b></p> <p>Amend the wording of criterion j under the second paragraph to read as follows:</p> <p><b><u>'Development will support implementation of the Severn and Humber River Basin Management Plans and not pose a barrier to the meeting of their objectives for any watercourse. To alleviate the effects of climate change ...'</u></b></p> <p>Add a further sub-criterion v to criterion j under the second paragraph to read as follows:</p> <p><b><u>'v. Where issues have been identified within the Water Cycle Study, developers should submit a Water Statement that includes evidence to demonstrate that there is already adequate sewerage infrastructure in place, or that it will be in place prior to occupation.'</u></b></p> <p>Add a further sub-criterion vi to criterion j under the second paragraph to read as follows:</p>	No change to SA findings – the additional text reinforces the already major positive effect identified for SA objectives 12 (biodiversity) and 14 (water quality).

Modification No.	Policy / paragraph	Page No.	Proposed change	Implications for the Sustainability Appraisal findings as reported in the Revised SA Report (January 2013)
			<b><u>'vi. Support fish migration through the removal of barriers in river channels such as weirs, or where this is not possible construction of fish passes.'</u></b>	
MM74	Policy N5	109	<p>Add the following criterion under the first paragraph to read as follows:</p> <p><u>"b. If adverse effects are identified, it can be demonstrated that the proposed mitigation measures show that there will be no adverse effect on the integrity of any European site; <b>or</b></u></p> <p><b><u>c. if it cannot be ascertained that no adverse effect on integrity will result, the proposed development will only be able to proceed where there is no alternative solution and there are imperative reasons of overriding public interest"</u></b></p>	No change to SA findings – the additional text provides further detail and reflects the requirements of the Habitats Directive.
MM75	Policy N5	110	<p>Add the following penultimate paragraph to the policy:</p> <p><b><u>'Where possible, the preservation, restoration and re-creation of priority habitats and the recovering of priority species populations will be encouraged in line with the Staffordshire Biodiversity Action Plan.'</u></b></p>	No change to SA findings – the additional text reinforces the already major positive effect that has been identified for this policy in relation to SA objective 12 (biodiversity).
MM76	Policy N6	111	<p>Amend the wording to read as follows:</p> <p><del>Development will not be permitted where it would be likely to lead to an adverse effect upon the integrity, directly or indirectly, of the Cannock Chase Special Area of Conservation (SAC). To ensure this site is not harmed all development within the Stafford Borough area must take account of the following criteria:</del></p> <p><del>i. No development involving a net increase in dwellings will be permitted within the buffer area around the SAC (400 metres), as</del></p>	No change to SA findings – the changes to this policy wording do not affect the already identified minor positive effect on SA objective 12 (biodiversity). The policy continues to have the overarching aim of protecting the Cannock Chase SAC, and the revised policy wording has been developed in collaboration with Natural England.

Modification No.	Policy / paragraph	Page No.	Proposed change	Implications for the Sustainability Appraisal findings as reported in the Revised SA Report (January 2013)
			<p>defined on the Policies Map unless, as an exception, the form of residential development would not have an adverse effect upon the sites' integrity;</p> <p>ii. Between 400 metres and 12 miles, as defined on the Policies Map, development will be expected to take all necessary steps on site, to avoid or mitigate any adverse effects upon the site's integrity or, where this cannot be achieved within the development, make provision for mitigation measures designed to avoid such adverse effects taking place as set out in the Cannock Chase Visitor Impact Management Strategy.</p> <p>Large developments within 400 metres and 12 miles of the SAC will also be required to provide targeted alternative green space within or close to the development site.</p> <p>The effective avoidance and / or mitigation of any identified adverse effects must be demonstrated and secured prior to approval of the development through developer contributions as set out in the Cannock Chase Visitor Impact Mitigation Implementation Plan.</p> <p>Development will not be permitted where it would lead directly or indirectly to an adverse effect upon the Cannock Chase SAC where the effects cannot be mitigated.</p> <p><b><u>Development will not be permitted where it would lead directly or indirectly to an adverse impact on the Cannock Chase SAC and the effects cannot be mitigated.</u></b></p> <p><b><u>To ensure the Cannock Chase SAC is not harmed, all development that leads to a net increase in dwellings within 15km of the site, as shown on the Policies Map, must take all necessary steps to avoid or mitigate any adverse effects upon the SAC's integrity. This may include contributions to habitat management; access management and visitor infrastructure; publicity, education and awareness raising; provision of additional recreation space within development sites where</u></b></p>	

Modification No.	Policy / paragraph	Page No.	Proposed change	Implications for the Sustainability Appraisal findings as reported in the Revised SA Report (January 2013)
			<p><b><u>they can be accommodated and, where they cannot, by contributions to off site alternative recreation space; and measures to encourage sustainable travel.</u></b></p> <p><b><u>The effective avoidance and / or mitigation of any identified adverse effects must be demonstrated to the Council as the Competent Authority, and secured by means of a suitable mechanism (e.g. Legal agreement) prior to approval of the development.</u></b></p>	
MM77	Policy N7	112	<p>Amend the wording of the first sentence to read as follows:</p> <p>"The conservation and enhancement <b><u>of the landscape and scenic beauty</u></b> of the Cannock Chase Area of Outstanding Natural Beauty (AONB) is of primary importance."</p> <p>Add an additional criterion to read as follows:</p> <p><b><u>"g. Therefore, any proposals for new development (including changes of use) within, or likely to adversely affect the landscape and scenic beauty of Cannock Chase AONB or its setting, will only be allowed where the proposal will enhance the visual, nature conservation and / or historic assets of the landscape."</u></b></p>	No change to SA findings – the additional text reinforces the already major positive effect that has been identified for this policy in relation to SA objective 15 (landscape).
<b>Chapter 13 – Infrastructure</b>				
MM78	Para 13.11	118	<p>Amend the third sentence and rest of paragraph to read as follows:</p> <p>'All three Strategic Development Locations at Stafford Town <b><u>can be supported with some distribution network rezoning.</u></b> <del>and at</del> The strategic location at Stone will require some infrastructure reinforcement to support delivery. It is expected that all identified</p>	No change to SA findings – the additional text provides additional context for the infrastructure policies, none of which have been amended.

Modification No.	Policy / paragraph	Page No.	Proposed change	Implications for the Sustainability Appraisal findings as reported in the Revised SA Report (January 2013)
			<p><u>this</u> reinforcement would be funded by Severn Trent Water and is currently planned for delivery in the period <b>2014-2015</b>. <del>2011-2015</del>, <b>Network rezoning is likely to be required at Stafford in the period 2016-2020. A new Water Pumping Station is likely to be required in the eastern rural area (Stowe) in the period 2021-25.'</b></p>	
MM79	Para 13.23	120	<p>Amend the final bullet point to read as follows:</p> <ul style="list-style-type: none"> <li>- Western Access Improvements <del>scheme</del> including the link from Martin Drive to Doxey Road (West Stafford SDL), the Northern Access Improvements <del>scheme</del> <b>to include highway capacity improvements to address traffic pressures on A513 Beaconside</b> (North Stafford SDL) and the Eastern <b>Access Improvements</b> <del>Distributor Road</del> including a new link road from <del>including the Beaconside extension from Weston Road to Baswich Lane road bridge at St Thomas' Lane</del> (East Stafford SDL)</li> </ul>	<p>No change to SA findings – the amendments to this paragraph reflect the change to how the transport improvements are referred to throughout the Plan. The proposals for the North and West of Stafford have not changed. Although part of the route of the new road to the east of Stafford has been amended, the section of road that is referred to in this paragraph (the section between Beaconside and St Thomas Lane) is unchanged.</p>
MM80	Para 13.24	120/1 21	<p>Delete existing table and replace with the following text:</p> <p>'A summary of other critical infrastructure <b>required to deliver the Plan is set out below, which will be kept under review through the Infrastructure Delivery Plan</b>: <del>costs and available funding is provided in the table below</del></p> <ul style="list-style-type: none"> <li>• <b>Highway, public transport, pedestrian and cycling – the full Stafford Western Access Route, other highway capacity improvements and complementary sustainable transport infrastructure to include junction improvements, bus priority, new bus services and extensions to existing services, real time bus passenger information, and new walking and cycling routes as detailed in the Stafford Borough Integrated</b></li> </ul>	<p>No change to SA findings – the additional text provides updated context for the Plan policies, changes to which are considered separately in terms of their likely implications for the SA findings.</p>

Modification No.	Policy / paragraph	Page No.	Proposed change	Implications for the Sustainability Appraisal findings as reported in the Revised SA Report (January 2013)
			<p><b><u>Transport Strategy;</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>Electricity infrastructure / Grid connections – Strategic Development Locations at Stafford and Stone to deliver on-site electricity infrastructure as a development cost with all off-site infrastructure to be funded by National Grid;</u></b></li> <li>• <b><u>Gas infrastructure – costs to be met by developers triggered as sites come forward;</u></b></li> <li>• <b><u>Water supply – on-site infrastructure to be funded by landowners / developers, with off-site infrastructure to be funded by Severn Trent Water;</u></b></li> <li>• <b><u>Waste water treatment – Severn Trent Water to fund all off-site strategic infrastructure with on-site infrastructure to be funded by landowners / developers;</u></b></li> <li>• <b><u>Flood defences – committed schemes and development to facilitate site delivery to be provided by developers in liaison with the Environment Agency;</u></b></li> <li>• <b><u>Green infrastructure – includes open space, Suitable Alternative Natural Greenspace (SANGs) and open water to be delivered by developers / landowners on-site alongside commuted site payments and planning obligations;</u></b></li> <li>• <b><u>Education – provision for primary and secondary school facilities through new Strategic Development Locations on-site and contributions via planning obligations from other development sites;</u></b></li> <li>• <b><u>Primary healthcare – relocation / extension to existing surgeries at Stafford and Stone;</u></b></li> <li>• <b><u>Telecommunications – BT Open Reach has rolled out Next Generation Broadband to Stafford exchange but no timetable for Stone and other rural exchanges. Cost to be met by BT Open Reach and no additional costs to developers.</u></b></li> </ul>	

Modification No.	Policy / paragraph	Page No.	Proposed change	Implications for the Sustainability Appraisal findings as reported in the Revised SA Report (January 2013)	
<b>Appendix B – Car Parking Standards</b>					
MM81	First paragraph	134	Amend the first sentence of the paragraph to read as follows:  'The car parking standards detailed below should generally be taken as a <del>maximum</del> <b>minimum</b> requirement.'	No change to SA findings – parking standards are not determined in any of the Plan policies; rather they are included in an Appendix to the Plan. It is not considered that the standards would have a significant effect on sustainability issues.	
<b>Appendix D – Infrastructure</b>					
MM82	Stafford Town North Infrastructure Requirements - Transport	150	Amend table to read as set out below:	No change to SA findings – these amendments reflect the latest recommendations from Staffordshire County Council in relation to infrastructure requirements, and are based on the latest available evidence. The policies that provide for the required infrastructure have been subject to SA and the implications of any relevant modifications for the SA findings are considered separately in this document.	
			<table border="1"> <tr> <td>Transport (CRITICAL)</td> <td><b><u>Highway capacity improvements, either through or around the perimeter of the site, or along Beaconside, will be required North of Stafford. Enhanced bus services and improved bus reliability, through bus priority, will be required along the A34 between</u></b></td> <td>2016+  2016+  <del>2012–</del> 2022</td> <td><b><u>TBC</u></b>  £7.3m</td> <td>Developer contributions (s106 / CIL).  <b><u>£2.5m committed.</u></b>  Developer contributions  Remainder from developer contributions from SDLs.</td> </tr> </table>		Transport (CRITICAL)
Transport (CRITICAL)	<b><u>Highway capacity improvements, either through or around the perimeter of the site, or along Beaconside, will be required North of Stafford. Enhanced bus services and improved bus reliability, through bus priority, will be required along the A34 between</u></b>	2016+  2016+  <del>2012–</del> 2022	<b><u>TBC</u></b>  £7.3m	Developer contributions (s106 / CIL).  <b><u>£2.5m committed.</u></b>  Developer contributions  Remainder from developer contributions from SDLs.	

Modification No.	Policy / paragraph	Page No.	Proposed change				Implications for the Sustainability Appraisal findings as reported in the Revised SA Report (January 2013)
			<p><b><u>the site and the town centre as well as real time bus passenger information, increased frequency of existing and new bus services;</u></b></p> <p>Cycle and walking links to connect to the existing and proposed Borough wide, and national, cycle and walking routes to the town centre and other key destinations.</p> <p>New or enhanced bus routes</p> <p>Package of improvements along A513 Beaconside</p>				
MM83	Stafford Town West Infrastructure Requirements -	152	Amend table to read as set out below:				No change to SA findings – these amendments reflect the latest recommendations from Staffordshire County Council in relation to transport infrastructure requirements, and are based on the latest available evidence. The
Transport (CRITICAL)	<b><u>Link from Martin Drive spine road to Doxey Road</u></b>	<b>Section A: 2016 +</b>	<b><u>The 2013 initial</u></b>	<b><u>Section A: SCC/pool</u></b>			

Modification No.	Policy / paragraph	Page No.	Proposed change				Implications for the Sustainability Appraisal findings as reported in the Revised SA Report (January 2013)
	Transport		<p><b><u>with potential upgrade to railway bridge required for the development west of Stafford as part of the Stafford Western Access Improvements, together with new or enhanced bus routes as well as cycling &amp; walking links to existing routes to the town centre and other key destinations.</u></b></p> <p><b><u>The Stafford Western Access Route Road is required to deliver the full development requirements for Stafford town,</u></b> to be completed in <b><u>three</u></b> five sections:</p> <p><b><u>Section A: Foregate Street to Timberfields Road / Doxey Road</u></b></p>	<p><b>Section B: 2017-2018</b></p> <p><b>Section C: 2016+</b></p> <p>1. 2011-16</p> <p>2. 2016+</p> <p>3. 2017</p> <p>4. 2016+</p> <p>5. 2016+</p>	<p><b><u>estimate for highway improvements to each section is set out below:</u></b></p> <p>Section A: <b><u>£26m</u></b></p> <p>Section B: <b><u>TBC</u></b></p> <p>Section C: <b><u>£5m</u></b></p> <p>S1 (TBC)</p> <p>S2: £2m</p>	<p><b><u>ed developer contributions</u></b></p> <p><b><u>Section B: SCC / Pooled Developer Contributions</u></b></p> <p><b><u>Section C: SDL Developer</u></b></p> <p>Section 1 will be developer funded.</p> <p>Remaining sections delivered through a mix of s106 / s278, CIL and SCC funds:</p>	<p>policies that provide for the required infrastructure have been subject to SA and the implications of any relevant modifications for the SA findings are considered separately in this document.</p>

Modification No.	Policy / paragraph	Page No.	Proposed change				Implications for the Sustainability Appraisal findings as reported in the Revised SA Report (January 2013)	
				<p><b><u>Section B: Along Doxey Road from Timberfields Road including a potential upgrade of the West Coast Main Line rail bridge</u></b></p> <p><b><u>Section C: Doxey Road (west of rail bridge) to Martin Drive</u></b></p> <p>1. Spine Road</p> <p>2. The link from Martin Drive spine road to Doxey Road (adjacent to the railway line).</p> <p>3. A limited upgrade to the railway bridge link.</p> <p>4. The link from the bridge to the junction of Doxey Road and Pans</p>		<p>S3 &amp; 4: £4.65m</p> <p>S5: £13m</p>	<p>1. SDL Developer</p> <p>2. SDL Developer</p> <p>3. SCC / Pooled developer contributions</p> <p>4. Third Party Developer contributions</p> <p>5. Unknown / SCC.</p> <p>All costs quoted exclude environmental mitigation / utility diversions.</p> <p>Cost for section 2 excludes cost of bridging railway sidings.</p>	

Modification No.	Policy / paragraph	Page No.	Proposed change				Implications for the Sustainability Appraisal findings as reported in the Revised SA Report (January 2013)
			<p>Drive:</p> <p>5. Link from the Doxey Road / Pans Drive junction to A34:</p> <p>400 homes (significantly higher than 5 year allocation) can be developed prior to completion of section C 2 from Doxey Road to Martin Drive.</p> <p>Network Rail has identified 2017 as a window of opportunity for upgrade to railway bridge as it would correspond to planned works on West Coast Mainline.</p> <p><b><u>A number of key parties are responsible for delivering the whole length of the Western Access Route as</u></b></p>				

Modification No.	Policy / paragraph	Page No.	Proposed change				Implications for the Sustainability Appraisal findings as reported in the Revised SA Report (January 2013)	
				<u>part of the Western Access Improvements, which will benefit the wider Stafford Town area</u>				
MM84	Stafford Town East Infrastructure Requirements - Transport	153 & 154	Amend table to read as set out below:				No change to SA findings – these amendments reflect the latest recommendations from Staffordshire County Council in relation to infrastructure requirements, and are based on the latest available evidence. The policies that provide for the required infrastructure have been subject to SA and the implications of any relevant modifications for the SA findings are considered separately in this document.	
Transport	<b><u>The Eastern Access Improvements is a package of complementary sustainable transport measures and highway infrastructure to be funded through a combination of public funds and developer contributions. Developers in the East of Stafford will be required to provide the Eastern Access Route between Beaconside and St. Thomas Lane,</u></b>	1. 2016 – 2021 2. 2016+ 3. 2013-2014	<b><u>The 2013 initial estimate for each highway improvement is set out below:</u></b>  <b><u>1: Up to £7.5m</u></b>  <b><u>2: TBC</u></b>  <b><u>3. £2.5m</u></b>  N/A	None committed, but potential sources include <b><u>Committed from sources including</u></b> :  Staffordshire County Council  Developer Contributions  Local sustainabl				

Modification No.	Policy / paragraph	Page No.	Proposed change				Implications for the Sustainability Appraisal findings as reported in the Revised SA Report (January 2013)	
				<p><b><u>sustainable transport access, potential highway capacity improvements and traffic management measures along Beaconside and Weston Road. Public funds will contribute towards further sustainable transport measures including the Baswich Walking and Cycling Route between Baswich Lane and Weston Road, and bus service enhancements, including real time bus passenger information.</u></b></p> <p><b><u>Highway infrastructure improvements</u></b></p>			e Transport Fund	

Modification No.	Policy / paragraph	Page No.	Proposed change				Implications for the Sustainability Appraisal findings as reported in the Revised SA Report (January 2013)
			<p><b><u>included within the Eastern Access Improvements are set out below:</u></b></p> <p><b><u>1: Construction of the Eastern Access Route from Beaconside to St Thomas' Lane and the Tixall Road / Blackheath Lane signal junction upgrade</u></b></p> <p><b><u>2. Potential highway capacity improvements between St Thomas' Lane and the junction with Baswich Lane and Cornwall Drive</u></b></p> <p><b><u>3. Construction of a new roundabout at</u></b></p>				

Modification No.	Policy / paragraph	Page No.	Proposed change				Implications for the Sustainability Appraisal findings as reported in the Revised SA Report (January 2013)	
				<p><b><u>Blackheath Lane and Weston Road as a junction improvement</u></b></p> <p>Improvements required to the A513 Beaconside Road / A518 Weston Road roundabout will be delivered Transport through s106 / s278 agreements with the developer of the parcel between Weston Road and Baswich Lane road bridge at St Thomas', providing the principal access into the development site</p> <p>A number of improvements have been identified but none considered essential to bring forward</p>				

Modification No.	Policy / paragraph	Page No.	Proposed change					Implications for the Sustainability Appraisal findings as reported in the Revised SA Report (January 2013)
				<p>development. These comprise:</p> <p>Potential capacity and safety improvements to Baswich Lane (St Thomas' Lane); Baswich Walking and Cycling link over the River Sow</p>				
MM85	Stone Town West and South Infrastructure Requirements	155	Amend table to read as set out below:					No change to SA findings – these amendments reflect the latest recommendations from Staffordshire County Council in relation to infrastructure requirements, and are based on the latest available evidence. The policies that provide for the required infrastructure have been subject to SA and the implications of any relevant modifications for the SA findings are considered separately in this document.
Transport	<p><b><u>An access, transport and travel plan strategy for the Strategic Development Location that maximises travel and accessibility by non-car transport modes via safe, attractive and conveniently designed street, pedestrian and cycling</u></b></p>	<p><b><u>2011 – 2031</u></b></p> <p>2021–2026</p>	<p><b><u>TBC</u></b></p> <p>N/A</p>	<p>None committed, but potential sources include :</p> <p>Developer Contributions</p>				

Modification No.	Policy / paragraph	Page No.	Proposed change				Implications for the Sustainability Appraisal findings as reported in the Revised SA Report (January 2013)
				<p><b><u>connections within the development and to Stone town centre, nearby existing and new employment areas. The strategy shall identify access points to the site and between the site and the existing settlement. It shall also identify construction access arrangements that do not disrupt existing residents and improvements to transport capacity along the B5026 Eccleshall Road, and at the A34 roundabouts"</u></b></p>			
				<p>Local highway improvements and enhancements of</p>			

Modification No.	Policy / paragraph	Page No.	Proposed change					Implications for the Sustainability Appraisal findings as reported in the Revised SA Report (January 2013)
				the A34 roundabouts, the A34 / A51 roundabout and the B5026 Eccleshall Road				
MM86	Stone Town West and South Infrastructure Requirements	155	Amend table to read as set out below:					No change to SA findings – this amendment reflects the latest evidence relating to the infrastructure requirements to support the growth proposed in the Plan.
Education	Extension of existing secondary school required to accommodate projected growth in pupils. School to be expanded yet to be determined.  New Primary School provision to be included in Master Plan	<u>2016+</u>  <u>2016+</u>	<u>2021+</u>  <u>2021+</u>	<u>£2m</u> (TBC)  Developer Contributions				
MM87	Stone Town West and South Infrastructure Requirements	156	Amend table to read as set out below:					No change to SA findings – this amendment reflects the latest evidence relating to the infrastructure requirements to support the growth proposed in the Plan.
Primary Healthcare	Project in development which could serve new development on the West of Stone	<u>2016+</u>  <u>2021+</u>	£5m TBC	GP Consortium				

Modification No.	Policy / paragraph	Page No.	Proposed change					Implications for the Sustainability Appraisal findings as reported in the Revised SA Report (January 2013)
MM88	Stone Town West and South Infrastructure Requirements	156	Amend table to read as set out below:					No change to SA findings – this amendment reflects the latest evidence relating to the open space requirements to support the growth proposed in the Plan.
Open Space	Will need to be planned in association with requirements for SANGs and local standards of provision	<b>2016+</b>  2021+	Unknown	Developer Contributions				
<b>Appendix E – Performance Indicators and Targets</b>								
MM89	SP2- Stafford Borough Housing and Employment requirements	158	<p>In the Target column amend wording as follows:  <del>70 residential and 2 transit pitches to be delivered over the plan period</del>  <b><u>Maintain a 5 year supply of Gypsy and Traveller pitches.</u></b></p>					No change to SA findings – this change has been made in order to provide greater flexibility in the target, reflecting the fact that Stafford Borough Council will be revising its Gypsy and Traveller Accommodation Needs study and producing a joint study with neighbouring authorities. Therefore, the monitoring framework now allows for a different target, should the updated evidence support that.
MM90	SP3 – Stafford Borough Sustainable Settlement Hierarchy	159	<p>In the Target column amend wording as follows:            Stone Town <del>8%</del> <b><u>10%</u></b></p>					No change to SA findings – this change to the monitoring framework for the Plan reflects changes made in the Plan policies which have been considered separately above in terms of their implications for the SA findings.

Modification No.	Policy / paragraph	Page No.	Proposed change	Implications for the Sustainability Appraisal findings as reported in the Revised SA Report (January 2013)
MM91	SP7 – Supporting the Location of New Development	160	In the Target column amend wording as follows: Stone Town <del>8%</del> <b>10%</b>	No change to SA findings – this change to the monitoring framework for the Plan reflects changes made in the Plan policies which have been considered separately above in terms of their implications for the SA findings.
MM92	Policy Stafford 1 – Stafford Town	161	In the Indicator column amend wording as follows: <b>Total</b> <del>Net</del> Number of <b>Net</b> Additional Dwellings delivered in Stafford <b>Town over the Plan period</b> annually In the Target column amend wording as follows: <b>7,000</b> <del>5,500</del> houses to be delivered in Stafford Town over the <b>Plan</b> period <b><u>To achieve 30% affordable housing</u></b> <b><u>To achieve an affordable housing mix of 80% social rented housing and 20% intermediate tenure housing</u></b> <del>34,000sqm on non-food retailing and 2000sqm food retail to be delivered in Stafford Town Centre</del> <b><u>14,000 sqm (net) of non-food retailing and 3,400 sqm (net) of food retail to be delivered in Stafford Town Centre</u></b> <del>Deliver Western <b>and</b> Access Improvements and Phase 1 of the Eastern Access Improvements scheme as far as St. Thomas' Lane</del>	No change to SA findings – this change to the monitoring framework for the Plan reflects changes made in the Plan policies which have been considered separately above in terms of their implications for the SA findings.
MM93	Policy Stafford 2 – North of Stafford	161	In the Target column amend wording as follows: To achieve an <b>affordable housing</b> mix of <del>25%</del> <b>80%</b> social rented housing and <del>5%</del> <b>20%</b> intermediate <b>tenure</b> housing	No change to SA findings – this change to the monitoring framework for the Plan has been made to reflect changes to the wording of the Plan policies which have

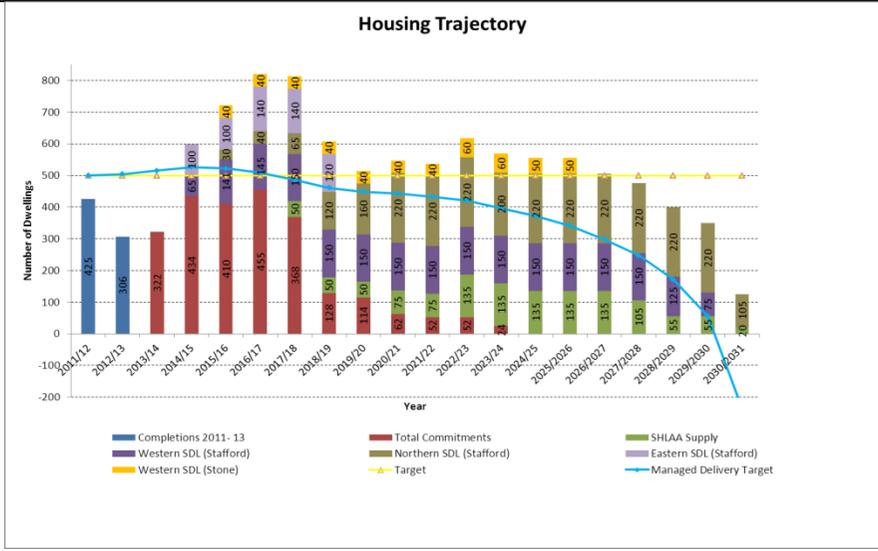
Modification No.	Policy / paragraph	Page No.	Proposed change	Implications for the Sustainability Appraisal findings as reported in the Revised SA Report (January 2013)
			<p><del>To achieve 60%</del> A proportion of the properties to be <del>2</del> <b>two</b> or three bedroomed properties</p> <p>Deliver infrastructure as set out in Appendix <del>E</del> <b>D</b></p>	<p>been considered separately above in terms of their implications for the SA findings.</p>
MM94	Policy Stafford 3 – West of Stafford	162 & 163	<p>In the Target column amend wording as follows</p> <p>To achieve an <b>affordable housing</b> mix of <del>25%</del> <b>80%</b> social rented housing and <del>5%</del> <b>20%</b> intermediate <b>tenure</b> housing</p> <p><del>To achieve 60%</del> A proportion of the properties to be <del>2</del> <b>two</b> or three bedroomed properties</p> <p>Deliver infrastructure as set out in Appendix <del>E</del> <b>D</b></p>	<p>No change to SA findings – this change to the monitoring framework for the Plan has been made to reflect changes to the wording of the Plan policies which have been considered separately above in terms of their implications for the SA findings.</p>
MM95	Policy Stafford 4 – East of Stafford	163	<p>In the Target column amend wording as follows</p> <p>To achieve an <b>affordable housing</b> mix of <del>25%</del> <b>80%</b> social rented housing and <del>5%</del> <b>20%</b> intermediate <b>tenure</b> housing</p> <p><del>To achieve 60%</del> A proportion of the properties to be <del>2</del> <b>two</b> or three bedroomed properties</p> <p>Deliver infrastructure as set out in Appendix <del>E</del> <b>D</b></p>	<p>No change to SA findings – this change to the monitoring framework for the Plan has been made to reflect changes to the wording of the Plan policies which have been considered separately above in terms of their implications for the SA findings.</p>
MM96	Policy Stone 1 – Stone Town	163	<p>In the Target column amend wording as follows:</p> <p><del>1,000 600</del> houses to be delivered in <b>Stone</b> Stafford Town over the <b>Plan</b> period</p> <p>To achieve <del>30%</del> <b>40%</b> affordable housing</p> <p>To achieve an <b>affordable housing</b> mix of <del>25%</del> <b>80%</b> social rented housing and <del>5%</del> <b>20%</b> intermediate <b>tenure</b> housing</p>	<p>No change to SA findings – these amendments have either been made to reflect changes to other Plan policies, which have been considered separately in terms of their implications for the SA findings, or to correct typing errors.</p>

Modification No.	Policy / paragraph	Page No.	Proposed change	Implications for the Sustainability Appraisal findings as reported in the Revised SA Report (January 2013)
			<p><del>1,400sqm</del> <b>1,700 sqm (net)</b> of food retailing and <del>2,200sqm</del> <b>400 sqm (net)</b> of non food retailing to be delivered at Stone Town</p> <p>To achieve 60% A proportion of the properties to be <del>≥ two</del> or three bedroomed properties</p> <p>Deliver infrastructure as set out in Appendix E <del>D</del></p> <p>In the Indicator column amend wording read as follows:  <b>Total</b> Net Number of <b>Net</b> Additional Dwellings <b>delivered in Stone Town over the Plan period</b></p>	
MM97	Policy Stone 1 – West and South of Stone	163	<p>Spatial Principle column, amend Row title:  Policy Stone <del>± 2</del> – West and South of Stone</p>	No change to SA findings – this amendment has been made to correct a typing error.
MM98	Policy Stone <del>±2</del> – Stone Town	163	<p>In the Target column amend wording as follows:  500 dwellings to be delivered in <b>Stone</b> <del>Stafford</del> Town over the plan period</p> <p>To achieve an <b>affordable housing</b> mix of <del>25%</del> <b>80%</b> social rented housing and <del>5%</del> <b>20%</b> intermediate <b>tenure</b> housing</p> <p>To achieve 60% A proportion of the properties to be <del>≥ two</del> or three bedroomed properties</p> <p><b>20</b> <del>18</del> ha of employment land to be delivered south of Stone Business Park</p> <p><del>Provision of new employment sites to the north</del></p> <p>Deliver infrastructure as set out in Appendix E <del>D</del></p>	No change to SA findings – these amendments have been made to correct a typing error and to reflect the content of policies elsewhere in the Plan, changes to which have been considered separately in terms of their implications for the SA findings.

Modification No.	Policy / paragraph	Page No.	Proposed change	Implications for the Sustainability Appraisal findings as reported in the Revised SA Report (January 2013)
MM99	Policy E4 – Raleigh Hall and Ladfordfields Industrial Estates	165	In the Target column amend wording as follows: <del>Deliver 6ha of employment land at both Ladfordfields and Raleigh Hall</del> <b><u>Deliver 4 ha of new employment land at Raleigh Hall and 6 ha at Ladfordfields</u></b>	No change to SA findings – this change to the monitoring framework for the Plan reflects changes made in the Plan policies which have been considered separately above in terms of their implications for the SA findings.
MM100	Policy C3 – Specialist Housing	167	In the Target column amend wording as follows:  Deliver <del>1,331</del> <b>954</b> net additional units over the plan period	No change to SA findings – this change has been made to reflect the amended figure in the Plan, which is the result of updated evidence.
MM101	Policy C6 – Provision for Gypsies and Travellers	167	In the Target column amend wording as follows:  <del>Deliver 70 residential and 2 transit pitches over the plan period. Performance towards this target will be monitored on an annual basis</del> <b><u>Maintain a 5 year supply of Gypsy and Traveller Pitches</u></b>	No change to SA findings – this change has been made in order to provide greater flexibility in the target, reflecting the fact that Stafford Borough Council will be revising its Gypsy and Traveller Accommodation Needs study and producing a joint study with neighbouring authorities. Therefore, the monitoring framework now allows for a different target, should the updated evidence support that.
MM102	Policy N1 Design	168	Delete the following words from the Indicator column: <del>Number of homes built to lifetimes homes standards</del> Delete the following words from the Target column : <del>All new developments to meet lifetime home standards</del>	No change to SA findings – this change relates to the monitoring framework for the Plan and has been made to reflect the removal of the term 'lifetime homes' from the Plan.

Modification No.	Policy / paragraph	Page No.	Proposed change	Implications for the Sustainability Appraisal findings as reported in the Revised SA Report (January 2013)
MM103	Policy N2 Climate Change	168	<p>In the Indicator column amend wording as follows:  <del>Percentage of new residential developments meet relevant code for sustainable homes standard</del>  <b><u>Percentage of new residential developments built to zero carbon standard</u></b></p> <p>In the Target column amend wording as follows:  <del>All new residential development to reach code 4 by 2013 and be carbon neutral by 2016</del>  <b><u>All new residential development to achieve zero carbon standard in line with Government guidance.</u></b></p>	No change to SA findings – these changes to the monitoring framework for the Plan reflect changes made in the Plan policies which have been considered separately above in terms of their implications for the SA findings.
<b>Appendix F – Housing Trajectories</b>				
MM104	Stafford Borough Housing Trajectory	173	Delete existing trajectory and replace with new trajectory and explanatory text as follows:	No change to SA findings – the housing trajectory has been amended to reflect the fact that development at the West of Stone - housing Strategic Development Location will not now be delayed until after 2021. This change to the Stone policies has been considered separately above in terms of the implications for the SA findings.

Modification No.	Policy / paragraph	Page No.	Proposed change	Implications for the Sustainability Appraisal findings as reported in the Revised SA Report (January 2013)
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Data to Graph 20 year trajectory

	Total target over 20 years 10,000																			
	Yr1	Yr2	Yr3	Yr4	Yr5	Yr6	Yr7	Yr8	Yr9	Yr10	Yr11	Yr12	Yr13	Yr14	Yr15	Yr16	Yr17	Yr18	Yr19	Yr20
	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031
Completions 2011-13	425	306																		
Total Commitments			322	434	410	455	368	128	114	62	52	52	24							
SHLAA Supply								50	50	50	75	75	135	135	135	135	105	55	55	20
Western SDL (Stafford)				65	141	145	150	150	150	150	150	150	150	150	150	150	150	125	75	
Northern SDL (Stafford)					30	40	65	120	160	220	220	220	200	220	220	220	220	220	220	105
Eastern SDL (Stafford)				100	100	140	140	120												
Western SDL (Stone)					40	40	40	40	40	40	40	60	60	50	50					
Dwellings Completed	425	306																		
Identified for completion			322	589	721	820	813	608	514	547	537	617	569	555	555	505	475	400	350	125
Cumulative Completions	425	731	1,053	1,652	2,373	3,193	4,006	4,614	5,128	5,675	6,212	6,829	7,398	7,953	8,508	9,013	9,488	9,888	10,238	10,363
Target	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500
Cumulative Target	500	1,000	1,500	2,000	2,500	3,000	3,500	4,000	4,500	5,000	5,500	6,000	6,500	7,000	7,500	8,000	8,500	9,000	9,500	10,000
Managed Delivery Target	500	504	515	526	522	508	486	461	449	443	433	421	396	372	341	298	247	171	56	-238
Number of years left in Plan(s)	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1

Modification No.	Policy / paragraph	Page No.	Proposed change	Implications for the Sustainability Appraisal findings as reported in the Revised SA Report (January 2013)
			<p><b><u>Delivery Over Time: The Housing Trajectory</u></b></p> <p><b><u>The Housing Trajectory demonstrates the potential delivery of housing in Stafford Borough over the Plan period between 2011 and 2031, and provides a broad estimate of timescales. These have been informed by discussions with agents and landowners of key sites and analysis of historical delivery rates and potential future trends. The following data sources have been used to calculate the supply of housing likely to come forward in Stafford Borough between 2011 and 2031, based on the strategy set out in the new Local Plan:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>Completions</u></b></li> <li>• <b><u>Outstanding Commitments</u></b></li> <li>• <b><u>SHLAA Sites</u></b></li> </ul> <p><b><u>Completions: the housing trajectory includes dwellings already completed between 2011/12 and 2012/13 (2 financial years, i.e. from 1st April 2011 to 31st March 2013). This data has been taken from the Housing Monitor: Land for New Homes 2013.</u></b></p> <p><b><u>Total Commitments: this source relates to sites with outstanding planning permission. These sites are divided into two subsets: commitments on smaller sites up to 9 dwellings with the vast majority being below 5 dwellings, and larger sites capable of accommodating 10+ dwellings or more. Delivery rates are those estimated by developers and owners, or estimated by the Council where this information has not been provided to inform the housing trajectory. Development of smaller sites are not subject to significant infrastructure constraints, and thus are assumed to be completed within the first five years of the plan period. Development of larger sites are expected to provide a smaller proportion of new housing</u></b></p>	

Modification No.	Policy / paragraph	Page No.	Proposed change	Implications for the Sustainability Appraisal findings as reported in the Revised SA Report (January 2013)
			<p><u>in the first 5 years of the Plan period, but housing provision will increase on these sites in years 6 to 15.</u></p> <p><u>Strategic Housing Land Availability Assessment (SHLAA) Supply: sites in the SHLAA include those promoted to the authority by land owners, developers and agents and sites which have been identified by the Council. Each site has been assessed in terms of its suitability, availability and achievability for residential development. The SHLAA contains a large reservoir of sites, including previous Local Plan allocations and the proposed SDLs. The delivery and phasing rates for these sites will be informed by the production of site-specific master plans, but the currently expected rates are identified in the table. These have been primarily based on information provided by developers / agents. Where this is absent, phasing rates have been estimated by the Council.</u></p> <p><u>The housing trajectory itself is a tool that draws together various strands of information on the Borough's position on the supply of new housing, both in terms of previous performance and projected performance against the new Local Plan target. The trajectory, shown for the Borough provides the basis for analysing housing performance and allows the application of a plan, monitor and manage approach. The Trajectory has a number of principal components:</u></p> <p><u>Identified For Completions: (identified by the columns within the Trajectory and generated by the identified for completion row of the table)</u></p> <p><u>The projected completions over the first five year period (2013/14 – 2017/18) start from a low base and gradually</u></p>	

Modification No.	Policy / paragraph	Page No.	Proposed change	Implications for the Sustainability Appraisal findings as reported in the Revised SA Report (January 2013)
			<p><u>increase over the period. The principal component of the first five years is made up of the existing committed supply. This comprises sites that are under construction or sites not started. Large quantities of sites with permission are due for completion either within the first five years or shortly after. In addition, within the first five years the existing commitments will diminish as the primary source of new housing and build rates from the Northern, Western and Eastern Strategic Development Locations (SDLs) around Stafford town will provide significant contributions to the delivery of new housing. Delivery timescales for the Western and Eastern SDLs at Stafford have primarily been based on information provided through detailed discussions with the developers, whilst build rates for the Northern SDL at Stafford and the Western SDL at Stone have been estimated by the Council.</u></p> <p><u>The 6 - 15 year element of the plan period extends from 2018/19 – 2030/31. Within this period the pool of committed sites will provide a diminishing source of new housing. SHLAA sites that are considered developable (reflecting the assessment undertaken by the SHLAA Partnership) will provide a source of new housing from 2018/19 onwards. The quantum of housing to be delivered on SHLAA sites reflects the potential for new provision, taking account of the overall historic delivery rates and expected future trends. The delivery of housing from SHLAA sites has been approximately averaged across the period as it is not possible to accurately predict when certain sites will come forward. Also, within this period the Strategic Development Locations (SDLs) will deliver the majority of the housing requirements. Delivery timescales for the Western and Eastern SDLs at Stafford have primarily been based on information provided through</u></p>	

Modification No.	Policy / paragraph	Page No.	Proposed change	Implications for the Sustainability Appraisal findings as reported in the Revised SA Report (January 2013)
			<p><u>detailed discussions with the developers, whilst build rates for the Northern SDL at Stafford and the Western SDL at Stone have been estimated by the Council.</u></p> <p><u>Target: (identified by the yellow target line generated by the target row of the table). The Housing target is the annualised dwelling requirement over the plan period. The Plan for Stafford Borough sets an annual dwelling requirement of 500 dwellings per annum.</u></p> <p><u>Managed Delivery Target: the blue manage line (generated by the identified for completion row of the table) is used to monitor under supply or over supply of housing at any one point. It thus enables assessment of whether past shortfalls or surpluses need to be addressed. It is calculated using a residual method and is derived from the total new Local Plan requirement less the cumulative rate of completions divided by the number of years a plan strategy has left to run.</u></p>	
MM105	Stafford Town Housing Trajectory	174	Delete	No change to SA findings – the Stafford Borough Housing Trajectory is considered sufficient as it includes the details of the Stafford and Stone strategic development locations.
MM106	Stone Town Housing Trajectory	175	Delete	No change to SA findings – the Stafford Borough Housing Trajectory is considered sufficient as it includes the details of the Stafford and Stone strategic development locations.

Modification No.	Policy / paragraph	Page No.	Proposed change	Implications for the Sustainability Appraisal findings as reported in the Revised SA Report (January 2013)
<b>Policies Map and Insets</b>				
MM107	Policies Map		Add a 15km buffer of the Cannock Chase Special Area of Conservation (SAC)	No change to SA findings – the amendment to the map is made to provide additional information and context for the Plan policies.
MM108	Stafford Area Inset Map		<p>Remove settlement boundary</p> <p>Amend site boundary of North Stafford Strategic Development Location.</p> <p>Add Northern Access Improvement.</p> <p>Removal of the section of the Eastern Distributor Road, from the junction with Baswich Road and Cornwall Drive through to <b>Cannock Road via</b> Milford Road (A513)</p> <p>Add a 15km buffer of the Cannock Chase SAC</p> <p>Relevant key amendments</p>	No change to SA findings – the amendments to the map are made to provide additional information and context and to reflect the changes made to the Stafford policies in the Plan which have been considered separately in terms of their implications for the SA findings. The removal of the section of the Eastern Distributor Road between the junction with Baswich Road and Cornwall Drive through to Cannock Road from the map reflects the fact that this section of the road is no longer proposed for delivery during the Plan period.
MM109	Stone Area Inset Map		<p>Remove settlement boundary</p> <p>Amend the boundary of the Housing SDL west of Stone to incorporate land to the north.</p> <p>Amend the boundary of the Employment SDL south of Stone to incorporate Bowers family land plots 0382 and 1085 and to reduce overall size to 20ha.</p> <p>Amend town centre boundary to incorporate Morrison’s car park and Crown Wharf,</p>	No change to SA findings – the amendments to the map are made to provide additional information and context and to reflect the changes made to the Stone policies in the Plan which have been considered separately in terms of their implications for the SA findings.

<b>Modification No.</b>	<b>Policy / paragraph</b>	<b>Page No.</b>	<b>Proposed change</b>	<b>Implications for the Sustainability Appraisal findings as reported in the Revised SA Report (January 2013)</b>
			<p>Amend boundary of green infrastructure (GI) to remove land at Westbridge Park which is not GI.</p> <p>Add a 15km buffer of the Cannock Chase SAC</p>	
MM110	Raleigh Hall Industrial Estate Inset Map		Amend boundary to reflect updated allocation	No change to SA findings – the amendment to the map reflects the change to the Raleigh Hall allocation which is made under Policy E4. The changes to that policy have been considered separately above in terms of their implications for the SA findings.