

Plan for Stafford Borough Part 2 - Publication (Submission Document)

Schedule of Minor Modifications

Modification Number	Source of Modification	Policy/paragraph	Page no.	Proposed Change	Reason
Chapter 1: Introduction					
M1	Stafford Borough Council amendments	1.1	2	Amend the last sentence: The purpose of the Local Plan is to set out a vision for the development of the Borough, <u>to create</u> objectives to guide growth, and <u>produce</u> policies to make sure that new development meets local needs in line with national policy.	Typographical Error
M2	Stafford Borough Council amendments	Heading, 1.6 -1.7 and Table 1	3	Delete the following: What is the Publication Document? 1.6 Following consultation on the 'Plan for Stafford Borough Part 2 Proposals' which closed in July 2015, this document is the 'Plan for Stafford Borough Part 2 – Publication'. The document sets out a number of boundaries and policies to guide decision-making on planning applications. As the core direction of travel has been established in the adopted Plan for Stafford Borough (June 2014), there are limits to the changes contained within the Plan for Stafford Borough Part 2. Following responses received on the Part 2 Proposals document, amendments have been made to the settlement and Recognised Industrial Estate boundaries, Local Green Spaces, Community Facilities and retail boundaries. This next stage provides members of the public and key stakeholders with the opportunity to	Explanatory text no longer required

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				<p>make representations on the soundness of any paragraph and policy in the document, and of the legal compliance of the Plan's content and the process used in its preparation.</p> <p>1.7 Once the consultation stage on this Publication document is completed, the Council will assess the representations received and produce a Submission version of the Plan for Stafford Borough Part 2 for an independent Examination. Following the Examination and receipt of an Inspector's Report, the Plan for Stafford Borough Part 2 (modified as necessary in line with the Inspector's Report's conclusions) will then be formally adopted by the Council.</p> <p>Table 1 Timetable for the production of the Plan for Stafford Borough Part 2</p> <table border="1" data-bbox="1025 858 1789 1182"> <thead> <tr> <th>Milestone</th> <th>Target Date</th> </tr> </thead> <tbody> <tr> <td>Commencement</td> <td>Underway</td> </tr> <tr> <td>Proposals consultation</td> <td>Completed July 2015</td> </tr> <tr> <td>Publication of the Plan for Stafford Borough Part 2 - representations invited on soundness and legal compliance</td> <td>December 2015</td> </tr> <tr> <td>Submission to the Secretary of State</td> <td>April 2016</td> </tr> <tr> <td>Examination</td> <td>July 2016</td> </tr> <tr> <td>Adoption</td> <td>December 2016</td> </tr> </tbody> </table>	Milestone	Target Date	Commencement	Underway	Proposals consultation	Completed July 2015	Publication of the Plan for Stafford Borough Part 2 - representations invited on soundness and legal compliance	December 2015	Submission to the Secretary of State	April 2016	Examination	July 2016	Adoption	December 2016	
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				<p>Replace with the following:</p> <p><u>Preparation of the Plan</u></p> <p><u>In June and July 2015 'The Plan for Stafford Borough Part 2 Proposals' sought views on the proposed Settlement Boundaries for Stafford, Stone, the Key Service Villages, Recognised Industrial Estates, Local Green Space, Community Facilities, and retail boundaries. The document also considered Gypsies, Traveller and Travelling Show people provision.</u></p> <p><u>'The Plan for Stafford Borough Part 2 Publication', was published in November 2015 and the statutory stage of seeking representations on soundness and legal compliance took place. The document was submitted for independent Examination in April 2016.</u></p>	
M3	Stafford Borough Council amendments	1.8	4	<p>Delete the following:</p> <p>1.8 In preparing the Plan for Stafford Borough Part 2 Publication document, a wide range of evidence, technical studies and consultations concerning the adopted Plan for Stafford Borough has been taken into account. There is now the opportunity to make final representations on the soundness and legal compliance of the Publication document prior to the Examination process.</p> <p>You can make comments on-line through our on-line consultation system at http://staffordbc-consult.objective.co.uk/portal/ Or via post to the following address: Forward Planning, Civic Centre, Riverside, Stafford, ST16 3AQ Or by e-mail to forwardplanning@staffordbc.gov.uk</p> <p>If you wish to respond to the Proposals consultation please provide your feedback to Stafford Borough Council by 12 noon on Monday 25th January 2016.</p>	Explanatory text no longer required

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				<p>If you need this information in large print, Braille, other language or on audio cassette please contact: 01785 619000</p> <p>Replace with:</p> <p><u>For further information on the Plan for Stafford Borough or any other planning policy enquires, please contact the Forward Planning team using the details below:</u> <u>Forward Planning team</u> <u>Stafford Borough council</u> <u>Civic Centre</u> <u>Riverside</u> <u>Stafford</u> <u>ST16 3AQ</u></p> <p><u>Telephone: 01785 619 000</u> <u>Fax: 01785 619 473</u> <u>Email: forwardplanning@staffordbc.gov.uk</u></p> <p><u>All documents are available on the Borough's Council website at http://www.staffordbc.gov.uk/forwardplans. If you require a this document in an alternative format (e.g. large print) please contact the Forward Plans team using the details above.</u></p>	
M4	Stafford Borough Council amendments	1.10	4	<p>Amend the last sentence:</p> <p><u>"The Sustainability Appraisal to support this Publication document can be found at www.staffordbc.gov.uk/sustainability-appraisal"</u></p>	Spacing issue

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Chapter 2. Settlement Proposals					
M5	Stafford Borough Council amendments	2.1	5	Amend the last sentence: “The majority of the growth is to occur at key settlements identified in the <u>Sustainable Settlement Hierarchy</u> , identified through Spatial Principle 3.”	Typographical Error
M6	Stafford Borough Council amendments	2.4	6	Amend the second to last sentence: “In addition, and more importantly for the work of Part 2, the Plan for Stafford Borough also establishes a clear intent that, in order to promote patterns of development that are sustainable, growth should be distributed to reflect the % <u>percentage</u> split established in Spatial Principle 4 (SP4).” Amend the last sentence: “One of the ways that the Plan can control the direction of change is by establishing settlement boundaries for each of the settlements in the <u>Sustainable Settlement Hierarchy</u> .”	Typographical Error
M7	Stafford Borough Council amendments	2.8	7	Amend the second to last sentence: “Firstly, it explains the approach to development to be applied either side of the boundary (once established), and secondly it lists the criteria that will be used in defining the boundary itself (this <u>these</u> criteria are also to be used prior to establishing the boundary).” Amend the last sentence: “Essentially, the Plan establishes the principle of support for <u>sustainable</u> development inside the boundary, and seeks to restrict development outside the boundary.”	Typographical Error

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M8	Stafford Borough Council amendments	2.19	10	Amend the following: “The National Planning Policy Framework sets out the <u>G</u> overnment's commitment to maintaining areas of <u>G</u> reen <u>B</u> elt and states that these designations should only be reviewed in exceptional circumstances. There has been no need to review the green belt within Stafford Borough as ample <u>sufficient</u> land is available in locations outside of the greenbelt to meet the development needs of the Borough”.	Typographical Error
M9	Stafford Borough Council amendments	2.23	11	Amend the last sentence: “The <u>p</u> olicy <u>m</u> ap will be updated once a Neighbourhood Plan is adopted.”	Typographical Error
M10	Stafford Borough Council amendments	2.26	11	Amend the first sentence: “For each settlement in the <u>S</u> ustainable <u>D</u> evelopment <u>H</u> ierarchy, a <u>s</u> ettlement <u>b</u> oundary has been established.”	Typographical Error
M11	Stafford Borough Council amendments	2.27	12	Amend the first sentence: “The settlements in the <u>S</u> ustainable <u>S</u> ettlement <u>H</u> ierarchy were selected primarily due to their service provision and community facilities.”	Typographical Error
M12	Stafford Borough Council amendments	2.33- 2.34	13	Delete the following: 2.33 The vast majority of Local Green Space identified in the Proposals Document did not receive responses from the local community, and therefore the Council is unable to assess adequately how these Local Green Spaces might meet the criteria set out in the NPPF, notably bullet point 2 of paragraph 76 which states the following: “where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife”.	Explanatory text no longer required as it relates to the consultation response to the Proposals document.

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				2.34 In the very few instances where representations have been received which do potentially support designation as Local Green Space, there is nonetheless insufficient comprehensive evidence to demonstrate how the criteria of the NPPF have been met, and to distinguish local views about the relative importance of protecting land as greenspace from general expressions of opposition to further local development.	
M13	Stafford Borough Council amendments	2.35	14	Amend the first sentence: “The most appropriate vehicle to make an assessment to designate a Local Green Space is through Neighbourhood Plans, either prepared by a <u>Parish Council</u> or a Neighbourhood Forum.”	Typographical Error
M14	Stafford Borough Council amendments	2.45	16	Amend the first sentence: “Stone is the second largest settlement in the <u>Sustainable Settlement Hierarchy</u> , it is the location for one of the key Strategic Development Locations for housing allocated in the Plan for Stafford Borough.”	Typographical Error
M15	Stafford Borough Council amendments	2.46	16	Amend the third sentence: “The <u>southern</u> edge of the northern part of the town boundary runs along the Trent and Mersey Canal but crosses the canal to include the developed area of Westbridge Park in the boundary.” Amend the last sentence: “From here the boundary runs along the back of the boat yards and light industry south of Newcastle <u>Road</u> before incorporating a site which has planning permission for 9 houses (13/19771/FUL), a site which has planning permission for 33 houses (14/21338/FUL), and excluding the un-developed previous HP17 allocation (from the Local	Typographical Error

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				Plan 2001).”	
M16	Stafford Borough Council amendments	2.47	16	Amend the First sentence: “The boundary of the Walton part of Stone has been drawn to include the areas of land allocated for residential and employment uses in the <u>Plan</u> for Stafford Borough.”	Typographical Error
M17	Stafford Borough Council amendments	2.49	17	Amend the first sentence: “The Barlaston <u>Settlement Boundary</u> is consistent with Strategic- Spatial Principle SP7 within the adopted Plan for Stafford Borough, and has been developed in consultation with the Parish Council who are preparing the Neighbourhood Plan.”	Typographical Error
M18	Stafford Borough Council amendments	2.50	17	Delete and amend 2 nd sentence and replace with the following: “Eccleshall Parish Council are producing a <u>Neighbourhood Plan</u> for the Parish of Eccleshall and are proposing to allocate <u>which includes allocating</u> sites for residential use. in their Plan ”. Delete and amend the 3 rd sentence and replace with the following: “The settlement boundary is consistent with Strategic Spatial Principle SP7 and in accordance with the draft-emerging Eccleshall Neighbourhood Plan”.	Update following progress on the Neighbourhood Plan
M19	Stafford Borough Council amendments	2.51	17	Amend the first sentence: “To the north of the village the boundary has been drawn to include the allocations proposed in the Eccleshall <u>Neighbourhood Plan</u> , which are bordered by the River Sow.”	Typographical Error

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				<p>Amend the third sentence:</p> <p>“To the <u>south east</u> the boundary differs from the previous RDB and continues to run along Green Lane, as a clear edge of the settlement. In the <u>south west</u> the boundary has been drawn to include an area of land next to the school that is allocated for housing the in emerging neighbourhood plan.”</p> <p>Amend the last sentence:</p> <p>“To the west the boundary has not been altered from the previous RDB it runs around Bishop Lonsdale <u>S</u>chool and behind St Chads Road incorporating houses at the north west corner of the village and Holy Trinity Church.”</p>	
M20	Stafford Borough Council amendments	2.52	17	<p>Delete and amend 3rd sentence and replace with the following:</p> <p>‘Gnosall Parish Council’s Neighbourhood Plan <u>was made/adopted on 24 November 2015 and includes</u> are producing has produced a neighbourhood plan for the Parish of Gnosall and are proposing to allocate sites for residential use in their Plan’.</p>	Update following progress on the Neighbourhood Plan
M21	Stafford Borough Council amendments	2.56	18	<p>Amend the second to last sentence:</p> <p>“Hixon Parish Council are producing a <u>Neighbourhood Plan for the Parish of Hixon</u> and are proposing to allocate sites”</p> <p>Amend the last sentence:</p> <p>“The settlement boundary is consistent with Strategic Spatial <u>Spatial</u> Principle 7 and in accordance with the emerging Hixon Neighbourhood Plan.”</p>	Typographical Error

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M22	Stafford Borough Council amendments	2.57	18	Amend the last sentence: “The western boundary edge has been drawn around the boundary line of properties on <u>Sycamore Drive</u> and then includes a site which has planning permission for 81 houses (14/21267/REM).”	Typographical Error
M23	Stafford Borough Council amendments	2.58	19	Amend last Sentence: “The settlement boundary is consistent with Strategic <u>Spatial</u> Principle SP7 and in accordance with the emerging Colwich Neighbourhood Plan.”	Typographical Error
M24	Stafford Borough Council amendments	2.60	19	Amend the last sentence: “The settlement boundary is consistent with Strategic <u>Spatial</u> Principle SP7 and in accordance with the emerging Colwich Neighbourhood Plan.”	Typographical Error
M25	Stafford Borough Council amendments	2.61		Amend the second sentence: “The boundary then cuts in and excludes the land associated with St Mary's <u>Convent</u> , the playing fields and the abbey.” Amend the last sentence: “To the south the boundary runs along the Trent and Mersey <u>Canal</u> and excludes Church Farm, but includes the Railway <u>Cottages</u> .”	Typographical Error
M26	Stafford Borough Council amendments	2.63	20	Amend the first sentence: “Yarnfield is a KSV wholly surrounded by <u>Green Belt</u> .”	Typographical Error

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				Amend the second sentence: “The <u>G</u> reen <u>B</u> elt designation restricts the acceptability of (and thus scope for) residential proposals in this location.”	
M27	Stafford Borough Council amendments	2.64	20	Amend the last sentence: “Otherwise the <u>s</u> outhern part of the proposed settlement boundary is not different from the previous RDB (from the now superseded Local Plan 2001), it runs along the boundary of the <u>G</u> reen <u>B</u> elt designation.”	Typographical Error
Chapter 3: Retail Boundaries					
M28	Stafford Borough Council amendments	3.3	21	Amend the first sentence: “The adopted Plan for Stafford Borough, at paragraph 7.15, states that the need for a primary and secondary frontage policy (and the location of defined frontages if a different approach is appropriate) will be considered in the subsequent Site Allocation <u>D</u> evelopment <u>P</u> lan Document.”	Typographical Error
M29	Stafford Borough Council amendments	3.4-3.6	21	Amend the first sentence of 3.4: “Eccleshall Local Centre is a key service centre in the rural area. It has a more substantial retail offer than any of the other <u>K</u> ey <u>S</u> ervice <u>V</u> illages and consequently is regarded as a Local Centre.” Amend the last sentence of 3.5: “The methodology used and a full description of the boundaries can be found in the <u>R</u> etail <u>P</u> roposals <u>B</u> ackground <u>P</u> aper.”	Typographical Error

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				Amend the last sentence of 3.6: “This boundary is to be used in conjunction with <u>Policy E8</u> of the Plan for Stafford Borough.”	
M30	Stafford Borough Council amendments	3.8	22	Amend the first sentence: “The village and neighbourhood shops listed in <u>Policy E8</u> of the Plan are: Barlaston, 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.”	Typographical Error
Chapter 4: Recognised Industrial Estate Boundaries					
M31	Stafford Borough Council amendments	4.2	23	Delete second to last sentence of the paragraph and footnote 4 and make amendments: “The majority of this is the planning consent for B1, B2 & B8 uses at the Meaford <u>Power Station Site</u> (as recognised in Policy E5). An extension of time application(4) is currently under consideration”. Footnote 4 “ Application 14/21379/EXT0 is an extension of time application on Outline Planning permission number 98/35897/OUT as previously extended by planning approval number 10/13609/EXT” ”	Application approved and text is no longer relevant
M32	Stafford Borough Council amendments	4.4	23	Amend the last sentence: “The Plan for Stafford <u>Borough</u> has established that there is no need to carry out a Green Belt Review to achieve the development	Typographical Error

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				requirements for the Plan period 2011 – 2031, and therefore, no boundary alterations are proposed to this RIE.”	
M33	Stafford Borough Council amendments	4.8	24	Amend the first sentence: “The eastern boundary of Hixon RIE is defined by the Church Lane leading from the A51 north towards Hixon <u>V</u> illage.”	Typographical Error
M34	Stafford Borough Council amendments	5.1	26	Amend final paragraph to read : This document demonstrated a need for 43 new pitches over the Plan period up to 2027 . The Council has already made significant progress towards meeting the requirement, of 43 new pitches over the Plan period with the granting of permission for 36 new pitches at St Albans Road (13/19256/FUL). This means that there are only 7 pitches required to meet the identified need up to 2031 .	Typographical Error
M35	Stafford Borough Council amendments	5.3	26	Amend penultimate sentence to read: It is anticipated that this small number of pitches can be provided through windfall sites prior to 2031.	Typographical Error
M36	Ministry of Defence	Stafford Settlement Boundary	N/A	Identify land owned by the Ministry of Defence to the north-west of Sandon Road, Stafford Known as ‘MOD Site 4’ as Ministry of Defence (MOD) Protected Area (see map below).	In acknowledgment of existing barracks

