

Plan for Stafford Borough Schedule of Minor Modifications

Modification Number	Policy / paragraph	Page Number	Proposed change
Contents			
MiMOD1	Contents	2	<p>Amend Contents Page to include a list of maps as set out below:</p> <p>Map 1 – Stafford Borough and its Regional Context (Page 7) Map 2 – Stafford Borough Key Diagram (Page 35) Map 3 – Stafford Town Key Diagram (Page 42) Map 4 – Development North of Stafford Town (Page 49) Map 5 – Stafford North Concept Diagram (Page 50) Map 6 – Development to the West of Stafford (Page 54) Map 7 – Stafford West Concept Diagram (Page 55) Map 8 – Development to the East of Stafford (Page 59) Map 9 – Stafford East Concept Diagram (Page 60) Map 10 – Stone Town Key Diagram (Page 66) Map 11 – Development to the West and South of Stone (Page 71) Map 12 – Stone Concept Diagram (Page 72) Map 13 – Renewable Energy Opportunities in Stafford Borough (Page 105)</p>
Chapter 1 – Introduction			
MiMOD2	Para 1.1 – 1.19	3-6	<p>Delete existing paragraphs and replace as follows:</p> <p><u>What is the Plan for Stafford Borough?</u></p> <p>1.1 <u>The Plan for Stafford Borough is the first part of the new Stafford Borough Local Plan 2011. The Local Plan will guide where new development will take place across the Borough area, describe what changes will occur, and identify how places will be shaped in the future.</u></p> <p>1.2 <u>The Local Plan is comprised of two documents: the Plan for Stafford Borough which sets out strategic policies, identifies Strategic Development Locations for housing and employment and more detailed topic based policies for deciding planning applications; the second document will be a Site Allocations Document, to be produced during 2014/15. Together these documents</u></p>

Plan for Stafford Borough Schedule of Minor Modifications

Modification Number	Policy / paragraph	Page Number	Proposed change
			<p><u>will replace the Stafford Borough Local Plan 2001 and all its policies, to provide the framework for planning and development management until 2031.</u></p> <p>1.3 <u>The purpose of the Local Plan is to set out a vision for the development of the borough, objectives to guide growth, and policies to make sure that new development meets local needs in line with national policy. The Local Plan is supported by a range of other planning policy documents, such as Supplementary Planning Documents, the Statement of Community Involvement and Annual Monitoring Reports. For more information about these documents please visit Forward Plans section of the Council website at www.staffordbc.gov.uk/forwardplans</u></p> <p><u>Sustainability Appraisal</u></p> <p>1.4 <u>The Council is required to ensure that planning policy documents are subject to a Sustainability Appraisal, which incorporates the requirements of Strategic Environmental Assessment. The purpose of a Sustainability Appraisal is to help establish the best approach to development amongst all reasonable alternatives. Appraising the social, environmental and economic effects of all potential strategies and policies in the new Local Plan will ensure that decisions are made that accord with the principles of sustainable development, as defined in the National Planning Policy Framework.</u></p> <p>1.5 <u>A Sustainability Appraisal framework was prepared in 2007, which identified relevant sustainability objectives for the Borough and facilitated an assessment during the preparation of the Plan for Stafford Borough, through a series of Sustainability Appraisal reports. The Sustainability Appraisal has therefore informed the spatial strategy, vision, objectives and policies of the Plan for Stafford Borough. Further information can be found at www.staffordbc.gov.uk/sustainability-appraisal</u></p> <p><u>Preparation of the Plan</u></p> <p>1.6 <u>Between 2008 and 2012 Stafford Borough Council carried out a series of consultation and information gathering exercises, to prepare a vision, establish key issues and objectives,</u></p>

Plan for Stafford Borough Schedule of Minor Modifications

Modification Number	Policy / paragraph	Page Number	Proposed change
			<p><u>consider strategic options for Stafford Borough and alternative development strategies together with key policies, through the following documents:</u></p> <ul style="list-style-type: none"> • <u>January & February 2008 - The Plan for Stafford Borough: Borough wide Development Strategy</u> • <u>June & July 2008 - Principles for Settlement Development</u> • <u>February & March 2009 - Delivering the Plan for Stafford Borough: Issues & Options</u> • <u>February & March 2010 - Delivering the Plan for Stafford Borough: Draft Core Policies</u> • <u>November 2010 to January 2011 - Delivering the Plan for Stafford Borough: Local Choices</u> • <u>September & October 2011 - The Plan for Stafford Borough: Draft Publication</u> • <u>May to July 2012 – The Plan for Stafford Borough: Strategic Policy Choices</u> <p>1.7 <u>The ‘Borough-wide Development Strategy’ identified six alternative development strategy options for Stafford Borough ranging from all development focused on Stafford town to widespread dispersal across many settlements. The result of the Sustainability Appraisal and the key recommendation from the consultation was for new development to be focused on Stafford, Stone and one or more of the principal settlements.</u></p> <p>1.8 <u>The subsequent ‘Principles for Settlement Development’ document established three key categories of settlements across the Borough, showing how each category could experience different levels of growth that would be appropriate for the particular settlements across the Borough. The general principle of setting out a hierarchy for different levels of development for particular settlements was generally supported.</u></p> <p>1.9 <u>The ‘Delivering the Plan for Stafford Borough -Issues and Options’ consultation included a spatial vision and key objectives, development principles and a range of development location options around Stafford, Stone and key settlements previously categorised in the Principles for Settlement Development. The document set out two growth scenarios. The reason for identifying two scenarios was that, at the time, the Regional Spatial Strategy was being considered through an Examination and there was the possibility that a higher target for</u></p>

Plan for Stafford Borough Schedule of Minor Modifications

Modification Number	Policy / paragraph	Page Number	Proposed change
			<p><u>housing would be outlined for Stafford Borough. The accompanying Sustainability Appraisal assessed draft plan objectives along with site location options, highlighted the sustainability issues with each location and set out policy recommendations.</u></p> <p>1.10 <u>The 'Delivering the Plan for Stafford Borough: Draft Core Policies' set out core planning policy areas and draft policy wording related to sustainable development and climate change, environmental protection, housing, economy, historic environment, design, open space, sport, recreation and transport.</u></p> <p>1.11 <u>In May 2010, the Government signalled its intention to abolish the West Midlands Regional Spatial Strategy, including the Borough-specific development requirements for the period 2006 to 2026. As a result of this significant policy change, the Borough Council consulted upon 'Delivering the Plan for Stafford Borough: Local Choices' at the end of 2010 setting out the authority's approach for the development strategy, new housing, employment and retail provision as well as preferred employment locations at Stafford town, in light of the Localism Bill.</u></p> <p>1.12 <u>In September & October 2011 'The Plan for Stafford Borough: Draft Publication' sought views on the development strategy locations for strategic growth and revised core policy wording. Many development management policies, which will be used alongside core policies to assess future planning applications, were also set out.</u></p> <p>1.13 <u>In March 2012 the National Planning Policy Framework was published, which provided the opportunity to establish the key messages through the ' Plan for Stafford Borough: Strategic Policy Choices' document, which was consulted upon during May to July 2012.</u></p> <p>1.14 <u>The 'Plan for Stafford Borough: Publication' document was published in January 2013 and the statutory stage of seeking representations on soundness and legal compliance took place. The document was submitted for independent examination in August 2013.</u></p>

Plan for Stafford Borough Schedule of Minor Modifications

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			<p><u>Structure of the document</u></p> <p>1.15 <u>The following diagram introduces the Plan for Stafford Borough and shows the contents of each section of the document:</u></p> <div data-bbox="792 459 1960 1220" data-label="Diagram"> <table border="1"> <tr> <td data-bbox="936 464 1133 644">Where are we now?</td> <td data-bbox="1160 464 1554 644">Chapter 2 Spatial Portrait Chapter 3 Policy Influences Chapter 4 Key Issues</td> <td data-bbox="1574 464 1960 644">These sections describe Stafford Borough's unique character, its particular needs and challenges, and the range of policy influences affecting the Plan.</td> </tr> <tr> <td data-bbox="936 676 1133 826">Where do we want to be?</td> <td data-bbox="1160 676 1554 826">Chapter 5 Spatial Vision & Key Objectives</td> <td data-bbox="1574 676 1960 826">This section sets out what the Borough will be like in 2031, and the objectives for Stafford Stone and other areas of the Borough.</td> </tr> <tr> <td data-bbox="936 858 1133 1043">How will we get there?</td> <td data-bbox="1160 858 1554 1043">Chapter 6 Development Strategy Chapter 7 & 8 Stafford & Stone Chapter 9 – 13 Topic policies (Economy, Environment, Communities, Transport)</td> <td data-bbox="1574 858 1960 1043">These sections set out the Development Strategy and the policies which will be used to assess future planning applications.</td> </tr> <tr> <td data-bbox="936 1066 1133 1214">How will we know the Plan works?</td> <td data-bbox="1160 1066 1554 1214">Chapter 14 Local Monitoring & Review</td> <td data-bbox="1574 1066 1960 1214">This section summarises the methods by which the Plan will be monitored to ensure the objectives are being met.</td> </tr> </table> </div> <p>1.16 <u>The appendices provide more background detail on infrastructure delivery, set out standards for parking and open space, a glossary and monitoring information.</u></p>	Where are we now?	Chapter 2 Spatial Portrait Chapter 3 Policy Influences Chapter 4 Key Issues	These sections describe Stafford Borough's unique character, its particular needs and challenges, and the range of policy influences affecting the Plan.	Where do we want to be?	Chapter 5 Spatial Vision & Key Objectives	This section sets out what the Borough will be like in 2031, and the objectives for Stafford Stone and other areas of the Borough.	How will we get there?	Chapter 6 Development Strategy Chapter 7 & 8 Stafford & Stone Chapter 9 – 13 Topic policies (Economy, Environment, Communities, Transport)	These sections set out the Development Strategy and the policies which will be used to assess future planning applications.	How will we know the Plan works?	Chapter 14 Local Monitoring & Review	This section summarises the methods by which the Plan will be monitored to ensure the objectives are being met.
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Plan for Stafford Borough Schedule of Minor Modifications

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			<p><u>Use of the Plan for Stafford Borough</u></p> <p>1.17 <u>The components of this document are inter-related and need to be considered, and delivered, as a package. Individual policies and proposals should be seen as elements of an overall approach to the future spatial planning of Stafford Borough. This has one specific practical consequence, which relates to cross-referencing between policies and proposals. Where they are particularly important, key cross-references are identified within some policies. However, in general, not all linked policies are stated. Identifying all linked policies is not practically possible, because it is difficult to determine in advance which policies might be relevant. In addition, including detailed cross-references would not result in a concise and readable document. When considering any particular aspect of the Plan for Stafford Borough, it may also be necessary to consider the rest of the document. All policies apply wherever relevant, and whether or not a specific cross-reference has been made. This principle will apply to the Plan for Stafford Borough as a whole. All the relevant documents will need to be read together when considering a specific development proposal or issue.</u></p> <p><u>Further Information</u></p> <p>1.18 <u>For further information on the Plan for Stafford Borough, the Local Plan or any other planning policy enquiries, please contact the Forward Planning team using the details below:</u></p> <p><u>Forward Planning team</u> <u>Stafford Borough Council</u> <u>Civic Centre</u> <u>Riverside</u> <u>STAFFORD</u> <u>ST16 3AQ</u> <u>Telephone: 01785 619000</u> <u>Fax: 01785 619473</u> <u>E-mail: forwardplanning@staffordbc.gov.uk</u></p> <p><u>All documents are available on the Borough Council's web-site at www.staffordbc.gov.uk/forwardplans. If you require this document in an alternative format (e.g. large print) please contact the Forward Plans team using the detail above.</u></p>

Plan for Stafford Borough Schedule of Minor Modifications

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Chapter 2 – Spatial Portrait for Stafford Borough (Where are we now?)			
MiMOD3	Para 2.1	7	Amend wording of the third sentence to read as follows: 'It lies lies between the North Staffordshire conurbation, comprising of Stoke-on-Trent and Newcastle under Lyme, to the north and the Birmingham city region to the south.'
MiMOD4	Para 2.5	8	Delete the 3 rd sentence of the paragraph and the following text: In terms of empty homes less than 1.5% of the housing stock remains empty for more than 6 months.
MiMOD5	Para 2.8	8	Amend the third sentence of the paragraph to read as follows: 'By 2015 / 2016 2014 / 2015 the level of personnel is expected to have increased by around 1,100 together with their dependents following the relocation of troops from Germany.'
MiMOD6	Para 2.14	9	Amend the third sentence of the paragraph to read as follows: 'Parts of the rural landscape are nationally recognised through the designation of the Cannock Chase Area of Outstanding Natural Beauty (AONB) in the south east of the Borough. There are several areas of high landscape and nature conservation quality both within and adjoining the Borough. Part of Cannock Chase lies in the south-east of the Borough. Cannock Chase as a whole forms the largest area of lowland heathland in the West Midlands and is designated both for its landscape and natural conservation interest. Stafford Borough is also important...' Amend the last sentence of the paragraph to read as follows: 'These resources are major assets in terms of tourism, providing areas for recreation and wildlife habitats for species.'
MiMOD7	Para 2.17	9	Amend wording of the last sentence to read as follows: 'Stafford town is also served by the West Coast mainline, with a significant number of trains stopping at the market towns of Stafford and Stone, providing links to the major cities including London.'

Plan for Stafford Borough Schedule of Minor Modifications

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MiMOD8	Para 2.19	9	Amend heading to read as follows: Stafford (population 65,716 people – 2011 Census)
MiMOD9	Para 2.21	9	Amend wording of the first sentence to read as follows: 'As the county town of Staffordshire, Stafford has been the focus the focus for administrative and public buildings since the medieval period.' Add a space between “the” and “focus”
MiMOD10	Para 2.22	10	Amend heading to read as follows: Stone (population 16,385 people – 2011 Census)
MiMOD11	Para 2.25	10	Amend heading to read as follows: Rural Area (population 48,768 people – 2011 Census)
Chapter 3 – Policy Influences (National and Local)			
MiMOD12	Para 3.5	11	Amend wording of the first sentence to read as follows: 'At a national level, to ensure that local authorities fulfil the objectives of promoting and facilitating sustainable development, the Government published the National Planning Policy Framework in March 2012. , to replace the previous suite of Planning Policy Statements (PPSs) and Planning Policy Guidance (PPGs). The Government's National Planning Policy Framework (NPPF) sets out the presumption in favour of sustainable development delivered through.'
MiMOD13	Para 3.9	12	Amend the first sentence of the paragraph to read as follows: “A key cross border issue being addressed through joint working with other authorities and the Cannock Chase Area of Outstanding Natural Beauty (AONB) Partnership is on the Habitat Regulations Assessment Directive for the Cannock Chase Special Area of Conservation (SAC) within the AONB.”

Plan for Stafford Borough Schedule of Minor Modifications

Modification Number	Policy / paragraph	Page Number	Proposed change
MiMOD14	Para 3.11	12	<p>Delete existing paragraph and replace with wording to read as follows:</p> <p><u>“On 20th May 2013 the West Midlands Regional Spatial Strategy was formally revoked through the Regional Strategy for the West Midlands (Revocation) Order 2013. Nevertheless since 2008 the Plan for Stafford Borough has been prepared in the context of the West Midlands Regional Spatial Strategy, which has made an important contribution to shaping the new Local Plan. Through the West Midlands Regional Spatial Strategy process a significant body of evidence was developed which has had some relevant in the local context. However as the majority of this evidence was produced between 2006 and 2009 it is increasingly lacking in relevance as new information is published.”</u></p>
MiMOD15	Para 3.12	12	<p>Delete first sentence of paragraph and replace wording to read as follows:</p> <p><u>‘A number of cross-border relationships and issues have been highlighted through the West Midlands Regional Spatial Strategy process and subsequently progressed with neighbouring authorities and other key partners.</u> In addition, The West Midlands RSS evidence base highlighted ...”</p> <p>Delete third sentence and replace with the following wording:</p> <p>‘A study to assess the need and identify potential areas to accommodate a new Regional Logistics Site is subject to on-going work, and cross-border discussions with relevant planning authorities. <u>Stafford Borough Council will continue to co-operate with partners and relevant parties to ensure that further studies are completed in order that the issue of providing a Regional Logistic Site in the West Midlands Region is addressed.’</u></p>
Chapter 4 – Key Issues			
MiMOD16	Para 4.1 Key issues and challenges box	15	<p>Amend the fifth bullet point and the first sentence to read as follows:</p> <p>‘... in Stafford Borough through a greater risk of <u>droughts</u>, a greater risk of flooding and increase pressure on drainage systems ..’</p> <p>Adjust spacing in box to ensure space between 6th and 7th bullet point</p>

Plan for Stafford Borough Schedule of Minor Modifications

Modification Number	Policy / paragraph	Page Number	Proposed change
Chapter 5 – Spatial Vision and Key Objectives			
MiMOD17	Para 5.1 – Spatial Vision	17	Amend wording of criterion c to read as follows: “a range of housing types and tenures to meet the local needs of the Borough all communities and, <u>including for</u> the ageing population, including affordable housing and provision for gypsies and travellers;”
MiMOD18	Para 5.1 – Spatial Vision	17	Add the following new criterion i under the section ‘By 2031 Stafford Borough will have...’ to read as follows: <u>‘Delivered new development, where possible through the re-use of brownfield land and land not of high environmental value, in sustainable locations at Stafford, Stone and the Borough’s selected villages;’</u> Re-categorise all subsequent criteria.
MiMOD19	Para 5.1 – Spatial Vision	17	Add an additional criterion under existing criterion m. to read as follows: <u>‘Provided new green infrastructure / biodiversity enhancement schemes’</u> Re-categorise all subsequent criteria.
MiMOD20	Para 5.1 – Spatial Vision	17	Add an additional criterion under existing criterion p. to read as follows: <u>‘Provided new green infrastructure / biodiversity enhancement schemes’</u> Re-categorise all subsequent criteria.
MiMOD21	Spatial Vision – criterion q	17	Amend wording of existing criterion q to read as follows: ‘Delivered a range of new housing at <u>selected</u> villages to provide for <u>objectively assessed</u> local needs’ Re-categorise all subsequent criteria

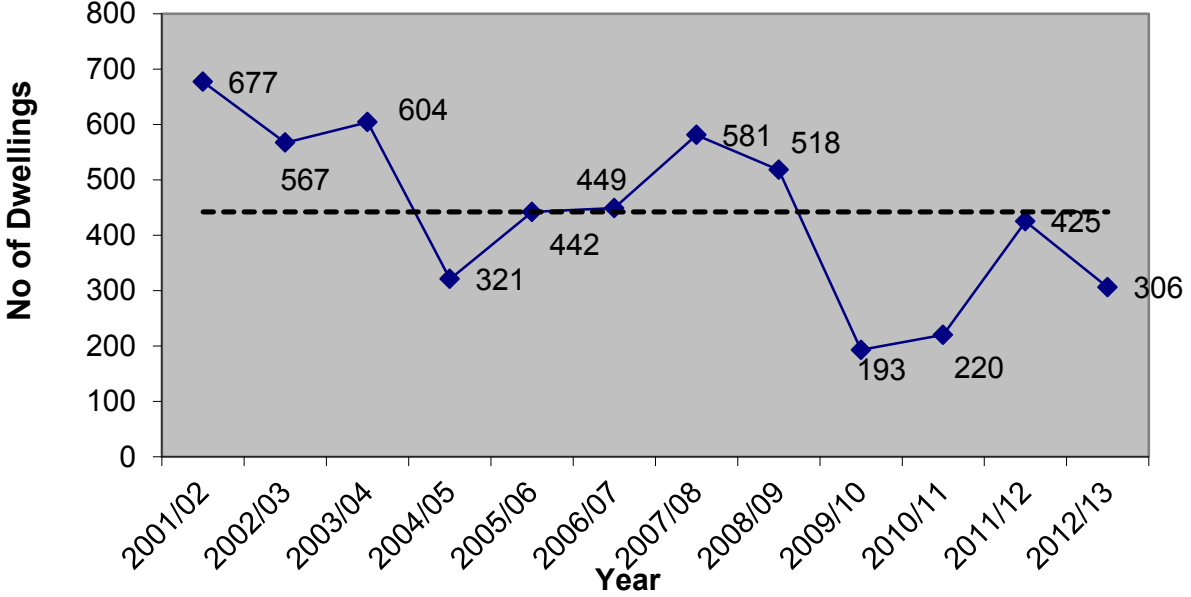
Plan for Stafford Borough Schedule of Minor Modifications

Modification Number	Policy / paragraph	Page Number	Proposed change
MiMOD22	Para 5.1 – Spatial Vision	17	Add an additional criterion under criterion q. to read as follows: <u>‘Avoided development in flood risk areas’</u> Re-categorise all subsequent criteria
MiMOD23	Para 5.2 – Key Objective 5	19	Amend wording to read as follows: ‘5. Provide new high quality employment land between 2011 - 2031 across a range of sites that mitigates <u>that mitigates</u> against adverse impacts, made available ...’ Add space between “that” and “mitigates”
MiMOD24	Para 5.2 - Key objective 17	19	Amend wording to read as follows: ‘17. Deliver new town centre developments mixed use town centre proposals to enhance Stone as a centre providing for retail, leisure, canal <u>and river</u> based <u>activities</u> , and community <u>facilities.</u> ’
MiMOD25	Para 5.2 – Key Objective 19	20	Amend wording to read as follows: ‘19. Safeguard and enhance the landscape setting through new green infrastructure provision, <u>avoided development in flood risk areas</u> and habitat creation including the role of the Trent Valley corridor ...’
Chapter 6 – Development Strategy			
MiMOD26	Para 6.4	23	Amend wording by deleting the fifth sentence of the paragraph as follows: ‘... The apportionment for Stafford Borough equals 5,602 over the Plan period 2001 – 2021, at an annual average rate of 280 new houses. No figures were set out for employment land provision either at a County or District level within the RSS. This new Local Plan must be in general conformity with the adopted West Midlands RSS. However, although never completed, revisions to the West Midlands <u>Regional Spatial Strategy</u> covering the period 2006 - 2026, which reached the Examination in Public stage, stated that the County Town of Stafford should be enhanced in order to provide services for local communities and act as a driver of economic growth, with at least 7,000 new homes suggested and a further 3,000 new homes to be built across the rest of the Borough area, including Stone, an annual average rate of 550. ...’

Plan for Stafford Borough Schedule of Minor Modifications

Modification Number	Policy / paragraph	Page Number	Proposed change
MiMOD27	Para 6.9	23	<p>Amend the wording to provide up-to-date housing information as at 31 March 2013, as set out below:</p> <p>'In terms of past completion rates, the table below sets out the number of new homes built each year in the Borough since 2001 1996, which equates to approximately 442 454 each year. Until 2012, for the previous couple of years this figure has reduced to around 200 per year due to the recession and difficulties in mortgage provision.</p> <p>Amend graph and table to reflect completions achieved to 31 March 2013, as below.</p>

Plan for Stafford Borough Schedule of Minor Modifications

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			<p align="center">Figure 1 - Yearly completions since 2001</p>  <table border="1" data-bbox="1064 1018 1870 1109"> <tr> <td>—◆—</td> <td>Actual Number of Dwellings Completed</td> </tr> <tr> <td>- - - -</td> <td>Average for plan period 2001 - 2013 (442 Dwellings)</td> </tr> </table> <table border="1" data-bbox="766 1174 1379 1385"> <thead> <tr> <th>Year</th> <th>Actual Number of Dwellings Completed</th> </tr> </thead> <tbody> <tr> <td>2001/02</td> <td>677</td> </tr> <tr> <td>2002/03</td> <td>567</td> </tr> <tr> <td>2003/04</td> <td>604</td> </tr> </tbody> </table>	—◆—	Actual Number of Dwellings Completed	- - - -	Average for plan period 2001 - 2013 (442 Dwellings)	Year	Actual Number of Dwellings Completed	2001/02	677	2002/03	567	2003/04	604
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2001/02	677														
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Plan for Stafford Borough Schedule of Minor Modifications

Modification Number	Policy / paragraph	Page Number	Proposed change		
			2004/05	321	
			2005/06	442	
			2006/07	449	
			2007/08	581	
			2008/09	518	
			2009/10	193	
			2010/11	220	
			2011/12	425	
			2012/13	306	
			Total	5303	
			Average	442	
MiMOD28	Para 6.10	24	<p>Amend the wording to provide up-to-date housing completions and commitments as at 31 March 2013, as set out below:</p> <p>'Stafford Borough had 306 425-housing completions in 2012/13-2011/2012, and as of 31st March 2013 2012-has given planning permission for 2,781 2,944-new houses to be built, which are yet to be completed. providing 6 years' supply based on 500 new homes per year. Furthermore evidence from the Strategic Housing Land Availability Assessment identifies a considerable additional supply of sites, which suggests that the availability of suitable sites will not be a constraint to whatever overall scale of housing is proposed.'</p>		
MiMOD29	Para 6.11	24	<p>Amend the wording at the end of the paragraph to provide up-to-date household projection figures, as set out below:</p> <p>'The latest 2008 household projections to 2033 showed an increase of 11,523 households, from 52,999 to 64,522 households who will be looking for houses in our area. This is an average of approximately 461 500 new houses per year over the period 2008 to 2033. However the 2011 interim household projections covering the period 2011 to 2021 identify an increase from 55,706 in 2011 to 59,874 in 2021, which is an average of approximately 417 new houses per year.</p>		
MiMOD30	Para 6.17	25	<p>Amend graph and table to reflect completions achieved to 31 March 2013, asset out below:</p>		

Plan for Stafford Borough Schedule of Minor Modifications

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			<p align="center">Total Employment Land Developed 2001-2013</p> <table border="1"> <caption>Data for Total Employment Land Developed 2001-2013</caption> <thead> <tr> <th>Year</th> <th>Total Employment Land Developed (ha)</th> <th>Average Delivery since 2001 (ha)</th> </tr> </thead> <tbody> <tr><td>2001/2002</td><td>2.0</td><td>8.97</td></tr> <tr><td>2002/2003</td><td>25.0</td><td>8.97</td></tr> <tr><td>2003/2004</td><td>5.0</td><td>8.97</td></tr> <tr><td>2004/2005</td><td>4.0</td><td>8.97</td></tr> <tr><td>2005/2006</td><td>0.0</td><td>8.97</td></tr> <tr><td>2006/2007</td><td>26.0</td><td>8.97</td></tr> <tr><td>2007/2008</td><td>10.0</td><td>8.97</td></tr> <tr><td>2008/2009</td><td>3.0</td><td>8.97</td></tr> <tr><td>2009/2010</td><td>2.5</td><td>8.97</td></tr> <tr><td>2010/2011</td><td>4.0</td><td>8.97</td></tr> <tr><td>2011/2012</td><td>8.97</td><td>8.97</td></tr> <tr><td>2012/2013</td><td>10.0</td><td>8.97</td></tr> </tbody> </table> <p align="center"> ◆ Total Employment Land Developed — Average Delivery since 2001 </p>	Year	Total Employment Land Developed (ha)	Average Delivery since 2001 (ha)	2001/2002	2.0	8.97	2002/2003	25.0	8.97	2003/2004	5.0	8.97	2004/2005	4.0	8.97	2005/2006	0.0	8.97	2006/2007	26.0	8.97	2007/2008	10.0	8.97	2008/2009	3.0	8.97	2009/2010	2.5	8.97	2010/2011	4.0	8.97	2011/2012	8.97	8.97	2012/2013	10.0	8.97
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2012/2013	10.0	8.97																																								

Plan for Stafford Borough Schedule of Minor Modifications

Modification Number	Policy / paragraph	Page Number	Proposed change	
			Year	Total Employment Land Developed
			2001/2002	1.9
			2002/2003	24.74
			2003/2004	4.9
			2004/2005	3.82
			2005/2006	0.21
			2006/2007	26.06
			2007/2008	9.96
			2008/2009	2.85
			2009/2010	2.5
			2010/2011	3.98
			2011/2012	9.72
			2012/2013	9.89
			Average	8.97
MiMOD31	Spatial Principle 4	28	Amend the fourth bullet point to read as follows: 'Rest of Rural Borough Area 8%'	
MiMOD32	Para 6.43	29	Amend wording in the third bullet point to read as follows: Rural area Remainder of Borough	
MiMOD33	Para 6.52	30	Amend wording of the first sentence to read as follows: 'As part of the Plan's Stafford Borough Local Development Framework's evidence base, a Strategic Housing Land Availability Assessment (SHLAA) was produced in January 2009 and subsequently updated in January 2010, June 2011 and June 2012, December 2012 and August 2013. '	

Plan for Stafford Borough Schedule of Minor Modifications

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MiMOD34	Para 6.54	30 & 31	<p>Amend table to reflect housing completions as at 31 March 2013, as set out below:</p> <table border="1" data-bbox="750 319 1982 1023"> <thead> <tr> <th colspan="2" data-bbox="750 319 1982 355">Housing Provision</th> </tr> </thead> <tbody> <tr> <td data-bbox="750 355 1368 392">Housing Requirement for Stafford Borough</td> <td data-bbox="1368 355 1982 392">10,000</td> </tr> <tr> <td data-bbox="750 392 1368 429">Housing Completions 1/4/2011 - 31/3/2013</td> <td data-bbox="1368 392 1982 429">731</td> </tr> <tr> <th colspan="2" data-bbox="750 429 1982 466">Potential Number of New Homes- Sustainable Settlement Hierarchy</th> </tr> <tr> <td data-bbox="750 466 1368 502">Stafford Town Total requirement</td> <td data-bbox="1368 466 1982 502">7,200</td> </tr> <tr> <td data-bbox="750 502 1368 539">Completions 1/4/2011 - 31/3/2013</td> <td data-bbox="1368 502 1982 539">262</td> </tr> <tr> <td data-bbox="750 539 1368 576">Commitments at 31/03/2013</td> <td data-bbox="1368 539 1982 576">1,505</td> </tr> <tr> <td data-bbox="750 576 1368 612">New Provision</td> <td data-bbox="1368 576 1982 612">5,433</td> </tr> <tr> <td data-bbox="750 612 1368 649">Stone Town Total requirement</td> <td data-bbox="1368 612 1982 649">800</td> </tr> <tr> <td data-bbox="750 649 1368 686">Completions 1/4/2011 - 31/3/2013</td> <td data-bbox="1368 649 1982 686">109</td> </tr> <tr> <td data-bbox="750 686 1368 722">Commitments at 31/03/2013</td> <td data-bbox="1368 686 1982 722">291</td> </tr> <tr> <td data-bbox="750 722 1368 759">New Provision</td> <td data-bbox="1368 722 1982 759">401</td> </tr> <tr> <td data-bbox="750 759 1368 796">Key Service Village Total requirement</td> <td data-bbox="1368 759 1982 796">1,200</td> </tr> <tr> <td data-bbox="750 796 1368 833">Completions 1/4/2011 - 31/3/2013</td> <td data-bbox="1368 796 1982 833">134</td> </tr> <tr> <td data-bbox="750 833 1368 869">Commitments at 31/03/2013</td> <td data-bbox="1368 833 1982 869">529</td> </tr> <tr> <td data-bbox="750 869 1368 906">New Provision</td> <td data-bbox="1368 869 1982 906">537</td> </tr> <tr> <td data-bbox="750 906 1368 943">Rest of Borough Area Total requirement</td> <td data-bbox="1368 906 1982 943">800</td> </tr> <tr> <td data-bbox="750 943 1368 979">Completions 1/4/2011 - 31/3/2013</td> <td data-bbox="1368 943 1982 979">226</td> </tr> <tr> <td data-bbox="750 979 1368 1016">Commitments at 31/03/2013</td> <td data-bbox="1368 979 1982 1016">358</td> </tr> <tr> <td data-bbox="750 1016 1368 1023">New Provision</td> <td data-bbox="1368 1016 1982 1023">216</td> </tr> </tbody> </table>	Housing Provision		Housing Requirement for Stafford Borough	10,000	Housing Completions 1/4/2011 - 31/3/2013	731	Potential Number of New Homes- Sustainable Settlement Hierarchy		Stafford Town Total requirement	7,200	Completions 1/4/2011 - 31/3/2013	262	Commitments at 31/03/2013	1,505	New Provision	5,433	Stone Town Total requirement	800	Completions 1/4/2011 - 31/3/2013	109	Commitments at 31/03/2013	291	New Provision	401	Key Service Village Total requirement	1,200	Completions 1/4/2011 - 31/3/2013	134	Commitments at 31/03/2013	529	New Provision	537	Rest of Borough Area Total requirement	800	Completions 1/4/2011 - 31/3/2013	226	Commitments at 31/03/2013	358	New Provision	216
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MiMOD35	Para 6.58	31	<p>Amend wording of the third sentence to the end of the paragraph to read as follows:</p> <p>'To ensure there is sufficient flexibility included in future provision; additional capacity has been identified at the Strategic Development Locations, with further provision provided at Stafford town to enable a portfolio of sites. This is demonstrated by an additional 20 hectares of headroom at Stafford town over and above current commitments and identified new site provision, 2 hectares of headroom at Stone, and 3.5 hectares of headroom across other Borough areas. Delivery of extra provision will be guided by the criteria set out in Spatial Principle 7.'</p>																																								
MiMOD36	Para 6.59	32	<p>Amend table to reflect employment completions as at 31 March 2013, as set out below:</p>																																								

Plan for Stafford Borough Schedule of Minor Modifications

Modification Number	Policy / paragraph	Page Number	Proposed change																						
			<table border="1"> <tr> <td>Employment Provision (hectares)</td> <td>160</td> </tr> <tr> <td>Employment Completions 1/4/2011 - 31/3/2013</td> <td>1.68</td> </tr> <tr> <td>Stafford Town Total requirement</td> <td>90</td> </tr> <tr> <td>Commitments at 31/03/2013</td> <td>61.74</td> </tr> <tr> <td>New Provision</td> <td>28.26</td> </tr> <tr> <td>Stone Town Total requirement</td> <td>20</td> </tr> <tr> <td>Commitments at 31/03/2013</td> <td>0</td> </tr> <tr> <td>New Provision</td> <td>48 20</td> </tr> <tr> <td>Rest of Borough Area Total requirement</td> <td>50</td> </tr> <tr> <td>Commitments at 31/03/2013</td> <td>37.20</td> </tr> <tr> <td>New Provision</td> <td>12.8</td> </tr> </table>	Employment Provision (hectares)	160	Employment Completions 1/4/2011 - 31/3/2013	1.68	Stafford Town Total requirement	90	Commitments at 31/03/2013	61.74	New Provision	28.26	Stone Town Total requirement	20	Commitments at 31/03/2013	0	New Provision	48 20	Rest of Borough Area Total requirement	50	Commitments at 31/03/2013	37.20	New Provision	12.8
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MiMOD37	Para 6.66	34	<p>Amend wording to read as follows:</p> <p>'In due course, it is intended that development allocations for specific sites will be identified within the Settlement Boundaries (and the Boundaries themselves) through the Neighbourhood Planning process, or through the preparation of the Site-specific Policies and Allocations document <u>a Site Allocations Development Plan Document.</u></p>																						
MiMOD38	Para 6.67 – new	33	<p>Insert the following new paragraph to read as follows:</p> <p><u>'In addition to the above, new development proposals should not lead to the sterilisation of significant mineral resources, or compromise the continued operation or expansion of any existing waste management facilities as defined in the Minerals and Waste Local Plans prepared by the Mineral and Waste Planning Authority. In due course the Policies Map will be updated with relevant Local Plan allocations and designations.'</u></p>																						
Chapter 7 – Stafford																									
MiMOD39	Policy Stafford 1	39	<p>Amend the wording of criteria vii. Within the Stafford Town Centre section to read as follows:</p> <p><u>"B1 (a) office development should only be permitted on employment sites outside the town centres if it can be proved, through a sequential assessment, that proposed development cannot be located within the town centre or edge of centre sites."</u></p>																						

Plan for Stafford Borough Schedule of Minor Modifications

Modification Number	Policy / paragraph	Page Number	Proposed change
			<p>Delete the following text in criteria vii</p> <p>'The use of employment sites for employment purposes other than B1 (b & c) excluding offices (B1a), B2 and B8 will not be permitted unless it can be proved that the proposed use cannot be located within Stafford town centre.'</p>
MiMOD40	Policy Stafford 1	40	<p>Amend wording under the Infrastructure section to read as follows:</p> <p>'Increasing and improving the provision of open space, sport and recreation facilities through new green infrastructure and by addressing specific qualitative and quantitative quality deficiencies. New development will provide support the provision of the following, through Policy I1 and Policies Stafford 2 – 4:</p> <ul style="list-style-type: none"> - New indoor swimming pool wet-side capacity - New indoor multi-use and specialist facilities ...”
MiMOD41	Para 7.16		<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 (January 2011), updated in May 2013 through the Stafford and Stone Town Centre Retail Capacity report 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 a need for further retail floorspace within the Borough. Furthermore there remains capacity for new convenience goods floorspace in Stafford in the medium to long term, after taking into account recent retail developments. The study found that future capacity for comparison (non-food) goods will be met through existing permissions in the short term, predominantly through the consented Riverside redevelopment, but capacity is expected to increase in the longer term. -an immediate convenience goods expenditure capacity within the Borough of £14.26m and forecast to rise to £33.95m by 2015, to £45.86m by 2021 and £56.68m by 2026.</p> <p>Delete rest of paragraph</p>

Plan for Stafford Borough Schedule of Minor Modifications

Modification Number	Policy / paragraph	Page Number	Proposed change
MiMOD42	Para 7.21	44	<p>Delete the existing paragraph and replace with the following new paragraph as set out below:</p> <p>A key consideration in terms of new housing development in Stafford is alleviation of foul water flows through the current sewerage system, which reaches capacity during storm events due to the combination of foul water and surface water run off within the existing system. Severn Trent Water has concerns about new development impacting on the Lammascote pumping station, which is currently operating close to capacity. The issue is particularly evident between the main sewerage pumping station at Lammascote and the Branscote sewage treatment works east of Stafford, which are connected with a rising main pipe. To solve this issue, Severn Trent Water advise that prior to major residential development north of Stafford it will be necessary to increase the storage capacity within the sewerage system. This significant infrastructure provision will be delivered using new over-sized pipes and new storage of foul water at specific locations within the network.</p> <p><u>'A key consideration in terms of new housing development in Stafford is the provision of additional foul sewerage capacity to accommodate new development flows. Large parts of the Stafford sewerage system were originally designed to accept both foul and storm water in the same pipe, and during heavy rainfall the capacity in parts of the sewerage system can be exceeded resulting in localised sewer flooding. To ensure the additional development flows do not increase flood risk, it is envisaged that some localised sewer capacity improvements will be required to provide additional capacity to coincide with development construction. In addition to localised capacity improvements, further strategic capacity improvements will be required at Lammascote sewage pumping station, which pumps the majority of sewage flows from the north, west and city centre direct to Brancote sewage treatment works. Severn Trent have advised that whilst there is some limited capacity at Lammascote there will need to be more extensive sewerage capacity improvements to accommodate medium to long term development. More detailed hydraulic sewer modelling is currently ongoing to identify the scope of sewerage improvement work to meet the new housing development being allocated across Stafford.'</u></p>
MiMOD43	Para 7.22	44	<p>Amend the wording in the paragraph to read as follows:</p> <p>'The clean water supply to Stafford is provided by a number of boreholes and three storage reservoirs located north, south east and south west of the town. The current network has spare capacity to the north of Stafford from the Peasley Bank Storage Reservoir. No distribution network reinforcement is required to support the growth in Stafford town, however some areas of the town will need to have the water supply allocated to Peasley Bank service reservoir in the north from Butterhill Service Reservoir in the south west.', but issues remain concerning the overall resource capacity of supplies from boreholes. Reinforcement work will be necessary to the west of the town via the Peasley Bank reservoir, taking the form of a new 300 mm pipe.</p>

Plan for Stafford Borough Schedule of Minor Modifications

Modification Number	Policy / paragraph	Page Number	Proposed change
MiMOD44	Policy Stafford 2	46	Amend criterion iv under the Environment heading to read as follows: 'A comprehensive drainage and flood management scheme will be delivered to enable development of the Strategic Development Location which will include measures to alleviate flooding downstream and improve surface water management on the Marston Brook and Sandyford Brook;'
MiMOD45	Policy Stafford 3	51	Amend criterion vii under the Environment heading to read as follows: 'A comprehensive drainage and flood management scheme will be delivered to enable implement development of the Strategic Development Location which will include measures to alleviate flooding downstream and improve surface water management on Doxey Brook and tributaries to the River Sow;'
MiMOD46	Policy Stafford 3	51	Amend criterion xii under the Environment heading to read as follows: '... tree lines, drainage ditches, archaeological remains, culverted watercourses traversing the site and Public Rights of Way ...'
MiMOD47	Para 7.29	52	Amend wording in the third sentence to read as follows: '... to address the recreational impacts of the new development and the component of the site that floods. '
MiMOD48	Policy Stafford 4	56	Amend criterion viii under the Environment heading to read as follows: 'A comprehensive drainage and flood management scheme will be delivered to enable implement development of the Strategic Development Location which will includeing include measures to alleviate flooding downstream and improve surface water management on the River Sow'
MiMOD49	Policy Stafford 4	57	Amend the wording of criterion xx in the Infrastructure section to read as follows: 'Potable Water - Parts of Stafford town will require reallocation to Peasley Bank Service Reservoir from Butterhill Service Reservoir ' reinforcement works for the water supply
MiMOD50	Para 7.35	58	Align second bullet point to match the other bullet points.

Plan for Stafford Borough Schedule of Minor Modifications

Modification Number	Policy / paragraph	Page Number	Proposed change
Chapter 8 – Stone			
MiMOD51	Policy Stone 1 – Stone Town	63	<p>Within the Stone Town Centre section insert the following paragraph under the criteria list to read as follows:</p> <p><u>‘B1 (a) office development should only be permitted on employment sites outside the town centres if it can be proved, through a sequential assessment, that proposed development cannot be located within the town centre or edge of centre sites.’</u></p> <p>Delete the following paragraph</p> <p>The use of employment sites for employment purposes other than B1 (b & c) excluding offices (B1a), B2 and B8 will not be permitted unless it can be proved that the proposed use cannot be located within Stone town centre.</p>
MiMOD52	Para 8.8	65	<p>Amend the wording of the third sentence to read as follows:</p> <p><u>‘No new development should take place on low-lying land adjacent to the River Trent due to water resource and flood risk implications.’</u></p>
MiMOD53	Para 8.11	66	<p>Amend wording of the first sentence to read as follows:</p> <p>‘The National Planning Policy Framework requires Development Plans to define the extent of town centres and primary shopping areas, based on ...’</p>
MiMOD54	Para 8.13	67	<p>Amend the wording of the paragraph to read as follows:</p> <p><u>‘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 (January 2011), updated in May 2013 through the Stafford and Stone Town Centre Retail Capacity report, 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 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</u></p>

Plan for Stafford Borough Schedule of Minor Modifications

Modification Number	Policy / paragraph	Page Number	Proposed change
			<p>absorbed in Stone town centre, based on the existing market share being retained. 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>
MiMOD55	Para 8.16	67	Reduce spacing after full stops to match other paragraphs.
MiMOD56	Para 8.19	68	<p>Delete the existing paragraph and replace with the following new paragraph as set out below:</p> <p>Stone town centre has benefited from schemes to improve surface water run off and separation of foul water. An important consideration in terms of new residential development at Stone will be impacts on the current sewerage system, which reaches capacity during storm events due to the combination of foul water and surface water run off within the existing system. New development to the west of Stone will be required to increase storage capacity at Westbridge Park.</p> <p><u>“An important consideration in terms of new residential development at Stone will be the potential impact of additional foul water flows on the current sewerage system. During times of heavy rainfall the capacity in parts of the sewerage system can be exceeded resulting in localised sewer flooding. Depending on the location of development addition sewerage capacity may be required to reduce flood risk. New development to the west of Stone will drain via an existing sewage pumping station at Westbridge Park where capacity assessments will be required to determine whether capacity are required. Any capacity improvements will need to coincide with development construction.”</u></p>
MiMOD57	Para 8.20	68	<p>Add the following sentence to the end of the paragraph as set out below:</p> <p><u>'Off site reinforcement will be required to secure levels of service to Stone. Current proposals are to reinforce the trunk main network in Stone. It is planned that this is constructed by 2016'</u></p>
MiMOD58	Policy Stone 2	69	<p>Amend the text of criterion xiv in the Infrastructure section as follows:</p> <p>'Potable water reinforcement of water supply required <u>to the trunk main system in Stone'</u></p>

Plan for Stafford Borough Schedule of Minor Modifications

Modification Number	Policy / paragraph	Page Number	Proposed change
Chapter 9 – Economy			
MiMOD59	Para 9.11	77	<p>Delete the fifth sentence of the paragraph and amend the sixth sentence to read as follows:</p> <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 still 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>
MiMOD60	Para 9.13	77	<p>Amend the wording of the paragraph to read as follows:</p> <p>‘The Recognised Industrial Estates (RIEs) are listed in the following Policy. and identified on the Proposals Map, whilst also being shown on the Key Diagram. The formal boundaries of the Recognised Industrial Estates will be reviewed through the Site-specific Policies and Allocations document Site Allocations Development Plan Document, with the exception of Ladfordfields and Raleigh Hall RIEs, for which specific proposals are advanced in this document.’</p>
MiMOD61	Policy E4	78	<p>Amend the wording of criterion i. to read as follows:</p> <p>‘Development is of a design and layout that reduces minimises or appropriately mitigates impacts on the surrounding area and landscape;’</p> <p>Amend the wording of criterion v. to read as follows:</p> <p>‘An access, transport and travel plan strategy, which shall identify access points to the site, and between the site and the local highway network as well as links to the existing settlement. It shall also identify construction access arrangements that do not disrupt existing residents, and improvements to transport capacity along the A519 at Raleigh Hall and along the B5404 at Ladfordfields, as well as deliver local transport network measures.’</p> <p>Amend the wording of criterion vii to read as follows:</p>

Plan for Stafford Borough Schedule of Minor Modifications

Modification Number	Policy / paragraph	Page Number	Proposed change
			'Safeguard avoiding the main water pipe running through the Ladfordfields site and reinforcement of the water supply required at Raleigh Hall.
MiMOD62	Para 9.18	79	Amend the wording of the first bullet point to read as follows: 'Water Main running through the Ladfordfields site <u>may require diversion to a new route</u> ' Main water pipe and reinforcement of the water supply required at Raleigh Hall in order to ensure the development can be achieved
MiMOD63	Para 9.26	80	Amend wording of the last sentence to read as follows: '... Shugborough Park estate, Trentham <u>Estate and</u> Gardens, the Monkey Forest ...'
MiMOD64	Para 9.27	81	Amend wording of the last sentence to read as follows: '... Shugborough Park estate, Trentham <u>Estate and</u> Gardens, the Monkey Forest ...'
MiMOD65	Para 9.30	82	Amend wording of the last sentence to read as follows: "The boundaries of <u>the Stafford and Stone primary and secondary frontages</u> , Eccleshall Local Centre and the village and neighbourhood shops will be defined in the Site-& Allocations DPD which will be prepared."
MiMOD66	Policy E8	82	Amend wording of the fourth bullet point linked to the first paragraph, 'Village and Neighbourhood Shops' to read as follows: 'Village and Neighbourhood Shops - outside the hierarchy of Town and Local Centres, these serve their immediate locality. These are identified at Barlaston, Eccleshall, Gnosall, Great and Little Haywood, Hixon, Tittensor, Weston, Woodseaves, Yarnfield, Stafford Neighbourhood Centres at Baswich, Holmcroft, Parkside, Rising Brook, Wildwood and Weston Road, and Stone Local Centre at Walton. <u>Such facilities will also be supported at Strategic Development Locations to meet local needs.</u> '
MiMOD67	Para 9.31	83	Amend wording of the third sentence to read as follows: 'A sequential test should be applied for planning applications to ensure main town centre uses are located in town centres as well as an impact assessment of developments over 2,500 square metres <u>over the</u>

Plan for Stafford Borough Schedule of Minor Modifications

Modification Number	Policy / paragraph	Page Number	Proposed change
			<u>thresholds identified in Policy E8 criterion d., which are based on the evidence provided in the Stafford and Stone Retail Capacity Assessment - Update (2013).'</u>
MiMOD68	Para 9.32	83	Amend the wording of the third sentence to read as follows: 'Community facilities provide for the health and well being , welfare, social, educational, spiritual, recreational, leisure and cultural needs of the community.'
Chapter 10 – Transport			
MiMOD69	Policy T1	86	Amend wording of criterion b to read as follows: 'b. Requiring new developments to produce Transport Assessments and Travel Plan, where appropriate , including maximising the use consideration of public transport ...'
MiMOD70	Para 10.5	87	Amend wording of the second sentence to read as follows: 'With the scale of development that is proposed in the Plan for Stafford Borough, including the Western Access Improvements scheme, the Northern Access Improvements and the Eastern Access Improvements Distributor Road at Stafford...'
MiMOD71	Para 10.5	87	Delete the last sentence and insert the additional text as set out below: <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 protected as the preferred option, as identified on the Policies Map Stafford Inset, until further assessment work is completed and a cost effective scheme can be designed.'</u> Staffordshire County Council currently identifies a number of protected routes within Stafford Borough as shown on the Policies Map.

Plan for Stafford Borough Schedule of Minor Modifications

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MiMOD72	Para 10.6	87	<p>Add the following sentence to the end of the paragraph:</p> <p><u>'New development should be sustainable and be able to demonstrate that any impact on the network can be sufficiently accommodated, as demonstrated by evidence based testing'</u></p>																		
Chapter 11 – Communities																					
MiMOD73	Policy C1	90	<p>Amend the wording of criterion 2 to read as follows:</p> <p>'2. Housing developments will be required to provide a mix of dwelling types on site. However, the final mix will be determined in line with <u>local needs</u>, Government policy and linked to design issues.'</p>																		
MiMOD74	Policy C2	90	<p>Amend the wording of the first two paragraphs to read as follows:</p> <p><u>'Residential proposals must provide affordable housing on development sites according to the thresholds set out below:</u></p> <table border="1" data-bbox="898 882 1879 1169"> <thead> <tr> <th></th> <th><u>3 dwellings or more</u></th> <th><u>12 dwellings or more</u></th> </tr> </thead> <tbody> <tr> <td><u>Stafford</u></td> <td><u>n/a</u></td> <td><u>30%</u></td> </tr> <tr> <td><u>Stone</u></td> <td><u>n/a</u></td> <td><u>40%</u></td> </tr> <tr> <td><u>Eccleshall, Gnosall, Woodseaves, Barlaston, Tittensor and Yarnfield</u></td> <td><u>n/a</u></td> <td><u>40%</u></td> </tr> <tr> <td><u>Hixon, Great Haywood, Little Haywood, Haughton, Weston</u></td> <td><u>n/a</u></td> <td><u>30%</u></td> </tr> <tr> <td><u>Rest of Borough Area</u></td> <td><u>30%</u></td> <td><u>30%</u></td> </tr> </tbody> </table> <p><u>Developers will be expected to provide an independent economic viability assessment if a lower figure is being advocated. Affordable housing must be made available for people on lower incomes, who are unable to afford housing at the prevailing market price or who need to live within the area.'</u></p> <p>At Stone, Eccleshall, Gnosall, Woodseaves, Barlaston, Tittensor and Yarnfield a target proportion of 40% affordable housing must be provided on sites greater than the thresholds defined below. In Stafford town</p>		<u>3 dwellings or more</u>	<u>12 dwellings or more</u>	<u>Stafford</u>	<u>n/a</u>	<u>30%</u>	<u>Stone</u>	<u>n/a</u>	<u>40%</u>	<u>Eccleshall, Gnosall, Woodseaves, Barlaston, Tittensor and Yarnfield</u>	<u>n/a</u>	<u>40%</u>	<u>Hixon, Great Haywood, Little Haywood, Haughton, Weston</u>	<u>n/a</u>	<u>30%</u>	<u>Rest of Borough Area</u>	<u>30%</u>	<u>30%</u>
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Plan for Stafford Borough Schedule of Minor Modifications

Modification Number	Policy / paragraph	Page Number	Proposed change
			<p>and all other areas of the Borough a target proportion of 30% affordable housing must be provided on sites greater than the thresholds defined below. Developers will be expected to provide an independent economic viability assessment if a lower figure is being advocated. Affordable housing must be made available for people on lower incomes, unable to afford housing at the prevailing market price or who need to live within the area.</p> <p>The following site thresholds will be applied to deliver affordable housing targets:</p> <p>a) In Stafford, Stone and Key Service Villages identified in SP3 all sites of over 0.4 hectares or capable of accommodating 12 dwellings or more;</p> <p>b) In all other settlements, including the rural area outside settlements, all sites of greater than 0.1 hectares or capable of accommodating 3 dwellings or more.</p>
MiMOD75	Para 11.13	93	<p>Amend wording of the first sentence to read as follows:</p> <p>'There is currently an identified need for 1,331 954 (net) Extra Care Units in Stafford Borough up until 2030, as evidenced in the Staffordshire Flexi-care Housing Strategy.'</p>
MiMOD76	Policy C3	92	<p>Amend the wording of criterion b to read as follows:</p> <p>'b. Ensuring that any new developments are located in accordance with Spatial Principle SP7 at a settlement within the settlement hierarchy, in a sustainable location close to services and facilities, are self contained, and are accessible by both public and private transport. New development should make adequate provision for off-street car parking within any development scheme;'</p>
MiMOD77	Para 11.17	95	<p>Amend wording of the first sentence to read as follows:</p> <p>"Policy C5 relates to residential development proposals (excluding gypsy and traveller pitches) outside of the settlement hierarchy..."</p>
MiMOD78	Policy C7	97	<p>Amend the second and third sentence of the second paragraph to read as follows:</p> <p>"Only in exceptional circumstances will an off site contribution on another site provided by the developer be accepted to develop on another site, where it is proven that on site provision is not feasible or unviable. Where the developer provides evidence, which demonstrates that neither on-site nor off-site provision of open space, sport & recreation facilities is appropriate a financial contribution, commuted sum based on a</p>

Plan for Stafford Borough Schedule of Minor Modifications

Modification Number	Policy / paragraph	Page Number	Proposed change
			calculation from the Local Standards may be considered.'
MiMOD79	Para 11.22	97	<p>Amend wording of the fourth sentence and associated 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 <u>strategic projects</u> improvements, with further details to be provided through a new Open Space, Sport & Recreation Supplementary Planning Document:</p> <ul style="list-style-type: none"> • <u>New strategic green infrastructure</u> • <u>A "core path" network of walking and cycling routes</u> • <u>An enhanced network of artificial turf pitches</u> • <u>Improved indoor sports provision</u> • <u>Destination play areas</u> • <u>Destination teenage areas.</u>
MiMOD80	Para 11.23	97	<p>Insert a new second sentence and amend the third sentence to read as follows:</p> <p>'As part of the new Local Plan's evidence base an Assessment and Open Space, Sport and Recreation Strategy has been prepared identifying deficiencies in quality and quantity. <u>The evidence base was updated in June 2013 by the Green Infrastructure, Greenspace and Sport and Recreation Provision Strategy.</u> To address deficiencies in open space, sport and recreation provision arising from new development, the Council will seek financial contributions to deliver the standards set out in <u>Appendix G</u> the Assessment. including 34m2 per person for outdoor public open space with funds to establish the facility of adequate size and quality. Furthermore there are also detailed provision standards set out for new development within Natural England's Accessible Natural Greenspace Standards, which includes Woodland Access Standards.'</p>
Chapter 12 – Environment			
MiMOD81	Policy N1	99	<p>Amend wording of criterion c to read as follows:</p> <p>'c. ... the twelve <u>Building for Life</u> questions has been optimally addressed, or conversely why it <u>is</u> not practical or appropriate to do so.'</p>

Plan for Stafford Borough Schedule of Minor Modifications

Modification Number	Policy / paragraph	Page Number	Proposed change
MiMOD82	Policy N1	100	<p>Add a new criterion under the 'Space' heading of the Policy to read as follows:</p> <p><u>'n. Where appropriate development should ensure that there is space for water within the development layout to facilitate the implementation of Sustainable Drainage Systems (SuDs)'</u></p> <p>Re-categorize remaining criteria.</p>
MiMOD83	Para 12.3	100	<p>Amend wording of the last sentence to read as follows:</p> <p>'It will also greatly contribute to reducing Stafford Borough's carbon footprint and contribute towards the Council's aim of a zero carbon environment. by 2016'</p>
MiMOD84	Para 12.9	101	Delete paragraph
MiMOD85	Para 12.10	101	Delete paragraph
MiMOD86	Para 12.17	103	<p>Amend wording of the second sentence to read as follows:</p> <p>'The Council is committed to the principle that all new development should contributes substantially to reducing carbon emissions and the impacts of new development on climate change. To achieve this, new housing developments will be required to achieve a zero carbon standard in line with Government policy provide a Code for Sustainable Homes Certificate, which assesses the sustainability of newly completed developments across nine design code categories. For non residential development the Building Research Establishment (BRE) has developed an environmental assessment method (BREEAM) for commercial buildings that addresses a wide range of environmental and sustainability issues, awarding credits linked to a star rating.'</p>
MiMOD87	Policy N2	101	<p>Amend wording of bullet point 1 under the 'Sustainable Drainage' heading to read as follows:</p> <p>'Discharge clean roof water to ground via infiltration techniques such as soakaways, unless demonstrated by an infiltration test that due to ground conditions or underlying contamination, this is not possible;'</p>
MiMOD88	Policy N2	101	<p>Under the 'Sustainable Drainage' heading amend the wording of the second sentence of the second paragraph to read as follows:</p> <p>'Groundwater resources and surface standing water bodies will be ...'</p>

Plan for Stafford Borough Schedule of Minor Modifications

Modification Number	Policy / paragraph	Page Number	Proposed change
MiMOD89	Para 12.14	102	Amend wording of the second sentence to read as follows: 'Existing policy direction is provided by The UK Sustainable Development Strategy, 2005 and the Planning and Energy Act, 2008 as well as recently introduced National Planning Policy Statements (NPS).'
MiMOD90	Policy N3	103	Amend the wording of criterion c to read as follows: 'The technology does not affect the integrity of the <u>water environment, or</u> locally, nationally and internationally designated sites.'
MiMOD91	Para 12.22	104	Amend wording at the fifth sentence to read as follows: ' <u>Map 13</u> The map illustrates the physical opportunities for renewable ...' Insert the following heading above the map on page 105 and amend Contents Page to include a list of maps including the following: ' <u>Map 13 – Renewable Energy Opportunities in Stafford Borough</u> '
MiMOD92	Para 12.25	106	Amend wording of the fifth sentence to read as follows: 'At a more local level, LNRs (Local Nature Reserves) in addition to SBIs (Sites of Biological Importance) <u>and</u> BASs (Biodiversity Alert Sites) make a valuable contribution to biodiversity <u>alongside Local Geological Sites</u> RIGS (Regionally Important Geological Sites). '
MiMOD93	Para 12.27	106	Add the following sentence at the end of the paragraph to read as follows: ' <u>This is further reiterated in the NPPF para 117, which indicates that Local Authorities should promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and identify suitable indicators for monitoring biodiversity in the plan.</u> '

Plan for Stafford Borough Schedule of Minor Modifications

Modification Number	Policy / paragraph	Page Number	Proposed change
MiMOD94	Policy N4	107	Amend wording of criterion a to read as follows: 'a. Implementation of the Staffordshire Biodiversity Action Plan, <u>the Stafford Borough Green Infrastructure Strategy</u> and guidance including'
MiMOD95	Para 12.37	109	Amend wording of the first sentence to read as follows: 'The Habitats Regulations Assessment (also known as Appropriate Assessment) is a European Directive requirement - Local Authorities should consider and assess whether development proposals and policies set out in <u>local planning policy documents</u> Local Development Documents (LDDs) would affect European Sites, with the aim being to ensure that the plan or project, such as a planning application, will not have an adverse effect on the integrity of any European Site, or affect the features for which it was designated. '
MiMOD96	Para 12.39	110	Amend wording of the third sentence of the paragraph to read as follows: '... Planning applications <u>may</u> will be required to provide information relating to the possible negative impacts highlighted above, through discussions with Natural England. Measures could include:...'
MiMOD97	Policy N5	109	Amend wording of the following criterion within the second paragraph to read as follows: "2. Where development would result in an increase in local and/or diffuse air pollution at European Sites, it would be expected to include measures <u>in line with the Staffordshire Local Transport Plan towards secur<u>ing</u></u> an equivalent improvement in air quality, or reduction in emissions from other sources" Delete the word 'unauthorised' from criteria i within the third paragraph.
MiMOD98	Policy N5	109	Amend wording of the fifth paragraph to read as follows: "Development likely to have an adverse effect (either directly or indirectly) on: <ul style="list-style-type: none"> - A Local Nature Reserve - A Site of Biological Importance <u>or</u> Biodiversity Alert Site - A <u>Local Geological Site</u> Regionally Important Geological Site - A natural watercourse ..."

Plan for Stafford Borough Schedule of Minor Modifications

Modification Number	Policy / paragraph	Page Number	Proposed change
MiMOD99	Para 12.39	110	<p>Amend wording of the third sentence to read as follows:</p> <p>'... Planning applications may will be required to provide information relating to the possible negative impacts highlighted above, through discussions with Natural England. <u>Stafford Borough Council is committed to providing the necessary evidence and guidance to assist applicants in providing sufficient information in relation to planning applications. Stafford Borough Council is also committed to producing a Visitor Impacts Mitigation Strategy.</u> Measures could include:</p> <ul style="list-style-type: none"> • Habitat management • Access Management and Visitor Infrastructure • Publicity, Education and Awareness Raising; and • Provision of alternative sites
MiMOD100	Para 12.44	112	<p>Amend wording of the second sentence to read as follows:</p> <p>'This approach has the benefit of assessing the whole of an area's landscape, rather than focusing on particular locations, <u>including major developments within designated landscape areas.</u>'</p>
Chapter 13 – Infrastructure			
MiMOD101	Para 13.7	118	<p>Delete the following bullet points and wording at the end of the paragraph:</p> <ul style="list-style-type: none"> • Infrastructure Requirements • Transport
MiMOD102	Para 13.3	117	<p>Amend wording of the fourth sentence to read as follows:</p> <p>'The Infrastructure Delivery Plan, together with <u>and</u> subsequent updates <u>(which will be subject to consultation) sets</u> out the necessary infrastructure required ...'</p>
MiMOD103	Para 13.12	118	<p>Delete the existing paragraph and replace with the following new paragraph as set out below:</p> <p>Waste Water Treatment – At this stage Severn Trent Water (STW) consider capacity improvements will be required to accommodate development from all three SDLs in Stafford as well as Stone, with lead in times for delivery of up to 2-3 years, funded by Severn Trent Water.</p>

Plan for Stafford Borough Schedule of Minor Modifications

Modification Number	Policy / paragraph	Page Number	Proposed change
			<p><u>Waste Water - Sewerage capacity improvements will be required to accommodate development in all three SDLs in Stafford. Severn Trent has already allocated funding to pay for these capacity improvements with timing of improvement work to be phased to coincide with development phasing. Investment is already underway at Brancote sewerage treatment works to accommodate development in Stafford. Subject to more detailed hydraulic modelling waste water capacity improvements are not envisaged to accommodate the proposed level of development in Stone, however should this be required a lead in time of 2-3 years may be required depending on the extent of the required improvements. All capacity improvements will be funded by Severn Trent Water.</u></p>
MiMOD104	Para 13.15	119	<p>Amend wording of the fourth sentence to read as follows:</p> <p>‘Over the medium term (5 year plus), the County Council has identified the need for additional primary schools to serve each of the SDLs, and where appropriate these will form an integral component within each SDL masterplan that this provision will need to be allowed for within the masterplan frameworks developed for each. There is more uncertainty about the form of provision of additional secondary education in Stafford Town, as the expansion of existing schools will, in most cases, require land acquisition. The provision of a new secondary school has not been ruled out in the medium term.’</p>
MiMOD105	Para 13.18	119	<p>Amend wording of the paragraph to read as follows:</p> <p>‘The Borough Council has been working in partnership with the promoters of the Strategic Development Locations to assess the potential for new development, and the associated infrastructure and other site requirements, to prepare Strategic Frameworks Masterplans. These Frameworks represent precursors to the comprehensive Master Plans that are required under each of the SDL policies in this Plan, prior to approval of the detailed schemes. Through this process, all parties have been involved in identifying key risks associated with infrastructure delivery and potential mitigation measures such as alternative layouts, mix of uses, or phasing. Work on each of the Strategic Framework Masterplans will addresses the delivery of the infrastructure requirements identified in this IDP, including where necessary through viability appraisal to demonstrate deliverability. Any implications for the phased delivery of development has been identified.’</p>
MiMOD106	Para 13.19	119	<p>Amend wording of the first sentence to read as follows:</p> <p>‘A particularly important issue address through the work on the Master Plans Strategic Frameworks is the approach to developer contributions... ‘</p>

Plan for Stafford Borough Schedule of Minor Modifications

Modification Number	Policy / paragraph	Page Number	Proposed change
MiMOD107	Para 13.20	119	Amend wording of the second sentence to read as follows: 'For the Strategic Development Locations at Stafford and Stone, s106 agreements will be the primary source of developer contributions towards critical infrastructure. However, some infrastructure will also be funded through a the forthcoming Community Infrastructure Levy (as distinct from s106 obligations), through a CIL Charging Schedule, with the Council publishing a list identifying those items on which it intends to spend CIL, thereby enabling it to continue to utilise s106 to deliver infrastructure.'
MiMOD108	Para 13.21	119	Amend wording of the third sentence to read as follows '... in the on-going preparation of Master Plans Strategic Frameworks for these sites...'
MiMOD109	Para 13.22	120	Amend wording of the third sentence to read as follows: 'However Stafford Borough has a five year supply of housing land available (see para 6.54) and the The Plan does not rely on a significant ...'
Chapter 14 – Local Monitoring and Review			
MiMOD110	14.3	123	Amend the wording of the third sentence to read as follows: 'All of the indicators identified in the final monitoring framework will be reported in the Council's Monitoring Document on an annual basis from the 1st April to 31st March from when the Core Strategy Plan for Stafford Borough is adopted.'
Glossary			
MiMOD111	Glossary – Annual Monitoring Report	125	Amend the wording as follows: Part of the Local Development Framework which the Council is required to prepare annually showing progress in preparing Local Development Documents compared to targets in the Local Development Scheme, and monitoring the implementation and effectiveness of its policies and proposals in Local

Plan for Stafford Borough Schedule of Minor Modifications

Modification Number	Policy / paragraph	Page Number	Proposed change
			Development documents. <u>A report setting out the Council's progress in the production of planning policy documents against the targets set out in the Local Development Scheme. The report also contains information on the implementation and effectiveness of current planning policies.</u>
MiMOD112	Glossary – Code for Sustainable Homes	125	Delete entry
MiMOD113	Glossary – Core Strategy	125	Delete entry
MiMOD114	Glossary – Lifetime Homes	127	Amend the wording as follows: 'A housing standard developed by the Joseph Rowntree Federation Foundation that enables new housing to be designed to meet the changing needs of the occupiers over time.'
MiMOD115	Glossary – Local Development Document	127	Delete entry
MiMOD116	Glossary – Local Development Framework	127	Delete entry
MiMOD117	Glossary – Local Development Scheme	127	Amend the wording as follows: 'A statutory document setting out the Council's programme for the preparation of Local Development Documents <u>planning policy documents.</u>

Plan for Stafford Borough Schedule of Minor Modifications

Modification Number	Policy / paragraph	Page Number	Proposed change
MiMOD118	Glossary – Planning Policy Guidance	127	Delete entry
MiMOD119	Glossary – Planning Policy Statements	127	Delete entry
MiMOD120	Glossary – Regional Spatial Strategy	128	Amend the wording as follows: The statutory replacement for Regional Planning Guidance prepared by the West Midlands Leaders Board and issued by the Secretary of State. It forms part of Stafford Borough's statutory development plan and provides a spatial framework to inform the preparation of Local Development Documents, the Local Transport Plan and regional and sub-regional strategies. <u>'Regional level planning framework document. The West Midlands Regional Spatial Strategy was revoked in 2013. Prior to revocation they provided a spatial framework to inform local planning policy documents.'</u>
MiMOD121	Glossary – Statement of Community Involvement	128	Amend the wording as follows: 'Sets out the Council's vision and strategy for the standards to be achieved in involving the community and stakeholders in the preparation of all Local Development Documents <u>planning policy documents'</u>

Plan for Stafford Borough Schedule of Minor Modifications

Modification Number	Policy / paragraph	Page Number	Proposed change		
MiMOD122	Glossary	128	<p>Add the following section to the Glossary table as set out below:</p> <table border="1"> <tr> <td><u>Suitable Alternative Natural Green spaces (SANGS)</u></td> <td><u>Suitable Alternative Natural Greenspaces (SANGs) are areas of open space that will be identified as alternative areas for the general public to use for outdoor recreation, to help mitigation recreational impact on the Cannock Chase Special Area of Conservation as new households can use the SANG instead of the protected heathland. SANGS can either be completely new areas or improved existing areas which are designed and managed to the quality standard set out in relevant guidance.</u></td> </tr> </table>	<u>Suitable Alternative Natural Green spaces (SANGS)</u>	<u>Suitable Alternative Natural Greenspaces (SANGs) are areas of open space that will be identified as alternative areas for the general public to use for outdoor recreation, to help mitigation recreational impact on the Cannock Chase Special Area of Conservation as new households can use the SANG instead of the protected heathland. SANGS can either be completely new areas or improved existing areas which are designed and managed to the quality standard set out in relevant guidance.</u>
<u>Suitable Alternative Natural Green spaces (SANGS)</u>	<u>Suitable Alternative Natural Greenspaces (SANGs) are areas of open space that will be identified as alternative areas for the general public to use for outdoor recreation, to help mitigation recreational impact on the Cannock Chase Special Area of Conservation as new households can use the SANG instead of the protected heathland. SANGS can either be completely new areas or improved existing areas which are designed and managed to the quality standard set out in relevant guidance.</u>				
MiMOD123	Glossary	129	<p>Add the following section to the Glossary table as set out below:</p> <table border="1"> <tr> <td><u>Water Framework Directive (WFD)</u></td> <td><u>The Water Framework Directive (Directive 2000/60/EC of the European Parliament and of the Council of 23 October 2000 establishing a framework for Community action in the field of water policy) is a European Union directive which commits European Union member states to achieve good qualitative and quantitative status of all water bodies (including marine waters up to one nautical mile from shore) by 2015.</u></td> </tr> </table>	<u>Water Framework Directive (WFD)</u>	<u>The Water Framework Directive (Directive 2000/60/EC of the European Parliament and of the Council of 23 October 2000 establishing a framework for Community action in the field of water policy) is a European Union directive which commits European Union member states to achieve good qualitative and quantitative status of all water bodies (including marine waters up to one nautical mile from shore) by 2015.</u>
<u>Water Framework Directive (WFD)</u>	<u>The Water Framework Directive (Directive 2000/60/EC of the European Parliament and of the Council of 23 October 2000 establishing a framework for Community action in the field of water policy) is a European Union directive which commits European Union member states to achieve good qualitative and quantitative status of all water bodies (including marine waters up to one nautical mile from shore) by 2015.</u>				
Appendix A – Local Plan Evidence Base					
MiMOD124	Appendix A	131	<p>Within the ‘Tourism, leisure & recreation’ section add a new report entry to read as follows:</p> <p>“Open Space, Sport and Recreation Assessment Update (2013)”</p>		
MiMOD125	Appendix A	131	<p>Within the ‘Transport’ section add new reports entry to read as follows:</p> <p>“Preferred Option Testing for M6 Junction 13 and 14 Transport Evidence Base - Final Report (2012)” “Stafford Eastern Distributor Road Indicative Economic Assessment -Staffordshire County Council (2013)” “Transport Evidence to Support a Northern Direction of Growth – Staffordshire County Council (2013)” Amend text to read “Transport Evidence to Support a Western Direction of Growth – Staffordshire County Council (2011)” Western Access Improvement Scheme</p>		

Plan for Stafford Borough Schedule of Minor Modifications

Modification Number	Policy / paragraph	Page Number	Proposed change
MiMOD126	Appendix A	131	<p>Within the 'Housing' section add a new report entry to read as follows:</p> <p>"Stafford Gypsy and Traveller Accommodation Needs Assessment (2012)"</p> <p>Amend North Housing Market Area Gypsy and Travellers Accommodation Needs Assessment to read 2009, not 2012.</p>
MiMOD127	Appendix A	131	<p>Within the 'Infrastructure' section add new reports entry to read as follows:</p> <p>"Whole Plan Viability Report (2013)".</p> <p>"Spatial Plan for Education Report (2013)".</p> <p>'Report on Deliverability of Northern and Western Strategic Development Locations, Stafford (2013)'.</p>
Appendix C – Nature Designations List			
MiMOD128	Appendix C - Table 1	143	<p>Add a new entry at the bottom of the table with the following information as below:</p> <p>Site Ref: 82/93/00 SBI Location: Derrington Millennium Green Grid Ref: SJ890239</p>
MiMOD129	Appendix C	146/147	<p>Addition to Table 3</p> <p>Aqualate Mere - Date notified <u>1956</u></p> <p>Addition to Table 4</p> <p>Brocton - Date notified <u>1971</u></p>
MiMOD130	Appendix C	148	<p>Amend areas of NNRs due to mis-print to read as follows:</p> <p><u>Aqualate Mere – 217.38</u> <u>Chartley Moss – 44.15</u> <u>Mottey Meadows – 43.4</u></p>

Plan for Stafford Borough Schedule of Minor Modifications

Modification Number	Policy / paragraph	Page Number	Proposed change				
Appendix D – Infrastructure							
MiMOD131	Appendix D – Stafford Town North Infrastructure Requirements	150	Amend table to read as set out below:				
			Sewage	<u>Notional modelling indicate sewerage</u> capacity improvements will be required to accommodate additional <u>foul flows from sites</u> housing at Beaconside and North Stafford. Works, to be confirmed by further hydraulic modelling.	Lead time of 3 years	£300,000 (tbc) <u>£5.2m identified for all SDLs at Stafford and Stone. Investment allocated when new development is delivered.</u>	Not in current AMP <u>Asset Management Plan</u>
MiMOD132	Appendix D – Stafford Town West Infrastructure Requirements	152	Amend table to read as set out below:				
			Potable Water (CRITICAL)	'Reallocation of supply to Peasley Bank Service reservoir, from Butterhill Service reservoir for areas of the town will facilitate the growth within Stafford Town from a water supply perspective' Reinforcement required. Potentially a new main from the local trunk main near Beaconside / A34 junction to the new developments to allow it to be supplied from Stafford East Control Group, or a new main from the outlet main from Butterhill Direct Supply Reservoir. Subject to ongoing feasibility work by Severn Trent Water.	Unknown <u>2016-20</u>	<u>£150k</u>	Severn Trent (AMP5) will fund off site reinforcement works in full. Developers to fund on-site water mains.

Plan for Stafford Borough Schedule of Minor Modifications

Modification Number	Policy / paragraph	Page Number	Proposed change				
MiMOD133	Appendix D – Stafford Town West Infrastructure Requirements	152	Amend table to read as set out below:				
			Sewage	<u>Notional modelling indicate sewerage capacity improvements will be required to accommodate additional foul flows from sites at West Stafford.</u> Reinforcement works, to be confirmed by further hydraulic modelling.	Lead time of 3 years	£570,000 (tbc) <u>£5.2m identified for all SDLs at Stafford and Stone. Investment allocated when new development is delivered.</u>	Severn Trent Water (AMP6)
MiMOD134	Appendix D - Stafford Town East Infrastructure Requirements	154	Amend table to read as set out below:				
			Potable Water (CRITICAL)	Reinforcement of the water supply required. <u>'New Water Pumping Station required in the rural area to the East of Stafford Town at Stowe'</u>	2011 – 2015 <u>2021-25</u>	£1.7m <u>£150k</u>	Severn Trent (AMP5). Developers funds on site mains
MiMOD135	Appendix D – Stafford Town East Infrastructure Requirements	154	Amend table to read as set out below:				
			Sewage	<u>Notional modelling indicate sewerage capacity improvements will be required to accommodate additional foul flows from sites at East Stafford.</u> Topography of the site suggests it will	Lead time of 3 years	TBC <u>£5.2m identified for all SDLs at Stafford and Stone.</u>	Not in current AMP <u>Asset Management Plan</u>

Plan for Stafford Borough Schedule of Minor Modifications

Modification Number	Policy / paragraph	Page Number	Proposed change				
				drain to a terminal sewage pumping station known as 'Beaconside' which pumps directly to Brancote sewage treatment works. There are known flooding problems in the vicinity of this pumping station and so capacity improvements may be required at this sewage pumping station to accommodate additional flows from the proposed 600 additional dwellings in this location		<u>Investment allocated when new development is delivered.</u>	
MiMOD136	Appendix D - Stone Town West and South Infrastructure Requirements	155	Amend table to read as set out below:				
			Potable Water (CRITICAL)	Reinforcement of the water supply required. <u>'1.2km of 450mm pipe in A34 Stone required to protect water levels of service in Stone'</u>	2021—2026 <u>2013-15</u>	TBC <u>£1.7m</u>	Severn Trent <u>(AMP5)</u> . (AMP6) Developers funds on site mains

Plan for Stafford Borough Schedule of Minor Modifications

Modification Number	Policy / paragraph	Page Number	Proposed change									
MiMOD137	Appendix D – Stone Town West and South Infrastructure Requirements	155	<p>Amend table to read as set out below:</p> <table border="1" data-bbox="752 320 2000 906"> <tr> <td data-bbox="752 320 931 906">Sewage (CRITICAL)</td> <td data-bbox="931 320 1415 906"> <p><u>Notional modelling indicate additional flows from housing is not expected to have significant impact on sewer capacity with foul flows draining to an existing sewage pumping station at Westbridge Park. Capacity issues are not envisaged with the new employment area due to the proximity of the sewage treatment works.</u></p> <p>Waste water infrastructure investment. There are known flooding problems in the vicinity and so capacity improvements may be required to accommodate additional flows from the proposed 500 additional dwellings in this location</p> </td> <td data-bbox="1415 320 1588 906">Lead time of 3 years</td> <td data-bbox="1588 320 1794 906">TBC <u>£5.2m identified for all SDLs at Stafford and Stone. Investment allocated when new development is delivered.</u></td> <td data-bbox="1794 320 2000 906">Not in current AMP <u>Asset Management Plan</u></td> </tr> </table>					Sewage (CRITICAL)	<p><u>Notional modelling indicate additional flows from housing is not expected to have significant impact on sewer capacity with foul flows draining to an existing sewage pumping station at Westbridge Park. Capacity issues are not envisaged with the new employment area due to the proximity of the sewage treatment works.</u></p> <p>Waste water infrastructure investment. There are known flooding problems in the vicinity and so capacity improvements may be required to accommodate additional flows from the proposed 500 additional dwellings in this location</p>	Lead time of 3 years	TBC <u>£5.2m identified for all SDLs at Stafford and Stone. Investment allocated when new development is delivered.</u>	Not in current AMP <u>Asset Management Plan</u>
Sewage (CRITICAL)	<p><u>Notional modelling indicate additional flows from housing is not expected to have significant impact on sewer capacity with foul flows draining to an existing sewage pumping station at Westbridge Park. Capacity issues are not envisaged with the new employment area due to the proximity of the sewage treatment works.</u></p> <p>Waste water infrastructure investment. There are known flooding problems in the vicinity and so capacity improvements may be required to accommodate additional flows from the proposed 500 additional dwellings in this location</p>	Lead time of 3 years	TBC <u>£5.2m identified for all SDLs at Stafford and Stone. Investment allocated when new development is delivered.</u>	Not in current AMP <u>Asset Management Plan</u>								
MiMOD138	Appendix D Stone Town West	155	Dates are unreadable – alter formatting to rectify this									
MiMOD139	Appendix D – Raleigh Hall and Ladfordfields	156	<p>Amend table to read as set out below:</p> <table border="1" data-bbox="752 1118 2000 1278"> <tr> <td data-bbox="752 1118 931 1278">Potable Water (CRITICAL)</td> <td data-bbox="931 1118 1397 1278">Delete the following words: Reinforcement of the water supply required at Raleigh Hall.</td> <td data-bbox="1397 1118 1606 1278">2016-2021</td> <td data-bbox="1606 1118 1794 1278">TBC</td> <td data-bbox="1794 1118 2000 1278">Severn Trent (AMP6) Developers funds on site mains</td> </tr> </table>					Potable Water (CRITICAL)	Delete the following words: Reinforcement of the water supply required at Raleigh Hall.	2016-2021	TBC	Severn Trent (AMP6) Developers funds on site mains
Potable Water (CRITICAL)	Delete the following words: Reinforcement of the water supply required at Raleigh Hall.	2016-2021	TBC	Severn Trent (AMP6) Developers funds on site mains								

Plan for Stafford Borough Schedule of Minor Modifications

Modification Number	Policy / paragraph	Page Number	Proposed change																																
Appendix E – Performance Indicators and Targets																																			
MiMOD140	SP3 – Stafford Borough Sustainable Settlement Hierarchy	159	Amend target column to read as follows: ...Rest of Rural Borough Areas 8%																																
MiMOD141	SP7 – Supporting the Location of New Development	160	Amend target column to read as follows: ...Rest of Rural Borough Areas 8%																																
Appendix G – Local Space Standards																																			
MiMOD142	Appendix G – Local Space Standards	177	<p>Add new text and amend table to read as follows:</p> <p><u>These standards are taken from the Green Infrastructure, Greenspace and Sport and Recreation Provision Strategy (2013).</u></p> <table border="1"> <thead> <tr> <th>Type</th> <th>Standard (m2 per person)</th> <th>Ratio to People</th> <th>Notes</th> </tr> </thead> <tbody> <tr> <td colspan="4">Allotments</td> </tr> <tr> <td>Urban</td> <td>3.5 4</td> <td>1 plot to 100</td> <td></td> </tr> <tr> <td>Rural</td> <td>1.6</td> <td>1 plot to 100</td> <td></td> </tr> <tr> <td colspan="4">Artificial Turf Pitches</td> </tr> <tr> <td>Borough-wide</td> <td>0.6 0-53</td> <td></td> <td>Up to 6 additional ATPs and two half size ATPs</td> </tr> <tr> <td colspan="4">Athletics</td> </tr> <tr> <td>No standard</td> <td>No standard</td> <td></td> <td></td> </tr> </tbody> </table>	Type	Standard (m2 per person)	Ratio to People	Notes	Allotments				Urban	3.5 4	1 plot to 100		Rural	1.6	1 plot to 100		Artificial Turf Pitches				Borough-wide	0.6 0-53		Up to 6 additional ATPs and two half size ATPs	Athletics				No standard	No standard		
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Plan for Stafford Borough Schedule of Minor Modifications

Modification Number	Policy / paragraph	Page Number	Proposed change			
			Bowling greens			
	Borough-wide	0.16	0-18			Ideal green size of 37m X 37m, minimum size 25m X 25m
			Play Provision			
	Borough-wide	0.45	0-4	Destination / strategic site to 8,000 people		
			Golf			
	Borough-wide			1 hole to 1100 people		
			Grass pitches			
	Cricket	5.0	3-2			
	Mini-soccer	1.0	4-5			
	Junior football	2.6	2-4			
	Adult football	3.8				
	Football sub-total	7.4				
	Mini-rugby	0.4				
	Midi rugby	1.0				
	Adult rugby	1.4				
	Junior Rugby	2.8	2-4			
	sub-total					
	Total	14.6	43-3			
			Greenspace			
	Amenity	16				
	Parks and	1				

Plan for Stafford Borough Schedule of Minor Modifications

Modification Number	Policy / paragraph	Page Number	Proposed change			
			Gardens			
			Urban total	15 17		
			Rural all types	10 8.5		
			Tennis and multi-courts			
			Borough-wide	0.45 0.35		
			Teenage Facilities			
			Borough-wide	0.15		Min site size 650 sq m
			Urban	0.3		
			Rural	0.2		
			Allotments			
			Indoor Sports			
			Sports halls	0.09 0.1		
			Swimming pools	0.04 0.06		
			Tennis courts	0.04 0.028		