

**Plan for Stafford Borough Schedule of Main Modifications**

Modification Number	Policy / paragraph	Page Number	Proposed change
<b>Chapter 5 – Spatial Vision and Key Objectives</b>			
MOD1	Para 5.2 - Key Objective 11	19	<p>Amend the key objective 11 to read as follows:</p> <p>'Deliver the Western Access Improvements Scheme to improve the transport network to the west of Stafford town centre, deliver the Northern Access Improvements scheme and implement <u>the</u> Phase 1 of the Eastern Distributor Road <u>Eastern Access Improvements</u>'</p>
<b>Chapter 6 – Development Strategy</b>			
MOD2	Para 6.49	29	<p>Delete existing para 6.49 and replace with new policy DS1 and new para 6.49:</p> <p><b><u>6.49 The Spatial Strategy will be delivered through the Local Plan policies for Stafford, Stone, the Key Service Villages and the Rest of the Borough Area together with the Borough-wide Core Policies and Development Management policies. As part of the annual monitoring process, implementation of the Spatial Strategy will be assessed robustly. If the levels of development differ significantly from those identified within Spatial Principle SP4, the Council will seek to impose a Moratorium on the grant of further planning permissions in some or all of the levels defined in Spatial Principle SP4, comprising Stone, the Key Service Villages and the Rest of the Borough Area. The Moratorium would not apply to Stafford town because development there is fundamentally linked to the delivery of the Strategic Development Locations, which each have a delivery horizon that extends throughout the Plan period.</u></b></p> <p><b><u>6.50 The Moratorium approach is intended to support the delivery of Spatial Principle SP4, and is in accordance with the Core Principle of NPPF (para. 17) which seeks to actively manage growth in order to achieve sustainable development. It would be applied to a level in Spatial Principle SP4 if completions in the previous four year period, together with current unimplemented planning commitments, exceed a threshold calculated by applying the proportions set out in Spatial Principle SP4 to the annual provision set out in Spatial Principle SP2, plus a 50% buffer.</u></b></p> <p><b><u>6.51 Continuation of the Moratorium will be reviewed annually, and lifted when the level of</u></b></p>

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			<p><b><u>completions and commitments falls below the identified threshold. Two exceptions to this principle will apply: firstly, in order to secure land provision to meet the Borough’s overall housing needs, if a Five Year Supply of land for housing development, plus an appropriate buffer, could not be demonstrated following application of the Moratorium. Secondly, in view of the importance of securing affordable housing, the Moratorium would not apply to 100% affordable housing proposals.</u></b></p> <p><b><u>DS1</u></b>  <b><u>At any point in time within the Plan period it may be necessary to apply a Moratorium on the further grant of planning permissions for housing development in particular areas, if the balance of development defined in Spatial Principle SP4 is to be delivered. If it is not possible to demonstrate a Five Year Supply of Land for Housing (plus an appropriate buffer) this policy would not apply.</u></b></p> <p><b><u>In Stone, Key Service Villages, or the rest of the Borough area, if the total number of units completed and committed over the preceding four year period exceeds the following thresholds:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>240 units in Stone</u></b></li> <li>• <b><u>360 units in Key Service Villages</u></b></li> <li>• <b><u>240 units in the Rest of the Borough Area</u></b></li> </ul> <p><b><u>a Moratorium on the grant of new housing planning permissions will be applied. The need to continue any such Moratorium will be re-considered on an annual basis, in the light of the completions and commitments outstanding at the next review.</u></b></p> <p><b><u>This policy will not apply to Stafford and will not apply to 100% affordable housing proposals.</u></b></p> <p>Re-number following paragraphs.</p>
MOD3	Para 6.63	33	<p>Amend wording of the first sentence to read as follows::</p> <p>‘A key element of the approach is that new Settlement Boundaries will be established in the <b><u>Site Allocations Development Plan Document</u></b> <del>Plan for Stafford Borough</del> for each of the settlements <b><u>listed in Spatial Principle SP3, which comprise</u></b> <del>in</del> the Sustainable Settlement Hierarchy.’</p>

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MOD4	Para 6.64	33	Amend wording of the paragraph to read as follows:  'In the case of Stafford and Stone, settlement boundaries are established as part of this Local Plan document in order to identify the significant development areas for housing and employment in relation to the existing urban areas. For the Key Service Villages, The location of <b>settlement</b> boundaries will be established for these settlements through the Neighbourhood Planning process, or through a <b>Site-specific Allocations and Policies</b> document <b>Site Allocations Development Plan Document</b> if Neighbourhood Plans are not forthcoming. Prior to the actual definition being achieved through these processes, the criteria established in Spatial Principle <b>7</b> will be used to judge the acceptability of individual development proposals.'
MOD5	Spatial Principle 7	33	Amend wording of criterion ii to read as follows:  ii) It is consistent with the objectives of Spatial Principles SP6, and Policies <b>E2 and C5</b> in supporting rural sustainability;
<b>Chapter 7 – Stafford</b>			
MOD6	Para 7.1	37	Amend wording of the introduction to the paragraph to read as follows:  'The Plan makes specific allocations for development within Settlement Boundaries. In this Plan, The following Area Section defines Strategic Development Locations for both housing and employment at Stafford and Stone. This includes associated infrastructure, services and facilities immediately adjacent to the existing built up area to allocate an appropriate number of new houses and employment areas in the right locations and amounts. Further details are set out in the relevant sections for Stafford town and Stone town.'
MOD7	Policy Stafford 1	37	Amend wording of the first paragraph under the Housing section to read as follows:  'Continue to meet the housing requirements for Stafford Town by providing <b>a total of 7,200</b> 5,500 new <b>market and affordable</b> homes, including <b>as well as</b> additional provision for Ministry of Defence personnel.'

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MOD8	Policy Stafford 1	37	Amend the wording of criterion ii c. in the Housing section to read as follows:  “East of Stafford linked to delivery of <del>Phase 1 of the</del> <b><u>Eastern Access Improvements</u></b> ’ <del>Eastern Distributor Road from Weston Road / Beaconside to Baswich Lane road bridge at St Thomas’</del> <b><u>Lane</u></b> ’.
MOD9	Policy Stafford 1	37	Delete v:  <del>v. Ensure sufficient provision to meet housing requirements for Ministry of Defence personnel of up to 400 new Service Family Accommodation units.</del>
MOD10	Policy Stafford 1	39	Amend the wording of criterion i in the Stafford Town Centre section:  “Encouraging the development and expansion of the town centre to provide an increase of <del>14,000</del> <b><u>34,000</u></b> square metres <b><u>(net)</u></b> of non-food (comparison) retailing and <del>3,400</del> <b><u>2,000</u></b> square metres <b><u>(net)</u></b> of food (convenience) retailing and <del>include</del> <b><u>improve</u></b> the level and quality of the offer as well as establish new development opportunities”
MOD11	Policy Stafford 1	39	Amend the wording of criterion ii in the Infrastructure section to read as follows:  ‘Deliver the full Western Access Improvements Scheme, <b><u>including the Western Access Route, between Martin Drive and A34 Foregate Street</u></b> , the Northern Access Improvements scheme and the <b><u>Eastern Access Improvements, from Beaconside to St Thomas’ Lane</u></b> .’ <del>Phase 1 of the Eastern Distributor Road from Weston Road / Beaconside to Baswich Lane road bridge at St Thomas’</del>
MOD12	Policy Stafford 1	40	Insert an additional criterion under the Environment section to read as follows:  <b><u>‘v. Ensuring that new development does not harm but enhances watercourses in the town’</u></b>
MOD13	Para 7.3	41	Amend the final section of the last sentence of the paragraph to read as follows:  ‘... Beaconside road and the Eastern <del>Distributor Road</del> <b><u>Access Improvements</u></b> whilst housing provision west of Stafford is close to the town centre for accessible employment opportunities, as well as access to the national railway network via Stafford railway station and supported by the proposed Western Access

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			Improvements Scheme.’
MOD14	Para 7.4	41	<p>Add the following new introductory sentence to the paragraph to read as follows:</p> <p><b><u>‘As set out previously in Development Strategy section the total housing requirement for Stafford town is 7,200 new homes. This means, in addition to completions since the Plan period began, and current permissions, provision for 5,433 dwellings on new sites is required. Provision is also made for 350 new homes for Ministry of Defence (MOD) personnel, reflecting the needs identified by the MoD.’</u></b></p>
MOD15	Stafford Town Key Diagram	42	<p>In the KEY section of the diagram delete the word ‘existing’ to read as follows: Green Infrastructure</p> <p>Insert the River Sow and River Penk in the Stafford Town Key Diagram.</p> <p>Amend the North Stafford Strategic Development Location area.</p> <p>Amend the rail network descriptive boxes as follows:</p> <ul style="list-style-type: none"> <li>- West Coast Main Line Trent Valley Line, Lichfield</li> <li>- M6</li> </ul>

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			<p align="center"><b>Stafford Town Key Diagram</b></p> <p><b>KEY</b></p> <ul style="list-style-type: none"> <li><span style="border: 1px solid black; padding: 2px;">E</span> Existing Employment Land</li> <li><span style="border: 1px solid black; padding: 2px;">E</span> Proposed New Strategic Employment Site</li> <li><span style="border: 1px solid black; padding: 2px;">MOD</span> Ministry of Defence Site</li> <li><span style="border: 1px solid black; padding: 2px;">GI</span> Green Infrastructure</li> <li><span style="border: 1px solid black; padding: 2px;">TC</span> Town Centre</li> <li><span style="border: 1px solid black; padding: 2px;">TS</span> Train Station</li> <li><span style="border: 1px solid black; padding: 2px;">NC</span> Neighbourhood Centre</li> <li><span style="border: 1px solid black; padding: 2px;">SC</span> Stafford Castle</li> <li><span style="border: 1px solid black; padding: 2px;">H</span> Proposed New Strategic Housing Site</li> <li><span style="border: 1px solid black; padding: 2px;">---</span> Proposed New Roads</li> <li><span style="background-color: #f4a460; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Stafford Urban Area</li> <li><span style="background-color: #c8e6c9; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Existing Employment</li> <li><span style="background-color: #fff9c4; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Proposed Strategic Sites</li> <li><span style="background-color: #e0e0e0; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Area of Outstanding Natural Beauty</li> <li><span style="color: blue; font-size: 20px;">●</span> Motorway Junction</li> <li><span style="background-color: #fff176; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Outer Villages</li> </ul>

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MOD16	Policy Stafford 2	46	<p>Amend wording of the introductory paragraph to read as follows:</p> <p>“Within the area North of Stafford identified on the Policies Map a sustainable, well designed mixed use development will be delivered by 2031. Any application for development on a part or the whole of <del>the this</del> area <b><u>should be</u></b> <del>must be preceded by, and consistent with,</del> a master plan for the whole Strategic Development Location. <b><u>The master plan for the whole site should be produced by all developers involved in the development of the site and agreed by the Council prior to applications being submitted. Any application for a component of the whole site must be accompanied by a specific master plan which shows the relationship of the application area to the wider Strategic Development Location. The design of the application should not prejudice the delivery or design of the wider Strategic Development Location.</u></b> <del>Which have been submitted and agreed by the Council.</del> Development must deliver the following key requirements:”</p>
MOD17	Policy Stafford 3	51	<p>Amend wording of the introductory paragraph to read as follows:</p> <p>“Within the area West of Stafford identified on the Policies Map a sustainable, well designed mixed use development will be delivered by 2031. Any application for development on a part or the whole of <del>the this</del> area <b><u>should be</u></b> <del>must be preceded by, and consistent with,</del> a master plan for the whole Strategic Development Location. <b><u>The master plan for the whole site should be produced by all developers involved in the development of the site and agreed by the Council prior to applications being submitted. Any application for a component of the whole site must be accompanied by a specific master plan which shows the relationship of the application area to the wider Strategic Development Location. The design of the application should not prejudice the delivery or design of the wider Strategic Development Location.</u></b> <del>Which have been submitted and agreed by the Council.</del> Development must deliver the following key requirements:”</p>
MOD18	Policy Stafford 3	52	<p>Amend the wording of criterion xvi under the Infrastructure section to read as follows:</p> <p>‘xvi. Link from Martin Drive spine road to Doxey Road with <b><u>potential</u></b> upgrade to railway bridge required for the development west of Stafford as part of the Stafford Western Access Improvements Scheme, together with new or enhanced bus routes as well as cycling &amp; walking links to existing routes to the town centre and other key destinations;’</p>

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MOD19	Policy Stafford 4	56	Amend wording of Housing section to read as follows:  i. Delivery of approximately 600 new homes, subject to provision of phase 1 of the Eastern <b><u>Access Improvements</u></b> Distributor Road, through a mix of housing types, tenures, sizes and styles with 30% being affordable housing, in the context of Policy C2 with proportions of 2, 3 and 4 bedroomed properties;
MOD20	Policy Stafford 4	56	Amend wording of the introductory paragraph to read as follows:  "Within the area East of Stafford identified on the Policies Map a sustainable, well designed mixed use development will be delivered by 2031. Any application for development on a part or the whole of <del>the this</del> area <b><u>should be</u></b> <del>must be preceded by, and</del> consistent with, a master plan for the whole Strategic Development Location. <b><u>The master plan for the whole site should be produced by all developers involved in the development of the site and agreed by the Council prior to applications being submitted. Any application for a component of the whole site must be accompanied by a specific master plan which shows the relationship of the application area to the wider Strategic Development Location. The design of the application should not prejudice the delivery or design of the wider Strategic Development Location.</u></b> <del>Which have been submitted and agreed by the Council.</del> Development must deliver the following key requirements:"
MOD21	Policy Stafford 4	57	Delete the last section of criterion xiv to read as follows:  'It shall also identify construction access arrangements that do not disrupt existing residents; <del>And improvements to transport capacity along the A518 Weston Road in the vicinity of the University roundabout and along the Tixall Road</del>
MOD22	Policy Stafford 4	57	Combine criteria xv & xvii with the following new criteria xv to read as follows:  <b><u>"The Eastern Access Improvements is a package of complementary sustainable transport measures and highway infrastructure to be funded through a combination of public funds and developer contributions. Developers in the East of Stafford will be required to provide a new link road between Beaconside and St. Thomas Lane, sustainable transport access, potential highway capacity improvements and traffic management measures along Beaconside and Weston Road. Public funds will contribute towards further sustainable transport measures including the Baswich Walking and</u></b>



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			<p><b><u>Cycling route between Baswich Lane and Weston Road, bus service enhancements, including real time bus passenger information, and potential highway capacity improvements along Baswich Lane</u></b></p> <p>Re-categorise subsequent criteria as necessary.</p>
MOD23	Paragraph 7.35	58	<p>Amend the first bullet point to read as follows:</p> <p><b><u>'The Eastern Access Improvements including</u></b> transport improvements <del>required</del> along A513 Beaconside <del>and A518 Weston Road roundabout,</del> <b><u>the Eastern Access Route from Beaconside to St Thomas' Lane</u></b> together with principal access to the sites. <del>including delivery of Phase 1 of the Eastern Access Improvement Scheme.'</del> (Beaconside extension— Weston Road to Baswich Lane road bridge). This infrastructure is required to provide access routes to the main development areas.'</p> <p>Align second bullet point to match the others.</p>
<b>Chapter 8 – Stone</b>			
MOD24	Policy Stone 1	63	<p>Amend wording of criterion a in the Stone Town Centre section to read as follows:</p> <p>'a. Encouraging the development and expansion of the town centre to provide a vibrant place where people can meet, shop, eat and spend leisure time in a safe and pleasant environment.' <del>including provision of mixed-use development at Westbridge Park</del></p>
MOD25	Policy Stone 1	63	<p>Amend wording of criterion b in the Stone Town Centre section to read as follows:</p> <p>'Provide for <b><u>1,700</u></b> <del>1,400</del> square metres (<b><u>net</u></b>) of new convenience (food) retailing and <b><u>400</u></b> <del>2,200</del> square metres (<b><u>net</u></b>) of new comparison (non-food) retailing at Stone town centre;'</p>
MOD26	Policy Stone 1	63	<p>Within the Stone Town Centre section add a new paragraph at the end of the section to read as follows:</p>

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			<p><b><u>'Within Stone town centre support will be given to bringing upper floors back into use, particularly for C3 residential purposes and B1 business uses. Proposals should provide safe access, not lead to any significant loss of ground floor retail space or street frontage and must not prejudice the amenity and conversion of adjoining properties or other floors in the same property.'</u></b></p>
MOD27	Policy Stone 1	64	<p>Within the Environment section add the following new criteria as set out below:</p> <p><b><u>'iv. Ensure that development does not damage the integrity of the Cannock Chase Special Area of Conservation (SAC), nature conservation interests and Local Nature Reserves, as detailed in Policies N4 to N6.'</u></b></p>

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MOD28	Stone Town Key Diagram	66	<p>Amend boundary of Housing SDL to reflect larger area needed for better site design and inclusion of green infrastructure.</p> <p>In the KEY section of the diagram delete the word 'existing' to read as follows: Green Infrastructure</p> <p>Remove green infrastructure designation from part of Westbridge Park (to match Stone inset map)</p> <p>Amend the rail network descriptive boxes as follows:</p> <ul style="list-style-type: none"> <li>- West Coast Main Line <del>Trent Valley Line</del>, Lichfield</li> <li>- Replace 'Longton' for Lontgon</li> </ul>

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			<p align="center"><b>Stone Town Key Diagram</b></p> <p>The diagram illustrates the Stone Town area with various land use zones and infrastructure. Key features include:</p> <ul style="list-style-type: none"> <li><b>Key:</b> <ul style="list-style-type: none"> <li>Existing Employment Land (E)</li> <li>Proposed New Strategic Employment Site (E)</li> <li>Green Infrastructure (GI)</li> <li>Town Centre (TC)</li> <li>Train Station (TS)</li> <li>Proposed New Strategic Housing Site (H)</li> <li>Proposed Strategic Sites (S)</li> <li>Stone Urban Area (UA)</li> <li>Existing Employment Site (E)</li> <li>Proposed Strategic Sites (S)</li> <li>North Staffordshire GreenBelt (GB)</li> <li>Outer Villages (OV)</li> </ul> </li> <li><b>Infrastructure:</b> West Coast Mainline (Manchester, Stoke-on-Trent, Stafford), A520 (Stoke-on-Trent, Longton, Meir, Heath and Blythe Bridge), A34 (Stoke-on-Trent, Nantwich, Stafford), B5026 (Eccleshall), B5027 (Uttoxeter), A51 (Rugeley, Lichfield), Trent and Mersey Canal, River Trent.</li> <li><b>Land Use:</b> Stone Urban Area (orange), Existing Employment Site (light green), Proposed Strategic Sites (yellow), North Staffordshire GreenBelt (hatched), Outer Villages (dark green).</li> </ul>

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MOD29	Policy Stone 2	68	Amend wording of the introductory paragraph to read as follows:  “Within the area West & South of Stone identified on the Policies Map a sustainable, well designed mixed use development will be delivered between 2021 and 2031. Any application for development on a part or the whole of <del>the</del> this area <del>should be</del> <b>must be preceded by, and consistent with,</b> master plans for the sites within the Strategic Development Location. <b><u>The master plans for the sites should be produced by all developers involved in the development of the sites and agreed by the Council prior to applications being submitted. Any application for a component of the whole site must be accompanied by a specific master plan which shows the relationship of the application area to the wider site as part of the Strategic Development Location. The design of the application should not prejudice the delivery or design of the wider site as part of the Strategic Development Location.</u></b> <del>Which have been submitted and agreed by the Council.</del> Development must deliver the following key requirements:”
MOD30	Policy Stone 2	68	Within the Environment section add a new criterion xi at the end of the section to read as follows:  <b><u>‘xi Necessary measures to avoid and mitigate the impact of development on the Cannock Chase Special Area of Conservation.’</u></b>
<b>Chapter 9 – Economy</b>			
MOD31	Policy E2	75	Amend the wording of the introductory paragraph to read as follows:  ‘For those rural areas outside <del>the</del> <b>settlements identified in Spatial Principle SP3</b> <del>Limits identified through Strategic Principle SP7,</del> and outside the Green Belt (within which development is controlled in accordance with national guidance, and Policy E4), support will be given to the achievement of rural sustainability by encouraging:’  Amend the wording of criterion x within the introductory paragraph to read as follows:  <del>‘x. in exceptional circumstances, development helping to meet a local housing need,</del> <b><u>residential development</u></b> in accordance with Policy C5.’

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			<p>Add an additional criterion under the introductory paragraph to read as follows:</p> <p><b><u>'xi. protection of the best and most versatile agricultural land by using areas of poorer quality land in preference to higher quality land for new development.'</u></b></p>
MOD32	Policy E3	78	<p>Amend criterion a. to read as follows:</p> <p><b><u>"a. Light industrial (B1), excluding B1 offices, general industrial (B2), storage and distribution (B8), or appropriate waste management uses;"</u></b></p>
MOD33	Policy E4	78	<p>Amend the wording of the introductory paragraph to read as follows:</p> <p><b><u>'Deliver a total of 6 hectares of new employment land at Ladfordfields Industrial Estate and 4 hectares of new employment land at Raleigh Hall Industrial Estate...'</u></b></p>
MOD34	Para 9.17	79	<p>Amend the wording of the paragraph to read as follows:</p> <p><b><u>'The land west of Raleigh Hall industrial estate will deliver a total of 4 hectares employment area ...'</u></b></p>
MOD35	Policy E8	83	<p>Add an additional paragraph to read as follows:</p> <p><b><u>'c. retain and increase the amount of attractive residential provision in town centres, through new build and conversion;</u></b></p> <p><b><u>d. development proposals at Stafford providing greater than 1,000 square metres gross floorspace and at Stone providing greater than 500 square metres gross floorspace for town centre uses in an edge or out-of-centre location should be the subject of an impact assessment. For local centres the threshold should be 300 square metres gross floorspace.</u></b></p> <p>If planning permission is granted for retail development ....'</p>

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<b>Chapter 11 – Communities</b>			
MOD36	Para 11.1	90	<p>Amend the wording of the paragraph to read as follows:</p> <p>‘To deliver a wide choice of high quality homes, widen home ownership and create sustainable communities, the new Local Plans will need to plan for a mix of housing based on trends and needs, identify size, type, tenure and range of housing to meet demand, as well as deliver affordable housing. <b><u>Wherever possible, in order to achieve sustainable long term use, the Borough Council will encourage a minimum of three habitable rooms to be provided in new homes, particularly in the case of affordable houses.</u></b> The following policies set out in this section of the Plan for Stafford Borough will enable future decision-making to achieve these NPPF objectives through the local context, delivering the Spatial Principles SP1 and SP2.’</p>
MOD37	Policy C1	90	<p>Amend the wording of the second paragraph and criterion a to read as follows:</p> <p>‘New developments should provide an appropriate range of dwelling types and sizes <b><u>to provide</u></b> for a mixture of different households, <del>but with the proportion based on</del> <b><u>having regard to:</u></b></p> <ul style="list-style-type: none"> <li>a. <del>Existing household and dwelling size in the development locality</del> <b><u>The need for housing sizes and types as identified by the Strategic Housing Market Assessment</u></b></li> <li>b. Indicative current waiting list data for the locality”</li> </ul>
MOD38	Policy C5	94/95	<p>Amend the wording for the relevant sections to read as follows:</p> <p>A. New Development</p> <p>‘In areas outside of <b><u>the settlements identified in Spatial Principle SP3, Settlement Boundaries,</u></b> <del>as defined in Spatial Principle SP7,</del> proposals for new ...’</p> <p>B. Replacement Dwellings</p>

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			<p><del>'In areas outside of <b>the settlements identified in Spatial Principle SP3</b>, Settlement Boundaries, as defined in Spatial Principle SP7, proposals for a ...'</del></p> <p>C. Extensions <u>or</u> of Alterations</p> <p><del>'In areas outside of <b>the settlements identified in Spatial Principle SP3</b>, Settlement Boundaries, as defined in Spatial Principle SP7, extension or alteration ...'</del></p>
MOD39	Policy C6	96	<p>Amend the wording of the introductory paragraph to read as follows:</p> <p><del>'Provision will be made for the delivery of sufficient good quality, appropriately located residential pitches to satisfy local need as set out in the Stafford Borough Gypsy and Traveller Accommodation <b>Needs</b> Assessment (GTAA) or successor documents. Specific sites will be identified through a Gypsy &amp; Travellers Sites &amp; Allocations document <b>Site Allocations Development Plan Document</b>.</del></p> <p>Delete criterion g:</p> <p><del>g. Suitable recycling facilities are provided</del></p>
MOD40	Para 11.20	96	<p>Amend the wording of the paragraph to read as follows:</p> <p><del>'A principal objective of the new Plan is the provision of adequate housing to meet the needs of Gypsies and Travellers, which are protected under Section 19A of the 1976 Race Relations Act. To inform our approach, a comprehensive Gypsy and Traveller Accommodation Needs Assessment (GTAA) was <b>published in February 2013</b>, undertaken. The study was undertaken in conjunction with key stakeholders and service providers. The main aim of the study was to ascertain the levels of additional pitch provision over the period <b>2011 to 2031</b> 2007 and 2026. The main findings of the study <b>show a need to</b> were to provide a total of <b>44 new</b> 70 pitches. <b>This study is an update on the Gypsy and Traveller Accommodation Needs Assessment published in 2008</b> However, given that the assessment period in the study is slightly shorter than the proposed plan period, an updated assessment of Gypsy and Traveller Accommodation Needs has been undertaken to inform provision to 2031 with New provision to <b>will</b> be identified through specific sites as part of the Gypsy &amp; Travellers Sites &amp; Allocations document <b>a Site Allocations Development Plan</b></del></p>



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			<b><u>Document. The Council is committed to work with its neighbouring authorities to produce an update to the current Gypsy and Traveller Accommodation Needs Assessment.</u></b>
MOD41	Para 11.21	96	<p>Amend the wording of the paragraph to read as follows:</p> <p>'The number of pitches to be delivered, and the timespan for delivery, may be subject to updating following subsequent reviews of the <del>Stafford Borough</del> Gypsy and Traveller Accommodation <b>Needs</b> Assessment (<del>GTAA</del>) or relevant Government policy. Provision for new sites will be made through a Site <del>s</del> and Allocations Development Plan Document. Any requirements for Travelling Showpeople will be delivered in conjunction with other local planning authorities in the sub-region, based on a revised Gypsy and Traveller Accommodation Needs Assessment <b>and</b> Government policy. <del>or any other successor documents.</del> <b><u>The Council is committed to work with its neighbouring authorities to produce an update to the current Gypsy and Traveller Accommodation Needs Assessment.</u></b>'</p>
<b>Chapter 12 – Environment</b>			
MOD42	Policy N2	101	<p>Under the Sustainable Drainage heading add the following sentence at the end of the second paragraph to read as follows:</p> <p><b><u>'Any development that could lead to the degradation of the Water Framework Directive (WFD) status of the waterbody should not be permitted'</u></b></p>
MOD43	Policy N2	101	<p>Amend the wording under the Sustainable Construction heading to read as follows:</p> <p>'Sustainable Construction  <del>All new residential development will be expected to incorporate sustainable design and construction technology to achieve a Code for Sustainable Homes star rating in line with Government policy. For all new development these standards require initiatives such as:</del></p> <p><b><u>All new residential development will be expected to incorporate sustainable design and construction technology to achieve zero carbon development through a combination of fabric energy efficiency, carbon compliance and allowable solutions in line with Government policy.</u></b></p>

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Modification Number	Policy / paragraph	Page Number	Proposed change
			<p><b><u>To implement zero carbon development the following measures should be considered as part of the design:</u></b></p> <ol style="list-style-type: none"> <li>1. Reduce water consumption, through the use of low water volume fittings and grey water systems;</li> <li>2. Orientation to maximise solar gain;</li> <li>3. High levels of insulation and energy conservation, adequate provision for separation and storage of waste for recycling; and</li> <li>4. Use of materials from sustainable sources in new development.</li> </ol> <p>All non-residential development up to 1,000 square metres (net) will be expected to have a BREEAM Very Good rating; and non-residential development greater than 1,000 square metres (net) will be expected to have a BREEAM Excellent rating. <del>A statement will be required to detail how the BREEAM and Code for Sustainable Homes standards will be addressed or conversely, if it is considered to be unviable, evidenced through an independent economic viability assessment.</del></p> <p><b><u>A statement will be required to detail how the BREEAM and Zero Carbon Standard will be addressed. If these are considered to be unviable to achieve, evidence must be provided through an independent viability assessment</u></b></p> <p>All new developments will be required to generate a proportion of their energy requirement from on-site ...’.</p>
MOD44	Policy N4	107 & 108	<p>Amend criterion g and sub-criterion ii under the second paragraph to read as follows:</p> <p>‘ii. reverse habitat fragmentation <b><u>due to having suffered past loss and degradation;</u></b>’</p> <p>Amend the wording of criterion j under the second paragraph to read as follows:</p> <p><b><u>‘Development will support implementation of the Severn and Humber River Basin Management Plans and not pose a barrier to the meeting of their objectives for any watercourse.</u></b> To alleviate the effects of climate change ...’</p>

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Modification Number	Policy / paragraph	Page Number	Proposed change
			<p>Add a further sub-criterion v to criterion j under the second paragraph to read as follows:</p> <p><b><u>‘v. Where issues have been identified within the Water Cycle Study, developers should submit a Water Statement that includes evidence to demonstrate that there is already adequate sewerage infrastructure in place, or that it will be in place prior to occupation.’</u></b></p> <p>Add a further sub-criterion vi to criterion j under the second paragraph to read as follows:</p> <p><b><u>‘vi. Support fish migration through the removal of barriers in river channels such as weirs, or where this is not possible construction of fish passes.’</u></b></p>
MOD45	Policy N5	109	<p>Add the following criterion under the first paragraph to read as follows:</p> <p>“b. If adverse effects are identified, it can be demonstrated that the proposed mitigation measures show that there will be no adverse effect on the integrity of any European site; <b><u>or</u></b></p> <p><b><u>c. if it cannot be ascertained that no adverse effect on integrity will result, the proposed development will only be able to proceed where there is no alternative solution and there are imperative reasons of overriding public interest”</u></b></p>
MOD46	Policy N5	110	<p>Add the following penultimate paragraph to the policy:</p> <p><b><u>‘Where possible, the preservation, restoration and re-creation of priority habitats and the recovering of priority species populations will be encouraged in line with the Staffordshire Biodiversity Action Plan.’</u></b></p>
MOD47	Policy N6	111	<p>Amend the wording to read as follows:</p> <p><del>Development will not be permitted where it would be likely to lead to an adverse effect upon the integrity, directly or indirectly, of the Cannock Chase Special Area of Conservation (SAC). To ensure this site is not harmed all development within the Stafford Borough area must take account of the following criteria:</del></p> <p><del>i. No development involving a net increase in dwellings will be permitted within the buffer area around the SAC (400 metres), as defined on the Policies Map unless, as an exception, the form of residential</del></p>

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			<p><del>development would not have an adverse effect upon the sites' integrity;</del></p> <p><del>ii. Between 400 metres and 12 miles, as defined on the Policies Map, development will be expected to take all necessary steps on site, to avoid or mitigate any adverse effects upon the site's integrity or, where this cannot be achieved within the development, make provision for mitigation measures designed to avoid such adverse effects taking place as set out in the Cannock Chase Visitor Impact Management Strategy.</del></p> <p><del>Large developments within 400 metres and 12 miles of the SAC will also be required to provide targeted alternative green space within or close to the development site.</del></p> <p><del>The effective avoidance and / or mitigation of any identified adverse effects must be demonstrated and secured prior to approval of the development through developer contributions as set out in the Cannock Chase Visitor Impact Mitigation Implementation Plan.</del></p> <p><del>Development will not be permitted where it would lead directly or indirectly to an adverse effect upon the Cannock Chase SAC where the effects cannot be mitigated.</del></p> <p><b><u>Development will not be permitted where it would lead directly or indirectly to an adverse effect upon the integrity of the Cannock Chase SAC where the effects cannot be mitigated.</u></b></p> <p><b><u>To ensure the Cannock Chase SAC is not harmed, all development that leads to a net increase in dwellings within 15 km of the site, as shown on the Policies Map, must provide mitigation and avoidance measures.</u></b></p> <p><b><u>Development will be expected to take all necessary steps on-site, to avoid or mitigate any adverse effects upon the SAC's integrity or, where this cannot be achieved within the development, make provision for mitigation measures designed to avoid such adverse effects taking place, as set out in the Cannock Chase SAC Visitor Impacts Mitigation Strategy.</u></b></p> <p><b><u>The effective avoidance and / or mitigation of any identified adverse effects must be demonstrated to the Council as the Competent Authority, and secured by means of a suitable mechanism (e.g. legal agreement) prior to approval of the development through developer contributions or levy mechanism.</u></b></p>

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			<b><u>Further information will be set out in a Supplementary Planning Document on mitigation and implementation.</u></b>
MOD48	Policy N7	112	<p>Amend the wording of the first sentence to read as follows:</p> <p>“The conservation and enhancement <b><u>of the landscape and scenic beauty</u></b> of the Cannock Chase Area of Outstanding Natural Beauty (AONB) is of primary importance.”</p> <p>Add an additional criterion to read as follows:</p> <p><b><u>“g. Therefore, any proposals for new development (including changes of use) within, or likely to adversely affect the landscape and scenic beauty of Cannock Chase AONB or its setting, will only be allowed where the proposal will enhance the visual, nature conservation and / or historic assets of the landscape.”</u></b></p>
<b>Chapter 13 – Infrastructure</b>			
MOD49	Para 13.11	118	<p>Amend the third sentence and rest of paragraph to read as follows:</p> <p>‘All three Strategic Development Locations at Stafford Town <b><u>can be supported with some distribution network rezoning.</u></b> <del>and at</del> The strategic location at Stone will require some infrastructure reinforcement to support delivery. It is expected that <del>all identified</del> <b><u>this</u></b> reinforcement would be funded by Severn Trent Water and is currently planned for delivery in the period <del>2014-2015. 2011-2015,</del> <b><u>Network rezoning is likely to be required at Stafford in the period 2016-2020. A new Water Pumping Station is likely to be required in the eastern rural area (Stowe) in the period 2021-25.</u></b>’</p>
MOD50	Para 13.23	120	<p>Amend the final bullet point to read as follows:</p> <ul style="list-style-type: none"> <li>- Western Access Improvements <del>scheme</del> including the link from Martin Drive to Doxey Road (West Stafford SDL), the Northern Access Improvements <del>scheme</del> <b><u>to include highway capacity improvements to address traffic pressures on A513 Beaconside</u></b> (North Stafford SDL) and the</li> </ul>

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			<p>Eastern <b>Access Improvements</b> Distributor Road including a new link road from including the Beaconside extension from Weston Road to Baswich Lane road bridge at St Thomas' Lane (East Stafford SDL)</p>
MOD51	Para 13.24	120/121	<p>Delete existing table and replace with the following text:</p> <p><u>'A summary of other critical infrastructure <b>required to deliver the Plan is set out below, which will be kept under review through the Infrastructure Delivery Plan</b>: costs and available funding is provided in the table below</u></p> <ul style="list-style-type: none"> <li>• <u>Highway, public transport, pedestrian and cycling – the full Stafford Western Access Route, other highway capacity improvements and complementary sustainable transport infrastructure to include junction improvements, bus priority, new bus services and extensions to existing services, real time bus passenger information, and new walking and cycling routes as detailed in the Stafford Borough Integrated Transport Strategy;</u></li> <li>• <u>Electricity infrastructure / Grid connections – Strategic Development Locations at Stafford and Stone to deliver on-site electricity infrastructure as a development costs with all off-site infrastructure to be funded by National Grid;</u></li> <li>• <u>Gas infrastructure – costs to be met by developers triggered as sites come forward;</u></li> <li>• <u>Water supply – on-site infrastructure to be funded by landowners / developers with off-site infrastructure to be funded by Severn Trent Water;</u></li> <li>• <u>Waste water treatment – Severn Trent Water to fund all off-site strategic infrastructure with on-site infrastructure to be funded by landowners / developers;</u></li> <li>• <u>Flood defences – committed schemes and development to facilitate site delivery to be provided by developers in liaison with the Environment Agency;</u></li> <li>• <u>Green infrastructure – includes open space, Suitable Alternative Natural Greenspace (SANGs) and open water to be delivered by developers / landowners on-site alongside commuted site payments and planning obligations;</u></li> <li>• <u>Education – provision for primary and secondary school facilities through new Strategic Development Locations on-site and contributions via planning obligations from other development sites;</u></li> <li>• <u>Primary healthcare – relocation / extension to existing surgeries at Stafford and Stone;</u></li> <li>• <u>Telecommunications – BT Open Reach have rolled out Next Generation Broadband to</u></li> </ul>

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			<b><u>Stafford exchange but no timetable for Stone and other rural exchanges. Cost to be met by BT Open Reach and no additional costs to developers.</u></b>
<b>Appendix B – Car Parking Standards</b>			
MOD52	First paragraph	134	Amend the first sentence of the paragraph to read as follows:  'The car parking standards detailed below should generally be taken as a <del>maximum</del> <b>minimum</b> requirement.'
<b>Appendix D – Infrastructure</b>			
MOD53	Stafford Town North Infrastructure Requirements - Transport	150	Insert the following words under the 'Requirements' column to replace the current wording:  <b><u>“Highway capacity improvements, either through or around the perimeter of the site, or along Beaconside, will be required North of Stafford. Enhanced bus services and improved bus reliability, through bus priority, will be required along the A34 between the site and the town centre as well as real time bus passenger information, increased frequency of existing and new bus services;”</u></b>  Cycle and walking links to connect to the existing and proposed Borough wide, and national, cycle and walking routes to the town centre and other key destinations.  <del>New or enhanced bus routes</del>  <del>Package of improvements along A513 Beaconside</del>  Within the 'Capital Cost' column insert ' <b><u>TBC</u></b> ' and delete ' <del>£7.3m</del> '
MOD54	Stafford Town West Infrastructure	152	Insert the following words under the 'Requirements' column to replace the current wording:  <b><u>“Link from Martin Drive spine road to Doxey Road with potential upgrade to railway bridge required for the development west of Stafford as part of the Stafford Western Access Improvements, together</u></b>

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	Requirements - Transport		<p><b><u>with new or enhanced bus routes as well as cycling &amp; walking links to existing routes to the town centre and other key destinations.</u></b></p> <p><b><u>The Stafford Western Access Route Road is required to deliver the full development requirements for Stafford town,</u></b> to be completed in three five sections:</p> <p>Section A: Foregate Street to Timberfields Road / Doxey Road</p> <p>Section B: Along Doxey Road from Timberfields Road including a <b><u>potential</u></b> upgrade of the West Coast Main Line rail bridge</p> <p>Section C: Doxey Road (west of rail bridge) to Martin Drive</p> <ol style="list-style-type: none"> <li>1. <del>Spine Road</del></li> <li>2. <del>The link from Martin Drive spine road to Doxey Road (adjacent to the railway line).</del></li> <li>3. <del>A limited upgrade to the railway bridge link.</del></li> <li>4. <del>The link from the bridge to the junction of Doxey Road and Pans Drive.</del></li> <li>5. <del>Link from the Doxey Road / Pans Drive junction to A34.</del></li> </ol> <p>400 homes (significantly higher than 5 year allocation) can be developed prior to completion of section C 2 from Doxey Road to Martin Drive.</p> <p>Network Rail has identified 2017 as a window of opportunity for upgrade to railway bridge as it would correspond to planned works on West Coast Mainline.</p> <p>A number of key parties are responsible for delivering the whole length of the Western Access Route as part of the Western Access Improvements, which will benefit the wider Stafford Town area”</p> <p>Within the ‘Capital Cost’ column insert the following words to replace S1 to S5 text:</p>



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			<p><b><u>“The 2013 initial estimate for highway improvements to each section is set out below:</u></b>            Section A:     <b><u>£26m</u></b> <del>£28.96m</del>            Section B:     <b><u>TBC</u></b> <del>£10.8m</del>            Section C:     <b><u>£5m</u></b> <del>£7.2m</del></p>
MOD55	Stafford Town East Infrastructure Requirements - Transport	153 & 154	<p>Insert the following words under the ‘Requirements’ column to replace the current wording:</p> <p><b><u>“The Eastern Access Improvements is a package of complementary sustainable transport measures and highway infrastructure to be funded through a combination of public funds and developer contributions. Developers in the East of Stafford will be required to provide the Eastern Access Route between Beaconside and St. Thomas Lane, sustainable transport access, potential highway capacity improvements and traffic management measures along Beaconside and Weston Road. Public funds will contribute towards further sustainable transport measures including the Baswich Walking and Cycling route between Baswich Lane and Weston Road, bus service enhancements, including real time bus passenger information, and potential highway capacity improvements along Baswich Lane.</u></b></p> <p><b><u>Two highway infrastructure improvements are included within the Eastern Access Improvements as set out below:</u></b></p> <p><b><u>Section 1: Construction of the Eastern Access Route from Beaconside to St Thomas’ Lane and the Tixall Road / Blackheath Lane signal junction upgrade</u></b></p> <p><b><u>Section 2: Construction of a new roundabout at Blackheath Lane and Weston Road as a junction improvement”</u></b></p> <p>Improvements required to the A513 Beaconside Road / A518 Weston Road roundabout will be delivered through s106 / s278 agreements with the developer of the parcel between Weston Road and Baswich Lane road bridge at St Thomas', providing the principal access into the development site</p> <p>A number of improvements have been identified but none considered essential to bring forward development. These comprise:</p>

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			<p>Potential capacity and safety improvements to Baswich Lane (St Thomas' Lane); Baswich Walking and Cycling link over the River Sow</p> <p>Within the 'Capital Cost' column delete 'N/A' and insert the following wording:</p> <p><b><u>"The 2013 initial estimate for highway improvements to each section is set out below:</u></b></p> <p><b><u>Section 1: Up to £7.5m</u></b></p> <p><b><u>Section 2: £2.5m"</u></b></p> <p>Improvements required to the A513 Beaconside Road / A518 Weston Road roundabout will be delivered Transport through s106 / s278 agreements with the developer of the parcel between Weston Road and Baswich Lane road bridge at St Thomas', providing the principal access into the development site</p> <p>A number of improvements have been identified but none considered essential to bring forward development. These comprise:</p> <p>Potential capacity and safety improvements to Baswich Lane (St Thomas' Lane); Baswich Walking and Cycling link over the River Sow</p>
MOD56	Stone Town West and South Infrastructure Requirements	155	<p>Insert the following words under the 'Requirements' column to replace the current wording:</p> <p><b><u>"An access, transport and travel plan strategy for the Strategic Development Location that maximises travel and accessibility by non-car transport modes via safe, attractive and conveniently designed street, pedestrian and cycling connections within the development and to Stone town centre, nearby existing and new employment areas. The strategy shall identify access points to the site and between the site and the existing settlement. It shall also identify construction access arrangements that do not disrupt existing residents and improvements to transport capacity along the B5026 Eccleshall Road, and at the A34 roundabouts"</u></b></p> <p>Local highway improvements and enhancements of the A34 roundabouts, the A34 / A51 roundabout and</p>

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			<p><del>the B5026 Eccleshall Road</del></p> <p>Within the 'Capital Cost' column insert '<b>TBC</b>' and delete '<del>N/A</del>'</p>
<p><b>Appendix E – Performance Indicators and Targets</b></p>			
MOD57	SP2- Stafford Borough Housing and Employment requirements	158	<p>Amend the 3<sup>rd</sup> element under the Target column to read as follows:</p> <p><del>70 residential and 2 transit pitches to be delivered over the plan period</del>  <b><u>Maintain a 5 year supply of Gypsy and Traveller Pitches</u></b></p>
MOD58	Policy Stafford 1 – Stafford Town	161	<p>Amend the 4<sup>th</sup> element under the Target column to read as follows:</p> <p><del>34,000sqm on non-food retailing and 2000sqm food retail to be delivered in Stafford Town Centre</del>  <b><u>14,000 sqm (net) of non-food retailing and 3,400 sqm (net) of food retail to be delivered in Stafford Town Centre</u></b></p> <p>Amend the 5<sup>th</sup> element under the Target column to read as follows</p> <p>Deliver Western <b>and</b> Access Improvements <del>and Phase 1 of the Eastern Access Improvements</del></p>
MOD59	Policy Stafford 2 – North of Stafford	161	<p>Amend the 4<sup>th</sup> element under the Target column to read as follows:</p> <p><del>To achieve 60%</del> A proportion of the properties to be <b>2 <u>two</u></b> or three bedroomed properties</p> <p>Amend the 7<sup>th</sup> element under the Target column to read as follows:</p> <p>Deliver infrastructure as set out in Appendix E <b><u>D</u></b></p>

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MOD60	Policy Stafford 3 – West of Stafford	162 & 163	<p>Amend the 5<sup>th</sup> element under the Target column to read as follows</p> <p><del>To achieve 60%</del> A proportion of the properties to be <del>2</del> <b><u>two</u></b> or three bedroomed properties</p> <p>Amend the 6<sup>th</sup> element under the Target column to read as follows</p> <p>Deliver infrastructure as set out in Appendix E <b><u>D</u></b></p>
MOD61	Policy Stafford 4	163	<p>Amend the 5<sup>th</sup> element under the Target column to read as follows</p> <p><del>To achieve 60%</del> A proportion of the properties to be <del>2</del> <b><u>two</u></b> or three bedroomed properties</p> <p>Amend the 6<sup>th</sup> element under the Target column to read as follows:</p> <p>Deliver infrastructure as set out in Appendix E <b><u>D</u></b></p>
MOD62	Policy Stone 1 – Stone Town	163	<p>Amend the 2<sup>nd</sup> element under the Target column to read as follows:</p> <p>To achieve <del>30%</del> <b><u>40%</u></b> affordable housing</p> <p>Amend the 4<sup>th</sup> element under the Target column to read as follows:</p> <p><del>1,400sqm</del> <b><u>1,700 sqm (net)</u></b> of food retailing and <del>2,200sqm</del> <b><u>400 sqm (net)</u></b> of non food retailing to be delivered at Stone Town</p> <p>Amend the 5<sup>th</sup> element under the Target column to read as follows:</p> <p><del>To achieve 60%</del> A proportion of the properties to be <del>2</del> <b><u>two</u></b> or three bedroomed properties</p> <p>Amend the 6<sup>th</sup> element under the Target column to read as follows</p> <p>Deliver infrastructure as set out in Appendix E <b><u>D</u></b></p>

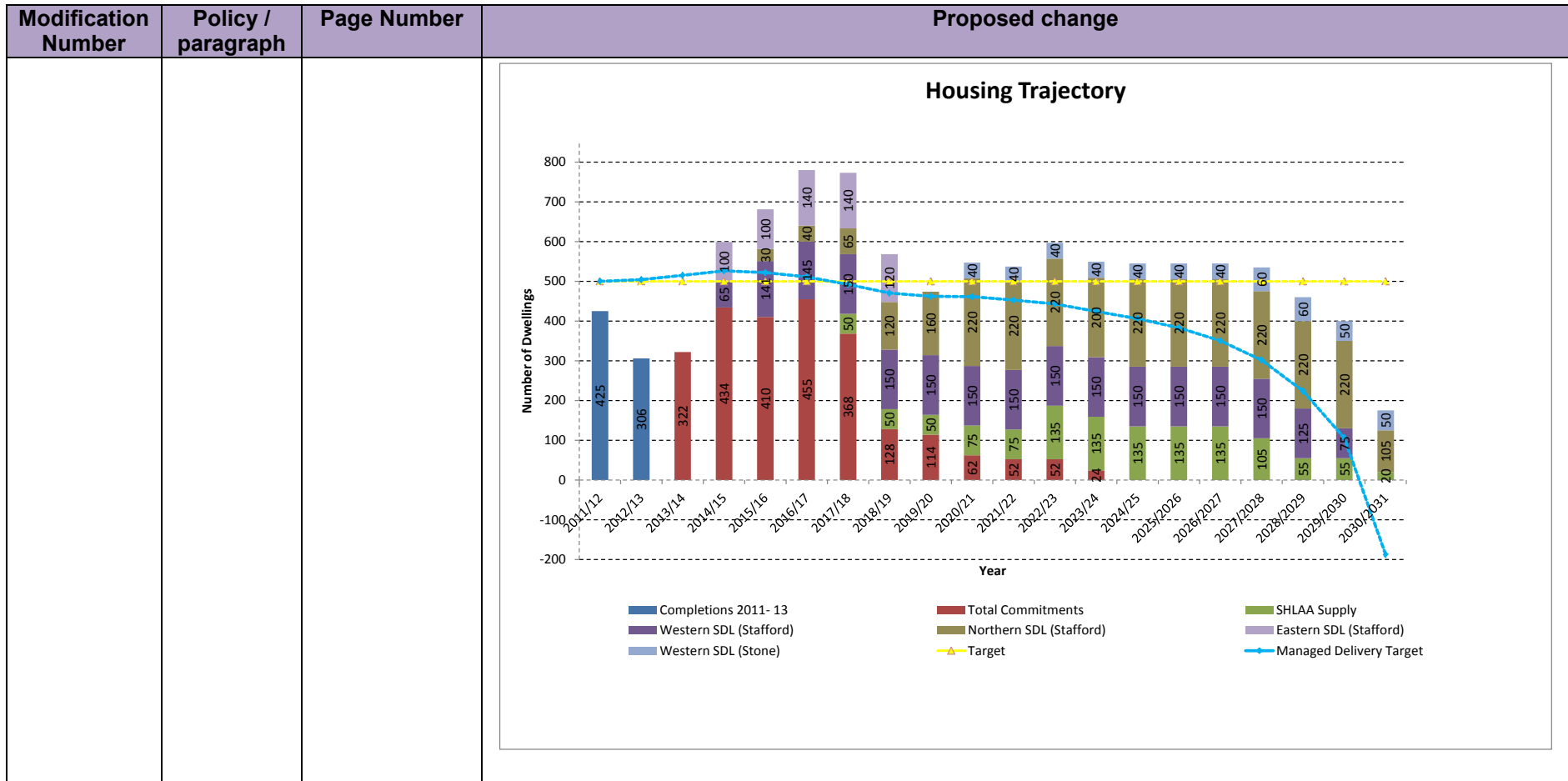
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MOD63	Policy Stone 1 – West and South of Stone	163	Spatial Principle column:  Policy Stone 4 <u>2</u> – West and South of Stone
MOD64	Policy Stone <del>4</del> <u>2</u> – Stone Town	163	Amend the 1 <sup>st</sup> element under the Target column to read as follows:  500 dwellings to be delivered <del>over the Plan period</del> from 2021
MOD65	Policy Stone <del>4</del> <u>2</u> – Stone Town	164	Amend the 4 <sup>th</sup> element under the Target column to read as follows:  <del>To achieve 60%</del> A proportion of the properties to be <u>2 two</u> or three bedroomed properties  Amend the 5 <sup>th</sup> element under the Target column to read as follows:  <u>20</u> <del>48</del> ha of employment land to be delivered south of Stone Business Park  Amend the 6 <sup>th</sup> element under the Target column to read as follows:  <del>Provision of new employment sites to the north</del>  Amend the 7 <sup>th</sup> element under the Target column to read as follows  Deliver infrastructure as set out in Appendix <del>E</del> <u>D</u>
MOD66	Policy E4 – Raleigh Hall and Ladfordfields Industrial Estates	165	Amend the Target column to read as follows  <del>Deliver 6ha of employment land at both Ladfordfields and Raleigh Hall</del> <b><u>Deliver 4ha of new employment land at Raleigh Hall and 6ha at Ladfordfields</u></b>

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MOD67	Policy C3 – Specialist Housing	167	Amend the 3 <sup>rd</sup> element under the Target column to read as follows:  Deliver <del>1,331</del> <b>954</b> net additional units over the plan period
MOD68	Policy C6 – Provision for Gypsies and Travellers	167	Amend the Target column to read as follows: <del>Deliver 70 residential and 2 transit pitches over the plan period. Performance towards this target will be monitored on an annual basis</del> <b><u>Maintain a 5 year supply of Gypsy and Traveller Pitches</u></b>
MOD69	Policy N1 Design	168	Delete the following words from the Indicator column: <del>Number of homes built to lifetimes homes standards</del>  Delete the following words from the Target column : <del>All new developments to meet lifetime home standards</del>
MOD70	Policy N2 Climate Change	168	Amend the 2 <sup>nd</sup> element of the Indicator column to read as follows:  <del>Percentage of new residential developments meet relevant code for sustainable homes standard</del> <b><u>Percentage of new residential developments built to zero carbon standard</u></b>  Amend the 2 <sup>nd</sup> element under the Target column to read as follows:  <del>All new residential development to reach code 4 by 2013 and be carbon neutral by 2016</del> <b><u>All new residential development to achieve zero carbon standard in line with government guidance.</u></b>
<b>Appendix F – Housing Trajectories</b>			
MOD71	Stafford Borough Housing Trajectory	173	Delete existing trajectory and replace with new trajectory and explanatory text as follows:

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			<p>Data to Graph 20 year trajectory</p> <p align="center">Total target over 20 years 10,000</p> <table border="1"> <thead> <tr> <th></th> <th>Yr 1</th> <th>Yr 2</th> <th>Yr 3</th> <th>Yr 4</th> <th>Yr 5</th> <th>Yr 6</th> <th>Yr 7</th> <th>Yr 8</th> <th>Yr 9</th> <th>Yr 10</th> <th>Yr 11</th> <th>Yr 12</th> <th>Yr 13</th> <th>Yr 14</th> <th>Yr 15</th> <th>Yr 16</th> <th>Yr 17</th> <th>Yr 18</th> <th>Yr 19</th> <th>Yr 20</th> </tr> <tr> <th></th> <th>2011/12</th> <th>2012/13</th> <th>2013/14</th> <th>2014/15</th> <th>2015/16</th> <th>2016/17</th> <th>2017/18</th> <th>2018/19</th> <th>2019/20</th> <th>2020/21</th> <th>2021/22</th> <th>2022/23</th> <th>2023/24</th> <th>2024/25</th> <th>2025/2026</th> <th>2026/2027</th> <th>2027/2028</th> <th>2028/2029</th> <th>2029/2030</th> <th>2030/2031</th> </tr> </thead> <tbody> <tr> <td>Completions 2011- 13</td> <td>425</td> <td>306</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> 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These have been informed by discussions with agents and landowners of key sites and analysis of historical delivery rates and potential future trends. The following data sources have been used to calculate the supply of housing likely to come forward in Stafford Borough between 2011 and 2031, based on the strategy set out in the new Local Plan:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>Completions</u></b></li> <li>• <b><u>Outstanding Commitments</u></b></li> <li>• <b><u>SHLAA Sites</u></b></li> </ul>		Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15	Yr 16	Yr 17	Yr 18	Yr 19	Yr 20		2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	Completions 2011- 13	425	306																			Total Commitments			322	434	410	455	368	128	114	62	52	52	24								SHLAA Supply							50	50	50	75	75	135	135	135	135	135	105	55	55	20	Western SDL (Stafford)				65	141	145	150	150	150	150	150	150	150	150	150	150	150	125	75		Northern SDL (Stafford)					30	40	65	120	160	220	220	220	200	220	220	220	220	220	220	105	Eastern SDL (Stafford)				100	100	140	140	120													Western SDL (Stone)										40	40	40	40	40	40	40	60	60	50	50	Dwellings Completed	425	306																			Identified for completion			322	599	681	780	773	568	474	547	537	597	549	545	545	545	535	460	400	175	Cumulative Completions	425	731	1,053	1,652	2,333	3,113	3,886	4,454	4,928	5,475	6,012	6,609	7,158	7,703	8,248	8,793	9,328	9,788	10,188	10,363	Target	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	Cumulative Target	500	1,000	1,500	2,000	2,500	3,000	3,500	4,000	4,500	5,000	5,500	6,000	6,500	7,000	7,500	8,000	8,500	9,000	9,500	10,000	Managed Delivery Target	500	504	515	526	522	511	492	470	462	461	453	443	424	406	383	350	302	224	106	-188	Number of years left in Plan(s)	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1																					
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**Plan for Stafford Borough Schedule of Main Modifications**

Modification Number	Policy / paragraph	Page Number	Proposed change
			<p><u>Completions: the housing trajectory includes dwellings already completed between 2011/12 and 2012 (2 financial years, i.e. from 1st April 2011 to 31st March 2013). This data has been taken from the Housing Monitor: Land for New Homes 2013.</u></p> <p><u>Total Commitments: this source relates to sites with outstanding planning permission. These sites are divided into two subsets: commitments on smaller sites up to 9 dwellings with the vast majority being below 5 dwellings, and larger sites capable of accommodating 10+ dwellings or more. Delivery rates are those estimated by developers and owners, or estimated by the Council where this information has not been provided to inform the housing trajectory. Development of smaller sites are not subject to significant infrastructure constraints, and thus are assumed to be completed within the first five years of the plan period. Development of larger sites are expected to provide a smaller proportion of new housing in the first 5 years of the Plan period, but housing provision will increase on these sites in years 6 to 15.</u></p> <p><u>Strategic Housing Land Availability Assessment (SHLAA) Supply: sites in the SHLAA include those promoted to the authority by land owners, developers and agents and sites which have been identified by the Council. Each site has been assessed in terms of its suitability, availability and achievability for residential development. The SHLAA contains a large reservoir of sites, including previous Local Plan allocations and the proposed SDLs. The delivery and phasing rates for these sites will be informed by the production of site-specific master plans, but the currently expected rates are identified in the table. These have been primarily based on information provided by developers / agents. Where this is absent, phasing rates have been estimated by the Council.</u></p> <p><u>The housing trajectory itself is a tool that draws together various strands of information on the Borough's position on the supply of new housing, both in terms of previous performance and projected performance against the new Local Plan target. The trajectory, shown for the Borough provides the basis for analysing housing performance and allows the application of a plan, monitor and manage approach. The Trajectory has a number of principal components:</u></p> <p><u>Identified For Completions: (identified by the columns within the Trajectory and generated by the identified for completion row of the table)</u></p>

**Plan for Stafford Borough Schedule of Main Modifications**

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

**Plan for Stafford Borough Schedule of Main Modifications**

<b>Modification Number</b>	<b>Policy / paragraph</b>	<b>Page Number</b>	<b>Proposed change</b>
MOD72	Stafford Town Housing Trajectory	174	Delete
MOD73	Stone Town Housing Trajectory	175	Delete
<b>Policies Maps and Insets</b>			
MOD74	Policies Map		Add a 15km buffer of the Cannock Chase Special Area of Conservation (SAC)
MOD75	Stafford Area Inset Map		Remove settlement boundary Amend site boundary of North Stafford Strategic Development Location. Removal of the section of the Eastern Distributor Road, from the junction with Baswich Road and Cornwall Drive through to <b><u>Cannock Road via</u></b> Milford Road (A513) Add a 15km buffer of the Cannock Chase SAC
MOD76	Stone Area Inset Map		Remove settlement boundary Amend the boundary of the Housing SDL west of Stone to incorporate land to the north. Amend the boundary of the Employment SDL south of Stone to incorporate Bowers family land plots 0382 and 1085 and to reduce overall size to 20ha.

**Plan for Stafford Borough Schedule of Main Modifications**

Modification Number	Policy / paragraph	Page Number	Proposed change
			Amend town centre boundary to incorporate land at Westbridge Park, Morrison's car park and Crown Wharf, and amend boundary of green infrastructure to remove land at Westbridge Park.
MOD77	Raleigh Hall Industrial Estate Inset Map		Amend boundary to reflect updated allocation