

**Plan for Stafford Borough Part 2 - Publication (Submission Version)**

**Schedule of Additional Modifications**

<b>Modification Number</b>	<b>Source of Modification</b>	<b>Policy/paragraph</b>	<b>Page no.</b>	<b>Proposed Change</b>	<b>Reason</b>
<b>Chapter 1: Introduction</b>					
P2-AM1	Stafford Borough Council amendments	1.1	2	Amend the last sentence:  “The purpose of the Local Plan is to set out a vision for the development of the Borough, <u>to create</u> objectives to guide growth, and <u>produce</u> policies to make sure that new development meets local needs in line with national policy”.	Typographical Error
P2-AM2	Stafford Borough Council amendments	Heading, 1.6 -1.7 and Table 1	3	Delete the following:  <b><del>What is the Publication Document?</del></b> <del>1.6</del> Following consultation on the ‘Plan for Stafford Borough Part 2 Proposals’ which closed in July 2015, this document is the ‘Plan for Stafford Borough Part 2 – Publication’. The document sets out a number of boundaries and policies to guide decision-making on planning applications. As the core direction of travel has been established in the adopted Plan for Stafford Borough (June 2014), there are limits to the changes contained within the Plan for Stafford Borough Part 2. Following responses received on the Part 2 Proposals document, amendments have been made to the settlement and Recognised Industrial Estate boundaries, Local Green Spaces, Community Facilities and retail boundaries. This next stage provides members of the public and key stakeholders with the opportunity to make	Explanatory text no longer required

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				<p>representations on the soundness of any paragraph and policy in the document, and of the legal compliance of the Plan's content and the process used in its preparation.</p> <p><del>1.7</del> Once the consultation stage on this Publication document is completed, the Council will assess the representations received and produce a Submission version of the Plan for Stafford Borough Part 2 for an independent Examination. Following the Examination and receipt of an Inspector's Report, the Plan for Stafford Borough Part 2 (modified as necessary in line with the Inspector's Report's conclusions) will then be formally adopted by the Council.</p> <p><b>Table 1 Timetable for the production of the Plan for Stafford Borough Part 2</b></p> <table border="1" data-bbox="1025 858 1789 1182"> <thead> <tr> <th>Milestone</th> <th>Target Date</th> </tr> </thead> <tbody> <tr> <td>Commencement</td> <td>Underway</td> </tr> <tr> <td>Proposals consultation</td> <td>Completed July 2015</td> </tr> <tr> <td>Publication of the Plan for Stafford Borough Part 2 - representations invited on soundness and legal compliance</td> <td>December 2015</td> </tr> <tr> <td>Submission to the Secretary of State</td> <td>April 2016</td> </tr> <tr> <td>Examination</td> <td>July 2016</td> </tr> <tr> <td>Adoption</td> <td>December 2016</td> </tr> </tbody> </table>	Milestone	Target Date	Commencement	Underway	Proposals consultation	Completed July 2015	Publication of the Plan for Stafford Borough Part 2 - representations invited on soundness and legal compliance	December 2015	Submission to the Secretary of State	April 2016	Examination	July 2016	Adoption	December 2016	
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				<p>Replace with the following:</p> <p><b><u>“Preparation of the Plan</u></b></p> <p><u>In June and July 2015 ‘The Plan for Stafford Borough Part 2 Proposals’ sought views on the proposed Settlement Boundaries for Stafford, Stone, the Key Service Villages, Recognised Industrial Estates, Local Green Space, Community Facilities, and retail boundaries. The document also considered Gypsies, Traveller and Travelling Show people provision.</u></p> <p><u>‘The Plan for Stafford Borough Part 2 Publication’, was published in November 2015 and the statutory stage of seeking representations on soundness and legal compliance took place during December 2015 and January 2016. The document was submitted for independent Examination in April 2016”.</u></p>	
P2-AM3	Stafford Borough Council amendments	1.8	4	<p>Delete the following:</p> <p><del>1.8 In preparing the Plan for Stafford Borough Part 2 Publication document, a wide range of evidence, technical studies and consultations concerning the adopted Plan for Stafford Borough has been taken into account. There is now the opportunity to make final representations on the soundness and legal compliance of the Publication document prior to the Examination process.</del></p> <p><del>You can make comments on-line through our on-line consultation system at <a href="http://staffordbc-consult.objective.co.uk/portal/">http://staffordbc-consult.objective.co.uk/portal/</a> Or via post to the following address: Forward Planning, Civic Centre, Riverside, Stafford, ST16 3AQ Or by e-mail to <a href="mailto:forwardplanning@staffordbc.gov.uk">forwardplanning@staffordbc.gov.uk</a></del></p> <p><del>If you wish to respond to the Proposals consultation please provide your feedback to Stafford Borough Council by 12 noon on Monday 25th January 2016.</del></p>	Explanatory text no longer required

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				<p>If you need this information in large print, Braille, other language or on audio cassette  <del>please contact: 01785 619000</del></p> <p>Replace with:</p> <p><u>“For further information on the Plan for Stafford Borough or any other planning policy enquires, please contact the Forward Planning team using the details below:  Forward Planning team  Stafford Borough Council  Civic Centre  Riverside  Stafford  ST16 3AQ</u></p> <p><u>Telephone: 01785 619 000  Fax: 01785 619 473  Email: <a href="mailto:forwardplanning@staffordbc.gov.uk">forwardplanning@staffordbc.gov.uk</a></u></p> <p><u>All documents are available on the Borough’s Council website at <a href="http://www.staffordbc.gov.uk/forwardplans">http://www.staffordbc.gov.uk/forwardplans</a>. If you require this document in an alternative format (e.g. large print) please contact the Forward Plans team using the details above”.</u></p>	
P2-AM4	Stafford Borough Council amendments	1.10	4	<p>Amend the last two sentences:</p> <p><del>“A similar process will be</del> <u>has been</u> carried out in producing the Plan for Stafford Borough Part 2. <u>The Sustainability Appraisal to support this Publication document can be found at</u>  <a href="http://www.staffordbc.gov.uk/sustainability-appraisal">www.staffordbc.gov.uk/sustainability-appraisal</a>”</p>	Text updated to reflect changes since Publication.

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<b>Chapter 2. Settlement Proposals</b>					
P2-AM5	Stafford Borough Council amendments	2.1	5	Amend the last sentence:  “The majority of the growth is to occur at key settlements identified in the <u>Sustainable Settlement Hierarchy</u> , identified through Spatial Principle 3 (SP3).”	Typographical Error
P2-AM6	Stafford Borough Council amendments	2.4	6	Amend the second to last sentence:  “In addition, and more importantly for the work of Part 2, the Plan for Stafford Borough also establishes a clear intent that, in order to promote patterns of development that are sustainable, growth should be distributed to reflect the % <u>percentage</u> split established in Spatial Principle 4 (SP4).”  Amend the last sentence:  “One of the ways that the Plan can control the direction of change is by establishing settlement boundaries for each of the settlements in the <u>Sustainable Settlement Hierarchy</u> .”	Typographical Error
P2-AM7	Stafford Borough Council amendments	2.8	7	Amend the second to last sentence:  “Firstly, it explains the approach to development to be applied either side of the boundary (once established), and secondly it lists the criteria that will be used in defining the boundary itself ( <del>this</del> <u>these</u> criteria are also to be used prior to establishing the boundary).”  Amend the last sentence:  “Essentially, the Plan establishes the principle of support for <u>sustainable</u> development inside the boundary, and seeks to restrict development outside the boundary.”	Typographical Error
P2-AM8	Stafford Borough	2.19	10	Amend the following:	Typographical

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	Council amendments			“The National Planning Policy Framework sets out the <u>G</u> overnment's commitment to maintaining areas of <u>G</u> reen <u>B</u> elt and states that these designations should only be reviewed in exceptional circumstances. There has been no need to review the <u>G</u> reen <u>B</u> elt within Stafford Borough as <del>ample</del> <u>sufficient</u> land is available in locations outside of the greenbelt to meet the development needs of the Borough”.	Error
P2-AM9	Stafford Borough Council amendments	2.23	11	Amend the last sentence:  “The <u>p</u> olicy <u>m</u> ap will be updated once a Neighbourhood Plan is adopted.”	Typographical Error
P2-AM10	Stafford Borough Council amendments	2.26	11	Amend the first sentence:  “For each settlement in the <u>S</u> ustainable <u>D</u> evelopment <u>H</u> ierarchy, a <u>s</u> ettlement <u>b</u> oundary has been established.”	Typographical Error
P2-AM11	Stafford Borough Council amendments	2.27	12	Amend the first sentence:  “The settlements in the <u>S</u> ustainable <u>S</u> ettlement <u>H</u> ierarchy were selected primarily due to their service provision and community facilities.”	Typographical Error
P2-AM12	Stafford Borough Council amendments	2.33- 2.34	13	Delete the following: <del>2.33 The vast majority of Local Green Space identified in the Proposals Document did not receive responses from the local community, and therefore the Council is unable to assess adequately how these Local Green Spaces might meet the criteria set out in the NPPF, notably bullet point 2 of paragraph 76 which states the following: “where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife”.</del>  <del>2.34 In the very few instances where representations have been received</del>	Explanatory text no longer required as it relates to the consultation response to the Proposals document.

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				<del>which do potentially support designation as Local Green Space, there is nonetheless insufficient comprehensive evidence to demonstrate how the criteria of the NPPF have been met, and to distinguish local views about the relative importance of protecting land as greenspace from general expressions of opposition to further local development.</del>	
P2-AM13	Stafford Borough Council amendments	2.35	14	Amend the first sentence:  “The most appropriate vehicle to make an assessment to designate a Local Green Space is through Neighbourhood Plans, either prepared by a <u>Parish Council</u> or a Neighbourhood Forum.”	Typographical Error
P2-AM14	Stafford Borough Council amendments	2.45	16	Amend the first sentence:  “Stone is the second largest settlement in the <u>Sustainable Settlement Hierarchy</u> , it is the location for one of the key Strategic Development Locations for housing allocated in the Plan for Stafford Borough.”	Typographical Error
P2-AM15	Stafford Borough Council amendments	2.46	16	Amend the last sentence:  “From here the boundary runs along the back of the boat yards and light industry south of Newcastle <u>Road</u> before incorporating a site which has planning permission for 9 houses (13/19771/FUL), a site which has planning permission for 33 houses (14/21338/FUL), and excluding the un-developed previous HP17 allocation (from the Local <u>Stafford Borough Plan</u> 2001).”	Typographical Error
P2-AM16	Stafford Borough Council amendments	2.47	16	Amend the first sentence:  “The boundary of the Walton part of Stone has been drawn to include the areas of land allocated for residential and employment uses in the <u>Plan</u> for Stafford Borough.”	Typographical Error

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P2-AM17	Stafford Borough Council amendments	2.49	17	Amend the first sentence:  “The Barlaston <u>Settlement Boundary</u> is consistent with <del>Strategic</del> <u>Spatial</u> Principle SP7 within the adopted Plan for Stafford Borough, and has been developed in consultation with the Parish Council who are preparing the Neighbourhood Plan.”	Typographical Error
P2-AM18	Stafford Borough Council amendments	2.50	17	Delete and amend 2 <sup>nd</sup> sentence and replace with the following:  “Eccleshall Parish Council <del>are producing</del> <u>have produced</u> a <u>Neighbourhood Plan</u> for the Parish of Eccleshall <del>and are proposing to allocate which includes allocating sites for residential use. in their Plan</del> . <u>This was made on 26 July 2016.</u>  Delete and amend the 3 <sup>rd</sup> sentence and replace with the following:  “The settlement boundary is consistent with <del>Strategic</del> <u>Spatial</u> Principle SP7 and in accordance with the <del>draft-emerging</del> Eccleshall Neighbourhood Plan”.	Updated following progress on the Neighbourhood Plan
P2-AM19	Stafford Borough Council amendments	2.51	17	Amend the first sentence:  “To the north of the village the boundary has been drawn to include the allocations <del>proposed within</del> the Eccleshall <u>Neighbourhood Plan</u> , which are bordered by the River Sow.”  Amend the third sentence:  “To the <u>south east</u> the boundary differs from the previous RDB and continues to run along Green Lane, as a clear edge of the settlement. In the <u>south west</u> the boundary has been drawn to include an area of land next to the school that is allocated for housing <u>in the in-emerging</u> Neighbourhood Plan.”	Typographical Error



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				Amend the last sentence: "To the west the boundary has not been altered from the previous RDB it runs around Bishop Lonsdale School and behind St Chads Road incorporating houses at the north west corner of the village and Holy Trinity Church."	
P2-AM20	Stafford Borough Council amendments	2.52	17	Delete and amend the final two sentences and replace with the following:  'Gnosall Parish Council's Neighbourhood Plan <u>was made/adopted on 24 November 2015 and includes</u> <del>are producing has produced a neighbourhood plan for the Parish of Gnosall and are proposing to allocate</del> sites for residential use <del>in their Plan</del> '. The settlement boundary is consistent with <del>Strategie</del> <u>Spatial</u> Principle 7 and in accordance with the <del>emerging</del> Gnosall Neighbourhood Plan.'	Updated following progress on the Neighbourhood Plan
P2-AM21	Stafford Borough Council amendments	2.56	18	Amend the second to last sentence:  "Hixon Parish Council <del>are</del> <u>have produced</u> <del>ing</del> a <u>Neighbourhood Plan for the Parish of Hixon and are proposing to</u> <u>which</u> allocate sites"  Amend the last sentence:  "The settlement boundary is consistent with <del>Strategie</del> <u>Spatial</u> Principle 7 and in accordance with the <del>emerging</del> Hixon Neighbourhood Plan."	Updated following progress on the Neighbourhood Plan
P2-AM22	Stafford Borough Council amendments	2.57	18	Amend the last sentence:  "The western boundary edge has been drawn around the boundary line of properties on <u>Sycamore Drive</u> and then includes a site which has planning permission for 81 houses (14/21267/REM)."	Typographical Error
P2-AM23	Stafford Borough Council amendments	2.58	19	Amend last two sentences:  "Colwich Parish Council <del>are producing</del> <u>have produced</u> a <u>Neighbourhood</u>	Updated following progress on the

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				Plan for the Parish of Colwich (which contains 2 KSVs Great Haywood and Little Haywood / Colwich) <del>and are proposing to</del> <u>and have allocated</u> sites in their Plan. The settlement boundary is consistent with <u>Strategic Spatial</u> Principle SP7 and in accordance with the <del>emerging</del> Colwich Neighbourhood Plan.”	Neighbourhood Plan
P2-AM24	Stafford Borough Council amendments	2.60	19	Amend last two sentences:  “Colwich Parish Council <del>are producing</del> <u>have produced</u> a <u>Neighbourhood Plan</u> for the Parish of Colwich (which contains 2 KSVs Great Haywood and Little Haywood / Colwich) <del>and are proposing to</del> <u>and have allocated</u> sites in their Plan. The settlement boundary is consistent with <u>Strategic Spatial</u> Principle SP7 and in accordance with the <del>emerging</del> Colwich Neighbourhood Plan.”	Typographical Error and updated following progress on the Neighbourhood Plan
P2-AM25	Stafford Borough Council amendments	2.61		Amend the second sentence:  “The boundary then cuts in and excludes the land associated with St Mary's <u>Convent</u> , the playing fields and the abbey.”  Amend the last sentence:  “To the south the boundary runs along the Trent and Mersey <u>Canal</u> and excludes Church Farm, but includes the Railway <u>Cottages</u> .”	Typographical Error
P2-AM26	Stafford Borough Council amendments	2.63	20	Amend the first sentence:  “Yarnfield is a KSV wholly surrounded by <u>Green Belt</u> .”  Amend the second sentence:  “The <u>Green Belt</u> designation restricts the acceptability of (and thus scope for) residential proposals in this location.”	Typographical Error

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P2-AM27	Stafford Borough Council amendments	2.64	20	Amend the last sentence:  “Otherwise the southern part of the proposed settlement boundary is not different from the previous RDB (from the now superseded <u>Stafford Borough</u> Local Plan 2001), it runs along the boundary of the <u>Green Belt</u> designation.”	Typographical Error
<b>Chapter 3: Retail Boundaries</b>					
P2-AM28	Stafford Borough Council amendments	3.3	21	Amend the first sentence:  “The adopted Plan for Stafford Borough, at paragraph 7.15, states that the need for a primary and secondary frontage policy (and the location of defined frontages if a different approach is appropriate) will be considered in the subsequent Site Allocation <u>Development Plan</u> Document.”	Typographical Error
P2-AM29	Stafford Borough Council amendments	3.4-3.6	21	Amend the first sentence of 3.4:  “Eccleshall Local Centre is a key service centre in the rural area. It has a more substantial retail offer than any of the other <u>Key Service Villages</u> and consequently is regarded as a Local Centre.”  Amend the last sentence of 3.5:  “The methodology used and a full description of the boundaries can be found in the <u>Retail Proposals Background Paper</u> .”  Amend the last sentence of 3.6:  “This boundary is to be used in conjunction with <u>Policy E8</u> of the Plan for Stafford Borough.”	Typographical Error
P2-AM30	Stafford Borough Council amendments	3.8	22	Amend the first sentence:	Typographical Error

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				“The village and neighbourhood shops listed in Policy E8 of the Plan are: Barlaston, Gnosall, Great and Little Haywood, Hixon, Tittensor, Weston, Woodseaves, Yarnfield, Stafford neighbourhood centres at Baswich, Holmcroft, Parkside, Rising Brook, Wildwood and Weston Road, and Stone Local Centre at Walton.”	
<b>Chapter 4: Recognised Industrial Estate Boundaries</b>					
P2-AM31	Stafford Borough Council amendments	4.2	23	Delete second to last sentence of the paragraph and footnote 4 and make amendments:  “The majority of this <del>has</del> is the planning consent for B1, B2 & B8 uses at the Meaford Power Station Site (as recognised in Policy E5). <del>An extension of time application(4) is currently under consideration”.</del>  Footnote 4 “ <del>Application 14/21379/EXTO is an extension of time application on Outline Planning permission number 98/35897/OUT as previously extended by planning approval number 10/13609/EXT”</del> ”	Application approved and text is no longer relevant
P2-AM32	Stafford Borough Council amendments	4.4	23	Amend the last sentence:  “The Plan for Stafford <u>B</u> orough has established that there is no need to carry out a Green Belt Review to achieve the development requirements for the Plan period 2011 – 2031, and therefore, no boundary alterations are proposed to this RIE.”	Typographical Error
P2-AM33	Stafford Borough Council amendments	4.8	24	Amend the first sentence:  “The eastern boundary of Hixon RIE is defined by the Church Lane leading from the A51 north towards Hixon <u>V</u> illage.”	Typographical Error

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P2-AM34	Stafford Borough Council amendments	5.1	26	Amend second sentence onwards to read :  “This document demonstrated a need for 43 new pitches <del>over the Plan period up to 2027</del> . The Council has already made significant progress towards meeting the requirement, <del>of 43 new pitches over the Plan period</del> with the granting of permission for 36 new pitches at St Albans Road (13/19256/FUL). This means that there are only 7 pitches required to meet the identified need <del>up to 2031</del> .”	Typographical Error
P2-AM35	Stafford Borough Council/Ministry of Defence	2.38/2.39	14/15	The Settlement Boundary at Stafford will be amended to include the land in the ownership of the Ministry of Defence as shown in the map below:  	