

Plan for Stafford Borough - Publication (Submission document)
Schedule of Additional (minor) Modifications

Modification Number	Source of Modification	Policy / para	Page Number	Proposed change	Reason
Contents					
M1	REG Wind Power - PS315 Stafford Borough Council amendment	Contents	2	Amend Contents Page to include a list of maps including the following: 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)	Typographical error
Chapter 1 – Introduction					
No modifications proposed.					

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Chapter 2 – Spatial Portrait for Stafford Borough (Where are we now?)					
M2	J Ross Developments – PS125 Mr R Tonge – PS307	Para 2.5	8	Delete the 3 rd sentence of the paragraph, the following text: In terms of empty homes less than 1.5% of the housing stock remains empty for more than 6 months.	Duplication of information provided
M3	Defence Infrastructure Organisation – PS259	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.'	To provide the most up to date information
M4	Natural England - PS422	Para 2.14	9	Amend the 3 rd sentence of the paragraph to read: <u>“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.”</u> Delete the following text as the third sentence of the paragraph: '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.' Amend the last sentence of the paragraph to read as follows:	To provide correct reference to the Cannock Chase SAC within the Spatial Portrait.

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				'There resources are major assets in terms of tourism, providing areas for recreation and wildlife habitats for species.'	
M5	Mr Lavelle – PS2 J Ross Developments – PS129	Para 2.19	9	Amend heading to read as follows: Stafford (population 65,716 people – 2011 Census)	To provide updated 2011 Census data
M6	Mr Lavelle – PS2 J Ross Developments – PS129	Para 2.22	10	Amend heading to read as follows: Stone (population 16,385 people – 2011 Census)	To provide updated 2011 Census data
M7	Mr Lavelle – PS2 J Ross Developments – PS129	Para 2.25	10	Amend heading to read as follows: Rural Area (population 48,768 people – 2011 Census)	To provide updated 2011 Census data
Chapter 3 – Policy Influences (National and Local)					
M8	Natural England – PS420 & PS423	Para 3.9	12	Amend the 1 st 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.”	To provide correct reference to the Habitat Regulations Assessment

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M9	Mr Tonge – PS309	Para 3.11	12	Delete existing paragraph to be replaced to read as follows: <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 RSS which has had an important contribution to shaping the new Local Plan. Through the West Midlands RSS process a significant body of evidence was developed which has had some relevance 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>	To provide the updated position on the West Midlands Regional Spatial Strategy context.
M10	South Staffordshire Council – PS148	Para 3.12	12	Delete 1 st sentence of paragraph to be replaced to read as follows: <u>“A number of cross-border relationships and issues have been highlighted through the West Midlands RSS process and subsequently progressed with neighbouring authorities and other key partners.</u> In addition, The West Midlands RSS evidence base highlighted ...” Delete 3 rd sentence and replace with the following: <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 (RLS) in the West Midlands Region is addressed.”</u>	Provide further clarification and commitment to deliver the Regional Logistics Site within the region.

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Chapter 4 – Key Issues					
M11	Environment Agency- PS387	Para 4.1	15	Amend the fifth bullet point to read as follows: ‘... in Stafford Borough through a greater risk of droughts , a greater risk of flooding and increase pressure on drainage systems ..’	To make reference to drought conditions suggested by the Environment Agency.
Chapter 5 – Spatial Vision and Key Objectives					
M12	Bellway Homes - PS478	Para 5.1 – Spatial Vision	17	Delete the word ‘local’ from criteria c to read as follows: “a range of housing types and tenures to meet the local needs of all communities and the ageing population, including affordable housing and provision for gypsies and travellers;”	Housing provision across the Borough is not restricted to local needs.
M13	Environment Agency- PS387	Para 5.1 – Spatial Vision	17	Add an additional criteria under criteria m. to read as follows: <u>‘n. provided new green infrastructure / biodiversity enhancement schemes’</u> Re-categorise all subsequent criteria.	To provide clarity of green infrastructure provision.
M14	Environment Agency- PS387	Para 5.1 – Spatial Vision	17	Add an additional criteria under criteria p. to read as follows: <u>‘q. provided new green infrastructure / biodiversity enhancement schemes’</u> Re-categorise all subsequent criteria.	To provide clarity of green infrastructure provision.

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M15	Environment Agency- PS388	Para 5.1 – Spatial Vision	17	Add an additional criteria under criteria q. to read as follows: <u>'Avoided development in flood risk areas'</u>	To ensure new development in Stone is outside of flood risk areas.
M16	RPS on behalf of Barratt Homes - PS544	Para 5.2 - Key Objective 11	19	Amend the key objective 11 to read as follows: 'Deliver the Western Access Improvement Scheme to improve the transport network to the west of Stafford town centre, deliver the Northern Access Improvement scheme and implement the Phase 1 of the Eastern Distributor Road <u>Eastern Access Improvement Scheme</u> '	To provide clarity on new road infrastructure for Stafford Town.
M17	Keep Westbridge Park Green – PS82	Para 5.2 - Key objective 17	19	Amend wording to read as follows: "Deliver <u>new town centre developments</u> 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>	To make reference new town centre developments and the river at Stone.
M18	Environment Agency- PS388	Para 5.2 – Spatial Vision	20	Amend bullet point 19 to read as follows: '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 ...'	To ensure new development in Stone is outside of flood risk areas.
Chapter 6 – Development Strategy					
M19	Mr Tom Hutchinson on behalf of Providence Land Ltd - PS329	Para 6.09	23	Amend paragraph to provide up-to-date housing information as at 31 March 2013, as set out below: 'In terms of past completion rates, the table below sets out the number of new homes built each year in the Borough since 2001 <u>1996</u> , which equates to approximately 442 <u>454</u> each year. Until 2012, for the previous couple of years this figure has reduced to around 200 per year due to the	To be updated housing information.

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				<p>recession and difficulties in mortgage provision.'</p> <p>Amend graph and table to reflect completions achieved to 31 March 2013. Please refer to Appendix</p>	
M20	Mr T Hutchinson on behalf of Providence Land Ltd - PS329 & PS333	Para 6.10	24	<p>Amend paragraph to provide up-to-date housing completions and commitments as at 31 March 2013, as set out below:</p> <p>'Stafford Borough Council had 306 425-housing completions in 2012/13 2011/2012, and as of 31st March 2013 2012-has given planning permission for 2,781 2,914-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> <p>Amend graph and table to reflect completions achieved to 31 March 2013. Please refer to Appendix</p>	To be updated housing figures as at 31 March 2013.
M21	RPS on behalf of Barrett Homes – PS541 - PS543	Para 6.11	24	<p>Amend 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 to 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>	To provide updated 2011 household projections.

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M22	Stafford Borough Council amendment	Para 6.15	25	Amend graph and table to reflect completions achieved to 31 March 2013. Please refer to Appendix.	To provide updated employment land information.
M23	Mr Tom Hutchinson on behalf of Providence Land Ltd - PS333 & PS337	Para 6.52	30	Amend end of 1 st sentence of paragraph to read as follows: '... June 2011 and June 2012, <u>December 2012 and August 2013.</u> '	To include up to date SHLAA reference.
M24	Stafford Borough Council amendment	Para 6.54	30 & 31	Amend table to reflect housing completions achieved to 31 March 2013. Please refer to Appendix.	To provide updated housing land information.
M25	Stafford Borough Council amendment	Para 6.59	32	Amend table to reflect employment completions achieved to 31 March 2013. Please refer to Appendix.	To provide updated employment land information.
M26	Staffordshire County Council - PS438	Para 6.67 – new	33	Insert the following new paragraph to read as follows: <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>	To make reference to mineral safeguarding areas in the Plan.

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Chapter 7 – Stafford					
M27	Creswell Parish Council - PS159 to PS161, PS169 TF Planning - PS186 CT Planning on behalf of St Modwen - PS348	Policy Stafford 1	37	In the Housing section, criteria ii, section c, replace the words 'Eastern Distributor Road' with ' <u>Eastern Access Improvement Scheme</u> '.	To provide clarity on new road infrastructure for Stafford Town.
M28	Maximus Strategic - PS470 Homes Builders Federation - PS376	Policy Stafford 1	37	Amend introductory paragraph under the Housing section to read as follows: "Continue to meet the housing requirements for Stafford Town by providing 5,500 new <u>market and affordable</u> homes, <u>as well as</u> including additional provision for Ministry of Defence personnel"	To provide clarification that MoD provision will be in addition to new housing at Stafford.
M29	Mr E Stones (UKIP) - PS30 Staffordshire County Council -	Policy Stafford 1	37	Amend criteria ii c. in the Housing section to read as follows: "East of Stafford linked to delivery of Phase 1 of the <u>Eastern Access Improvement Scheme</u> Eastern Distributor Road from Weston Road / Beaconside to Baswich Lane road bridge at St Thomas' Lane '.	To provide the most up-to-date position as advised from Staffordshire County Council

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	PS443 RPS on behalf of Barratt Homes - PS552 to PS554				
M30	Stoke on Trent City Council and Newcastle under Lyme Borough Council - PS404 Staffordshire County Council – PS437	Policy Stafford 1	39	Amend criteria vii. to read as follows: <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> Delete the following text in criteria vii ‘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.’	To provide clarification through the policy wording in terms of office development on employment sites outside of town centres.
M31	Staffordshire County Council – PS443	Policy Stafford 1	39	Amend criteria ii in the Infrastructure section to read as follows: ‘Deliver the full Western Access Improvements Scheme, <u>including the Western Access Route, between Martin Drive and A34 Foregate Street</u>, the Northern Access Improvements scheme and the <u>Eastern Access Improvements, including the Eastern Distributor Road from Beaconside to St Thomas’ Lane.</u> Phase 1 of the Eastern Distributor Road from Weston Road / Beaconside to Baswich Lane road bridge at St Thomas’	To provide the most up-to-date position as advised from Staffordshire County Council

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M32	Environment Agency - PS389	Policy Stafford 1	40	Insert an additional criteria under the Environment section to read as follows: <u>'v. Ensuring that new development does not harm but enhances watercourses in the town'</u>	To ensure watercourses are enhanced through new development.
M33	Staffordshire County Council – PS443 RPS on behalf of Barratt Homes - PS552	Para 7.3	41	Amend the final section of the last sentence of the paragraph to read as follows: '... Beaconside road and the Eastern Access Improvement Scheme Distributor Road 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 Improvements Scheme .'	To provide the most up-to-date position as advised from Staffordshire County Council
M34	Savills on behalf of Taylor Wimpey / Bellway – PS347	Para 7.4	41	Add the following new introductory sentence under the Housing section to read as follows: <u>'As set out previously in Development Strategy section the total housing requirement for Stafford town is 7,200 new homes with 5,433 as new provision and 350 new homes for Ministry of Defence personnel.'</u>	To provide clarify on new housing provision for Stafford town.
M35	Staffordshire Wildlife Trust - PS370 Environment Agency - PS388	Stafford Town Key Diagram	42	In the KEY section of the diagram delete the word 'existing' to read as follows: Green Infrastructure Insert the River Sow and River Penk in the Stafford Town Key Diagram. Refer to amended Key Diagram for Stafford Town. Please refer to Appendix.	To provide clarify in terms of green infrastructure provision at Stafford town.

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M36	Stafford Borough Council amendment	Para 7.16	44	<p>Amend the second and third sentences 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 <u>(January 2011), updated in May 2013 through the Stafford and Stone Town Centre Retail Capacity report,</u> identified that certain facilities are trading much better than expected, suggesting a need for greater competition and choice. <u>Nevertheless in terms of convenience (food) goods for Stafford town, the study reports that implemented and current planning permissions will meet any future capacity, with the proposed new Morrison’s store ensuring that the current over trading of existing provision is addressed in the short term. Furthermore implemented and existing planning commitments also address the need for additional comparison (non-food) goods floorspace in the short to medium term.</u></p> <p>Delete the rest of the paragraph from the third sentence onwards.</p>	Update the justification text to reflect the latest Study update.
M37	Severn Trent Water - PS66	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 Lamascote pumping station, which is currently operating close to capacity. The issue is particularly evident between the main sewerage pumping station at Lamascote and the Branscote sewage treatment works east of Stafford,</p>	Updated position and information from Severn Trent Water.

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				<p>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>	
M38	Severn Trent Water - PS9	Para 7.22	44	<p>Amend the text 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</p>	Updated position and information from Severn Trent Water.

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				from the Peasley Bank Storage Reservoir. <u>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.</u> , 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.	
M39	Environment Agency - PS390	Policy Stafford 2	46	Amend criteria 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 <u>which will</u> include measures to alleviate flooding <u>downstream</u> and improve surface water management on the Marston Brook and Sandyford Brook’	To provide sufficient drainage and flooding measures for land north of Stafford SDL.
M40	Environment Agency - PS391 Savills - PS353	Policy Stafford 3	51	Amend criteria vii under the Environment heading to read as follows: ‘A comprehensive drainage and flood management scheme will be delivered to enable <u>enable</u> development of the Strategic Development Location <u>which will</u> include measures to alleviate flooding <u>downstream</u> and improve surface water management on Doxey Brook and tributaries to the River Sow;’	To provide sufficient drainage and flooding measures for land west of Stafford SDL.
M41	Environment Agency - PS391	Policy Stafford 3	51	Amend criteria xii under the Environment heading to read as follows: ‘... tree lines, drainage ditches, archaeological remains, <u>culverted watercourses traversing the site</u> and Public Rights of Way ...’	To ensure watercourses are enhanced through new development.
M42	Environment Agency - PS391	Para 7.29	52	Amend the 3 rd sentence of the paragraph to read as follows: ‘... to address the recreational impacts of the new development <u>and the</u>	To make reference to flooding issues at the Cannock Chase

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				<u>component of the site that floods.</u>	SAC.
M43	Environment Agency - PS392	Policy Stafford 4	56	Amend criteria viii 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 <u>which will</u> include measures to alleviate flooding <u>downstream</u> and improve surface water management on the River Sow’	To provide sufficient drainage and flooding measures for land east of Stafford SDL.
M44	Mr N Bostock - PS86 Mrs A Crane - PS200 Gillian Paris - PS345 Staffordshire County Council - PS 440 RPS on behalf of Barratt Homes - PS553	Policy Stafford 4	57	Replace criteria xv & xvii of the policy with the following new criteria as follows: <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 Distributor Road between Beaconside and St. Thomas Lane, sustainable transport access, potential highway capacity improvements and traffic management measures along Beaconside and Weston Road. Public funds will contribute towards further sustainable transport measures including the Baswich Walking and Cycling route between Baswich Lane and Weston Road, bus service enhancements, including real time bus passenger information, and potential highway capacity improvements along Baswich Lane”</u> Re-categorise subsequent criteria as necessary.	To provide the most up-to-date position as advised from Staffordshire County Council.
M45	Staffordshire County Council - PS 440	Policy Stafford 4	57	Delete the last section of criteria xiv as follows: ‘It shall also identify construction access arrangements that do not disrupt existing residents; And improvements to transport capacity along the A518	To provide the most up-to-date position as advised from Staffordshire

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				Weston Road in the vicinity of the University roundabout and along the Tixall Road	County Council.
M46	Severn Trent Water - PS10	Policy Stafford 4	57	Amend the text of criteria xx in the Infrastructure section as follows: 'Potable Water - <u>Parts of Stafford town will require reallocation to Peasley Bank Service Reservoir from Butterhill Service Reservoir</u> ' reinforcement works for the water supply	Updated position and information from Severn Trent Water.
M47	Staffordshire County Council - PS 440 RPS on behalf of Barratt Homes PS553	Paragraph 7.35	58	Amend the first bullet point, second line to read as follows: <u>The Eastern Access Improvements including</u> transport improvements required along A513 Beaconside <u>and</u> A518 Weston Road roundabout , <u>the Eastern Distributor Road from Beaconside to St Thomas' Lane</u> together with principal access to the sites. including delivery of Phase 1 of the Eastern Access Improvement Scheme.' (Beaconside extension – Weston Road to Baswich Lane road bridge). This infrastructure is required to provide access routes to the main development areas.	To provide the most up-to-date position as advised from Staffordshire County Council
Chapter 8 – Stone					
M48	Stoke on Trent City Council and Newcastle under Lyme Borough Council - PS404	Policy Stone 1 – Stone Town	63	Stone Town Centre section. Insert the following paragraph under the criteria list: <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>	To provide clarification through the policy wording in terms of office development on employment sites outside of town centres.

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	Staffordshire County Council – PS436			Delete the following paragraph '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.'	
M49	Sustainability Matters - PS180	Policy Stone 1	63	Stone town centre section. Add a new paragraph as follows: <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>	Enable provision for Living Over the Shops to apply to Stone.
M50	Natural England - PS417	Policy Stone 1	64	Environment section Add the following new criteria as set out below: <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>	Development in Stone town to consider the Cannock Chase SAC.
M51	Environment Agency - PS393	Para 8.8	65	Amend 3 rd sentence of the paragraph to read as follows: 'No new development should take place on low-lying land adjacent to the River Trent due to water resource <u>and flood risk</u> implications'	To clarify that development close to the River Trent also has flooding implications.

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M52	Sport England - PS106	Stone Town Key Diagram	66	Amend Proposed Strategic Site H area to extend existing Stone Urban Area at Manor Hill primary school Refer to amended Key Diagram map for Stone Town. Please refer to Appendix.	Minor mapping change to represent area
M53	Staffordshire Wildlife Trust - PS370	Stone Town Key Diagram	66	In the KEY section of the diagram delete the word 'existing' to read as follows: Green Infrastructure Refer to amended Key Diagram map for Stone Town. Please refer to Appendix	To provide clarity in terms of green infrastructure provision at Stone town
M54	Mr T Kelt - PS122, PS123	Para 8.13	67	Amend the second and third sentences of the paragraph to read as follows: "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 <u>(January 2011), updated in May 2013 through the Stafford and Stone Town Centre Retail Capacity report</u> , 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 <u>a need for further retail floorspace within the Borough. Furthermore there remains capacity 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 will be absorbed in Stone town centre, based on the existing market share being retained.</u> 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. Delete the rest of the paragraph.	Update the justification text to reflect the latest Study update.

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M55	Severn Trent Water - PS67	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>	Updated position and information from Severn Trent Water.
M56	Severn Trent Water - PS11	Para 8.20	68	<p>Add the following sentence to 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>	Updated position and information from Severn Trent Water.
M57	Natural England – PS 418	Policy Stone 2	68	<p>Environment section</p> <p>Add a new paragraph below the Environment section to read:</p>	Development at Stone to consider the Cannock Chase SAC.

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				<u>“Necessary measures to avoid and mitigate the impact of development on the Cannock Chase Special Area of Conservation”</u>	
M58	Severn Trent Water - PS12	Policy Stone 2	69	Amend the text of criteria xiv in the Infrastructure section as follows: 'Potable water reinforcement of water supply <u>required to the trunk main system in Stone</u> '	Updated position and information from Severn Trent Water.
Chapter 9 – Economy					
M59	Sustainability Matters – PS180	Policy E2	75	Replace the word 'Strategic' with ' <u>Spatial</u> ' in the introductory paragraph. Add an additional criteria under the first paragraph to read as follows: <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>	To comply with NPPF paragraph 112.
M60	Mr J Leather - PS57	Para 9.13	77	Amend the text in the paragraph to read as follows: '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 <u>identified in reviewed through</u> the Site-specific Policies and Allocations document, with the exception of Ladfordfields and Raleigh Hall RIEs, for which specific proposals are advanced in this document.'	To provide clarity for identification of Recognised Industrial Estate boundaries and the policy approach.
M61	Mr R Tonge - PS312	Para 9.11	77	Delete the 5 th sentence of the paragraph and amend the 6 th sentence as follows: ' This is the case with a historic Stafford Borough Local Plan 2001 allocation at Hixon Airfield Recognised Industrial Estate (RIE) where an	To remove reference to Hixon Recognised Industrial Estate

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				<p>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>	
M62	Staffordshire County Council - PS437	Policy E3	78	<p>Amend criteria a. to read as follows:</p> <p>"a. Light industrial (B1), excluding offices, general industrial (B2), storage and distribution (B8), <u>or similar and compatible waste management uses;</u>"</p>	To ensure that sui generis uses are included at Recognised Industrial Estates.
M63	Stan Robinson (Stafford) Ltd - PS 189	Policy E4	78	<p>Amend criteria i. to read as follows:</p> <p>"Development is of a design and layout that <u>minimises or appropriately mitigates impacts</u> on the surrounding area and landscape;"</p> <p>Amend criteria v. to read as follows:</p> <p>"An access, transport and travel plan strategy, which shall identify access points to the site, <u>between</u> the site <u>and the local highway network as well as links to</u> the existing settlement."</p> <p>Delete the words 'as well as deliver local transport network measures' from criteria v.</p> <p>Amend criteria vii to read as follows:</p> <p>"<u>Safeguard</u> the main water pipe running through ..."</p>	Amendments to provide clarification for Policy wording.

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M64	Severn Trent Water - PS13	Para 9.18	79	Amend 1 st bullet point of paragraph 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	Reinforcement at Raleigh hall is no longer required
M65	Maximus Strategic - PS466	Para 9.30	82	Amend the last sentence of the paragraph to read as follows: "The boundaries of <u>the Stafford and Stone primary and secondary frontages</u> , Eccleshall Local Centre and the village ..."	To meet NPPF requirements for including boundaries.
M66	Akzo Nobel UK Ltd c/o Jones Lang LaSalle - PS494	Policy E8	82	Amend 4 th bullet point linked to the 1 st paragraph, 'Village and Neighbourhood Shops' section with a new sentence at the end to read: <u>"Such facilities will also be supported at Strategic Development Locations to meet local needs."</u> Delete reference to Eccleshall in the 4 th bullet point.	To ensure that local facilities are delivered at Strategic Development Locations.
M67	The Theatres Trust - PS95	Para 9.32	83	Amend the 3 rd paragraph to read as follows: 'Community facilities provide for the health <u>and well being</u> , welfare, social, educational, spiritual, recreational, leisure and cultural needs of the community.'	To reflect the NPPF para 54 & 55
Chapter 10 – Transport					
M68	Maximus Strategic - PS472	Policy T1	86	Amend criteria b to read as follows: "b. Requiring new developments to produce Transport Assessments and Travel Plan, <u>where appropriate</u> , including <u>maximising the use</u>	To comply with NPPF para 193.

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	Highways Agency - PS575 National Federation of Gypsy Liaison Groups - PS212			consideration of public transport ...”	
M69	TF Planning - PS186	Para 10.5	87	Amend the 2 nd sentence to read as follows: “... the Northern Access Improvement scheme and the <u>Eastern Access Improvement scheme</u> at Stafford.”	Provide clarification for the Eastern Distributor Road delivered in the Plan period.
M70	Staffordshire County Council - PS441	Para 10.5	87	Delete the last sentence of the paragraph as follows ‘ Staffordshire County Council currently identifies a number of protected routes within Stafford Borough as shown on the Policies Map ’.	To provide the most up-to-date position as advised from Staffordshire County Council.
M71	Highways Agency - PS575	Para 10.6	87	Add the following sentence to the end of the paragraph: <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>	To ensure the sufficient regard is given to the road network.

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Chapter 11 – Communities					
M72	Tetlow King on behalf of South West HARP Planning Consortium - PS90 Housing Plus - PS254	Policy C1	90	Amend criteria 2 of the Policy to read as follows: '2. Housing developments will be required to provide a mix of dwelling types on site, with a minimum of three habitable rooms . However, the final mix will be determined in line with local needs , Government policy and linked to design issues.'	To deliver sufficient space standards in new housing and enable local needs to be met flexibly in differing locations
M73	Tetlow King on behalf of South West HARP Planning Consortium - PS92 Gratton Planning Services Ltd on behalf of H&H Holman Properties Ltd - PS230	Policy C3	92	Amend criteria b of the Policy to read as follows: 'b. Ensuring that any new developments are located in accordance with Spatial Principle 7 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;'	To enable sustainable developments to be delivered at Key Service Villages.

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M74	Stoke on Trent City Council and Newcastle under Lyme Borough Council - PS405	Policy C6	96	Amend the first paragraph to read as follows: “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 Assessment (GTAA) or successor documents. ”	Reflect the updated Gypsy and Traveller Needs Assessment 2013.
M75	Stoke on Trent City Council and Newcastle under Lyme Borough Council - PS405	Para 11.20	96	Amend the paragraph to read as follows: “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 published in February 2013 , 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 2011 to 2031 2007 and 2026 . The main findings of the study were to provide a total of 44 70 pitches. <u>This study is an update on the Gypsy and Traveller Needs Assessment published in 2008</u> 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 be identified through specific sites as part of the Gypsy & Travellers Sites & Allocations document. ”	Reflect the updated Gypsy and Traveller Needs Assessment 2013.
M76	Stafford Borough Council amendments	Policy C7	97	Amend the second sentence of the second paragraph to read as follows: “Only in exceptional circumstances will an off site contribution on another site provided by the developer be accepted <u>to develop on another site</u> , where it is proven that on site provision is not feasible or unviable. Where the developer provides evidence, which demonstrates that neither on-site	To provide clarity in terms of developer contributions.

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				nor off-site provision of open space, sport & recreation facilities is appropriate a <u>financial contribution</u> , commuted sum based on a calculation from the Local Standards may be considered.	
M77	Sport England – PS107	Para 11.22	97	<p>Amend the fourth sentence of paragraph 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> 	Reflect the latest study prepared on Open Space, Sport & Recreation in June 2013
M78	Sport England – PS107	Para 11.23	97	<p>Insert a new sentence to the paragraph 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 ”</p>	Reflect the latest study prepared on Open Space, Sport & Recreation in June 2013

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M79	National Federation of Gypsy Liaison Groups - PS211	Para 11.17	95	Amend the first sentence of the paragraph to read as follows: “Policy C5 relates to residential development proposals <u>(excluding gypsy and traveller pitches)</u> outside of the settlement hierarchy...”	To provide clarity for the policy context.
Chapter 12 – Environment					
M80	Azko Nobel UK Ltd c/o Jones Lang LaSalle - PS496	Policy N1	99	Amend criteria c to read as follows: “c. ... the twelve BfL questions has been optimally addressed, or conversely why it <u>is</u> not practical ...”	Typographical error
M81	Environment Agency - PS394	Policy N1	100	Add a new criteria under the ‘Space’ heading of the Policy to read as follows: <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> Re-categorize remaining criteria.	To make reference to Sustainable Drainage Systems
M82	Environment Agency - PS395	Policy N2	101	Amend bullet point 1 under the ‘Sustainable Drainage’ heading to read as follows: ‘Discharge clean roof water to ground via infiltration techniques such as soakaways, unless demonstrated by an infiltration test that due to ground conditions <u>or underlying contamination,</u> this is not possible’	To make reference to land contamination issues related to ground water.

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M83	Environment Agency - PS395	Policy N2	101	Under the Sustainable Drainage heading amend the second sentence of the second paragraph to read as follows: 'Groundwater resources and surface standing water bodies will be ...'	Typographical error.
M84	Environment Agency - PS395	Policy N2	101	Under the Sustainable Drainage head add the following sentence at the end of the second paragraph to read as follows: <u>'Any development that could lead to the degradation of the Water Framework Directive (WFD) status of the waterbody should not be permitted'</u>	To ensure the policy takes account of the Water Framework Directive.
M85	Environment Agency – additional amendment (e-mail 2/8/2013)	Policy N3	103	Amend criteria c to read as follows: 'The technology does not affect the integrity of the water environment or locally, nationally and internationally designated sites;'	To ensure the policy takes account of the Water Framework Directive.
M86	REG Wind Power - PS315	Para 12.22	104	Amend start of 5 th sentence in the paragraph to read as follows: <u>'Map 13</u> 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>	Typographical error.
M87	Natural England - PS424	Para 12.25	106	Amend 5 th sentence to read as follows: "At a more local level, LNRs (Local Nature Reserves) in addition to SBIs (Sites of Biological Importance) and BASs (Biodiversity Alert Sites) make a valuable contribution to biodiversity <u>alongside Local Geological Sites RIGS (Regionally Important Geological Sites).</u> "	Correct terminology for Local Geological Sites advised by Natural England.

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M88	Natural England - PS420 & PS424	Para 12.27	106	Add the following sentence at the end of the paragraph: <u>“This is further reiterated in the NPPF which states, in paragraph 117, 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>	To ensure the policy is in line with NPPF para 117.
M89	Natural England - PS425	Policy N4	107	Amend criteria a to read as follows: “a. Implementation of the Staffordshire Biodiversity Action Plan, <u>the Stafford Borough Green Infrastructure Strategy</u> and guidance including”	Reference to the Green Infrastructure Strategy advised Natural England.
M90	Environment Agency – additional amendment (e-mail 2/8/2013)	Policy N4	107 & 108	Amend criteria g and sub-criteria ii to read as follows: ‘ii. reverse habitat fragmentation <u>due to having suffered past loss and degradation;</u> ’ Amend criteria j to read as follows: <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> To alleviate the effects of climate change ...’ Add a further sub-criteria v to criteria j to read as follows: <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>	To ensure the policy takes account of the Water Framework Directive.

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				<p>Add a further sub-criteria vi to criteria j to read as follows:</p> <p><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></p>	
M91	Natural England - PS420	Para 12.37	109	Delete the following words from the 1 st sentence of the paragraph ' also known as Appropriate Assessment '	Correct terminology for Habitats Regulations Assessment advised by Natural England.
M92	Natural England - PS420	Policy N5	109	<p>Add the following criteria for 1st paragraph of policy on European site;</p> <p><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></p>	Provide further clarification in terms of development mitigation measures.
M93	Natural England - PS420	Policy N5	109	<p>Amend the following criteria for the 2nd paragraph of policy to read as follows:</p> <p>"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 securing</u> an equivalent improvement in air quality, or reduction in emissions from other sources"</p> <p>Delete the word 'unauthorised' from criteria i.</p>	To address Natural England concerns to meet air quality matters.

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M94	Natural England - PS424	Policy N5	109	Amend the following 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 or Biodiversity Alert Site - A Local Geological Site Regionally Important Geological Site - A natural watercourse ...” 	Correct terminology for Local Geological Sites advised by Natural England.
M95	Natural England - PS424	Policy N5	110	Add the following penultimate paragraph to the policy: <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>	Reference to the Staffordshire Biodiversity Action Plan advised by Natural England.
M96	Natural England - PS421	Para 12.39	110	Amend the 3 rd sentence to read as follows: “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 are committed to producing a Mitigation Implementation Plan which will set out the range of measures to be considered.</u> Measures could include: <ul style="list-style-type: none"> • Habitat management • Access Management and Visitor Infrastructure • Publicity, Education and Awareness Raising; and • Provision of alternative sites <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.”</u>	To provide clarification in terms of the competent authority for addressing the Mitigation Implementation Plan for the Cannock Chase Special Area of Conservation.

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M97	Trentham Leisure Limited - PS432	Para 12.44	112	Amend the 2 nd sentence of the paragraph to read as follows: “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> ”	To comply with NPPF para 116.
M98	Cannock Chase AONB Partnership - PS179	Policy N7	112	Amend policy wording of the first sentence to read as follows: “The conservation and enhancement <u>of the landscape and scenic beauty</u> of the Cannock Chase Area of Outstanding Natural Beauty (AONB) is of primary importance.” Add an additional bullet point to read as follows: <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>	Provide further clarification for addressing landscape and scenic beauty in the Cannock Chase AONB.
Chapter 13 – Infrastructure					
M99	Akzo Nobel UK Ltd c/o Jones Lang LaSalle - PS495	Para 13.3	117	Amend 4 th sentence of the paragraph to read as follows: “The Infrastructure Delivery Plan, <u>together with</u> and subsequent updates <u>(which will be subject to consultation) sets</u> out the necessary infrastructure required ...”	To provide clarification that further updates will engage key stakeholders.
M100	Severn Trent Water - PS14	Para 13.11	118	Amend 3 rd sentence and rest of paragraph to read as follows: ‘All three Strategic Development Locations at Stafford Town <u>can be supported with some distribution network rezoning.</u> and at The strategic location at Stone will require some infrastructure	Updated position and information from Severn Trent Water.

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				reinforcement to support delivery. It is expected that all identified this reinforcement would be funded by Severn Trent Water and is currently planned for delivery in the period 2014-2015, 2011-2015, Network Rezoning is likely to be required in 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.'	
M101	Severn Trent Water - PS69	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> <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 extend of the required improvements. All capacity improvements will be funded by Severn Trent Water.”</u></p>	Updated position and information from Severn Trent Water.
M102	Taylor Wimpey UK Ltd (Interests at Stone) - PS243	Para 13.22	120	<p>Amend the second sentence of the paragraph to read as follows:</p> <p>‘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 ...’</p>	To be updated in line with the latest housing information.

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M103	Staffordshire County Council – PS440 & PS443	Para 13.23	120	Amend last bullet point of the paragraph to read as follows by deleting existing text: 'Stafford Western Access Improvements, Stafford Northern Access Improvements and Stafford Eastern Access Improvements.'	Updated position and information from Staffordshire County Council.					
M104	Staffordshire County Council – PS440	Para 13.24	120	<table border="1"> <tr> <td>Highway, pedestrian and cycling</td> <td>TBC £35m</td> <td>TBC £8.3m</td> <td>TBC £5m</td> <td>No detailed costs available for schemes <u>outside Stafford Town</u>. All figures <u>exclude signed s278 agreements</u>.</td> </tr> </table>	Highway, pedestrian and cycling	TBC £35m	TBC £8.3m	TBC £5m	No detailed costs available for schemes <u>outside Stafford Town</u> . All figures <u>exclude signed s278 agreements</u> .	Updated position and information from Staffordshire County Council.
Highway, pedestrian and cycling	TBC £35m	TBC £8.3m	TBC £5m	No detailed costs available for schemes <u>outside Stafford Town</u> . All figures <u>exclude signed s278 agreements</u> .						
M105	Severn Trent Water - PS15	Para 13.24	120	Amend the following section to the table as set out below: <table border="1"> <tr> <td>Water Supply</td> <td>£2m £4.6m</td> <td>£1.7m £4.6 m</td> <td>£1.7m Unknown</td> <td>Costs subject to on-going feasibility work. Development site infrastructure funded by landowners / developers; off-site infrastructure funded by Severn Trent Water</td> </tr> </table>	Water Supply	£2m £4.6m	£1.7m £4.6 m	£1.7m Unknown	Costs subject to on-going feasibility work. Development site infrastructure funded by landowners / developers; off-site infrastructure funded by Severn Trent Water	Updated position and information from Severn Trent Water.
Water Supply	£2m £4.6m	£1.7m £4.6 m	£1.7m Unknown	Costs subject to on-going feasibility work. Development site infrastructure funded by landowners / developers; off-site infrastructure funded by Severn Trent Water						

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M106	Severn Trent Water - PS70	Para 13.24	120	<table border="1"> <tr> <td>Waste Water Treatment</td> <td>£5.2m £0.9m</td> <td>Unknown £0.9m</td> <td>£5.2m TBC</td> <td>Severn Trent Water will provide funding for all strategic infrastructure to support delivery of new development. Full costs yet to be determined.</td> </tr> </table>	Waste Water Treatment	£5.2m £0.9m	Unknown £0.9m	£5.2m TBC	Severn Trent Water will provide funding for all strategic infrastructure to support delivery of new development. Full costs yet to be determined.	Updated position and information from Severn Trent Water.
Waste Water Treatment	£5.2m £0.9m	Unknown £0.9m	£5.2m TBC	Severn Trent Water will provide funding for all strategic infrastructure to support delivery of new development. Full costs yet to be determined.						
M107	Natural England - PS 420	Para 13.24	121	<p>Add the following section to the table as set out below:</p> <table border="1"> <tr> <td><u>Measures for mitigating the impact of development upon the Cannock Chase Special Area of Conservation (SAC) in line with the Visitor Impact Mitigation Implementation Plan.</u></td> <td><u>Not known</u></td> <td><u>Not known</u></td> <td><u>Not known</u></td> <td><u>Funding will mainly be sourced from CIL / Developer contributions in line with the delivery of development over the plan period with the project lead being the Cannock Chase SAC Partnership</u></td> </tr> </table>	<u>Measures for mitigating the impact of development upon the Cannock Chase Special Area of Conservation (SAC) in line with the Visitor Impact Mitigation Implementation Plan.</u>	<u>Not known</u>	<u>Not known</u>	<u>Not known</u>	<u>Funding will mainly be sourced from CIL / Developer contributions in line with the delivery of development over the plan period with the project lead being the Cannock Chase SAC Partnership</u>	To provide clarification in terms of funding mitigation measures, as advised by Natural England.
<u>Measures for mitigating the impact of development upon the Cannock Chase Special Area of Conservation (SAC) in line with the Visitor Impact Mitigation Implementation Plan.</u>	<u>Not known</u>	<u>Not known</u>	<u>Not known</u>	<u>Funding will mainly be sourced from CIL / Developer contributions in line with the delivery of development over the plan period with the project lead being the Cannock Chase SAC Partnership</u>						
M108	Stafford Borough Council amendment	Para 13.24	121	<p>Amend the Total section to the table as set out below:</p> <table border="1"> <tr> <td><u>Total</u></td> <td><u>£90.55m+</u></td> <td><u>£7.65m+</u></td> <td><u>£0.95m+</u></td> <td></td> </tr> </table>	<u>Total</u>	<u>£90.55m+</u>	<u>£7.65m+</u>	<u>£0.95m+</u>		To provide updated totals based on modifications proposed.
<u>Total</u>	<u>£90.55m+</u>	<u>£7.65m+</u>	<u>£0.95m+</u>							

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Glossary							
M109	Natural England - PS429	Glossary	128	<p>Add the following section to the Glossary table as set out below:</p> <table border="1"> <tr> <td><u>SANGS (Suitable Alternative Natural Green spaces)</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>SANGS (Suitable Alternative Natural Green spaces)</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>	To provide clarification in terminology, as advised by Natural England.
<u>SANGS (Suitable Alternative Natural Green spaces)</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>						
M110	Environment Agency – PS397	Glossary	129	<p>Add the following section to the Glossary table as set out below:</p>	To provide clarification in terminology, as advised by the Environment Agency.		

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				<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>	
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Appendix A – Local Plan Evidence Base							
M111	Sport England – PS112	Appendix A	131	Tourism, leisure & recreation section Add a new report entry to read as follows: “Open Space, Sport and Recreation Assessment Update (2013)”	Update the evidence based information.		
M112	Staffordshire County Council – PS443 Highways Agency – PS575	Appendix A	131	Transport section Add new reports entry to read as follows: “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	Update the evidence based information.		

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				Growth – Staffordshire County Council (2011)” Western Access Improvement Scheme						
M113	National Federation of Gypsy Liaison Groups - PS213	Appendix A	131	Add a new report entry to read as follows: “Stafford Gypsy and Traveller Accommodation Needs Assessment (2012)” Amend North Housing Market Area Gypsy and Travellers Accommodation Needs Assessment to read 2009, not 2012.	Update the evidence based information.					
M114	Stafford Borough Council amendment	Appendix A	131	Add a new report entry to read as follows: “Whole Plan Viability Report (2013)”. “Spatial Plan for Education Report (2013)”. ‘Report on Deliverability of Northern and Western Strategic Development Locations, Stafford (2013)’.	Update the evidence based information.					
Appendix C – Nature Designations List										
M115	Mr Felstead – PS1	Appendix C - Table 1	143	Add a new entry in the table with the following information as below: Site Ref 82/93/00 Derrington Millennium Green Grid Ref SJ890239	To update and correct list of SBIs.					
Appendix D – Infrastructure										
M116	Severn Trent Water – PS71	Appendix D – Stafford Town North Infrastructure Requirements	150	<table border="1"> <tr> <td>Sewage</td> <td><u>Notional modelling indicate sewerage</u> capacity improvements will</td> <td>Lead time of 3 years</td> <td>£300,000 <u>£5.2m identified for all SDLs at Stafford and Stone.</u></td> <td>Not in current AMP</td> </tr> </table>	Sewage	<u>Notional modelling indicate sewerage</u> capacity improvements will	Lead time of 3 years	£300,000 <u>£5.2m identified for all SDLs at Stafford and Stone.</u>	Not in current AMP	Updated position and information from Severn Trent Water.
Sewage	<u>Notional modelling indicate sewerage</u> capacity improvements will	Lead time of 3 years	£300,000 <u>£5.2m identified for all SDLs at Stafford and Stone.</u>	Not in current AMP						

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Modification Number	Source of Modification	Policy / para	Page Number	Proposed change					Reason
					be required to accommodate additional <u>foul flows from sites</u> housing at Beaconsid e and North Stafford. Works, to be confirmed by further hydraulic modelling.		<u>Investment allocated when new development is delivered.</u>		
M117	Savills on behalf of Taylor Wimpey / Bellway – PS352 Staffordshire County Council – PS440	Appendix D – Stafford Town West Infrastructure Requirements	152	Add the following note at the base of the ‘Requirements’ column as set out below:					Updated position and information from Severn Trent Water.
				Transport (CRITICAL)	Western Access Road to be completed in <u>three</u> five sections: <u>Section A; Foregate Street to</u>	<u>Section A: 2016+</u> <u>Section B: 2016+</u> <u>Section C: 2013 – 2016</u>	<u>Section A: £28.96 m</u> <u>Section B: £10.8m</u>	<u>Section A: Local Transport Body / Staffordshire County Council / other local contributions</u> <u>Section B:</u>	

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Modification Number	Source of Modification	Policy / para	Page Number	Proposed change			Reason	
					<p><u>Timberfields Road / Doxey Road</u></p> <p>1. 2011-16 2. 2016+ 3. 2017 4. 2016+ 5. 2016+</p> <p><u>Section B: Along Doxey Road from Timberfields Road including an upgrade of the West Coast Main Line rail bridge</u></p> <p><u>Section C: Doxey Road (west of rail bridge) to Martin Drive</u></p> <p>1. Spine Road 2. The link from Martin Drive spine road to Doxey Road (adjacent to the railway line). 3. A limited upgrade to the railway bridge link. 4. The link from the bridge to the</p>	<p><u>Section C: £7.2m</u></p> <p>S1 (TBC) S2: £2m S3 & S4: £4.65m S5: £13m</p>	<p><u>Local Transport Body / Staffordshire County Council / other local contributions</u></p> <p><u>Section C: Western SDL Developer</u></p> <p>Section 1 will be developer funded.</p> <p>Remaining sections delivered through a mix of s106 / s278, CIL and SCC funds:</p> <p>1. SDL Developer 2. SDL Developer 3. SCC / Pooled developer contributions 4. Third Party Developer contributions 5. Unknown / SCC.</p>	

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Modification Number	Source of Modification	Policy / para	Page Number	Proposed change				Reason	
					<p>junction of Doxey Road and Pans Drive. 5. Link from the Doxey Road / Pans Drive junction to A34.</p> <p>400 homes (significantly higher than 5 year allocation) can be developed prior to completion of section C 2 from Doxey Road to Martin Drive.</p> <p>Network Rail has identified 2017 as a window of opportunity for upgrade to railway bridge as it would correspond to planned works on West Coast Mainline.</p>			<p>All costs quoted exclude environmental mitigation / utility diversions. Cost for section 2 excludes cost of bridging railway sidings.</p> <p><u>The costs will be reviewed as part of the development of the Major Scheme Business Case</u></p>	

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Modification Number	Source of Modification	Policy / para	Page Number	Proposed change					Reason
					<p><u>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.</u></p>				
M118	Severn Trent Water – PS16	Appendix D – Stafford Town West Infrastructure Requirements	152	Potable Water (CRITICAL)	<p>'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'</p>	Unknown <u>2016-20</u>	£150k	Severn Trent (AMP5) will fund off site reinforcement works in full. Developers to fund on-site water mains.	Updated position and information from Severn Trent Water.

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Modification Number	Source of Modification	Policy / para	Page Number	Proposed change					Reason
					<p>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.</p>				
M119	Severn Trent Water – PS72	Appendix D – Stafford Town West Infrastructure Requirements	152		Sewage	Lead time of 3 years	<p>£570,000 (tbc) <u>£5.2m identified for all SDLs at Stafford and Stone.</u></p>	Severn Trent Water (AMP6)	Updated position and information from Severn Trent Water.

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Modification Number	Source of Modification	Policy / para	Page Number	Proposed change					Reason
					<u>be required to accommodate additional foul flows from sites at West Stafford.</u> Reinforcement works, to be confirmed by further hydraulic modelling.		<u>Investment allocated when new development is delivered.</u>		
M120	Severn Trent Water – PS16	Appendix D - Stafford Town East Infrastructure Requirements	154	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	Updated position and information from Severn Trent Water.

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Modification Number	Source of Modification	Policy / para	Page Number	Proposed change					Reason
M121	Severn Trent Water – PS73	Appendix D – Stafford Town East Infrastructure Requirements	154	Sewage	<p><u>Notional modelling indicate sewerage capacity improvements will be required to accommodate additional foul flows from sites at East Stafford.</u></p> <p>Topography of the site suggests it will drain to a terminal sewage pumping station known as 'Beaconside' which pumps</p>	Lead time of 3 years	<p>TBC</p> <p><u>£5.2m identified for all SDLs at Stafford and Stone. Investment allocated when new development is delivered.</u></p>	Not in current AMP	Updated position and information from Severn Trent Water.

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					<p>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</p>				

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Modification Number	Source of Modification	Policy / para	Page Number	Proposed change					Reason
					in this location				
M122	Severn Trent Water – PS16	Appendix D - Stone Town West and South Infrastructure Requirements	155	Potable Water (CRITICAL)	Reinforce ment 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	Updated position and information from Severn Trent Water.
M123	Severn Trent Water – PS74	Appendix D – Stone Town West and South Infrastructure Requirements	155	Sewage (CRITICAL)	<u>Notional modelling indicate additional flows from housing is not expected to have significant</u>	Lead time of 3 years	TBC <u>£5.2m identified for all SDLs at Stafford and Stone. Investment allocated when new development</u>	Not in current AMP	Updated position and information from Severn Trent Water.

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Modification Number	Source of Modification	Policy / para	Page Number	Proposed change				Reason	
					<p><u>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</p>		<p><u>is delivered.</u></p>		

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					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				
M124	Severn Trent Water – PS16	Appendix D – Raleigh Hall and Ladfordfields	156	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	Updated position and information from Severn Trent Water.

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Appendix G – Local Space Standards																																																					
M125	Sport England – PS114	Appendix G – Local Space Standards	177	<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-sq m per person</td> <td>1 plot to 100</td> <td></td> </tr> <tr> <td>Rural</td> <td>1.6 sq m per person</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 sq m per person</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> <tr> <td colspan="4">Bowling greens</td> </tr> <tr> <td>Borough-wide</td> <td>0.16 0.18 sq m per person</td> <td></td> <td>Ideal green size of 37m X 37m, minimum size 25m X 25m</td> </tr> <tr> <td colspan="4">Play Provision</td> </tr> <tr> <td>Borough-wide</td> <td>0.45 0.4 sq m per person</td> <td>Destination / strategic site to 8,000 people</td> <td></td> </tr> </tbody> </table>	Type	Standard (m2 per person)	Ratio to People	Notes	Allotments				Urban	3.5 4-sq m per person	1 plot to 100		Rural	1.6 sq m per person	1 plot to 100		Artificial Turf Pitches				Borough-wide	0.6 0.53 sq m per person		Up to 6 additional ATPs and two half size ATPs	Athletics				No standard	No standard			Bowling greens				Borough-wide	0.16 0.18 sq m per person		Ideal green size of 37m X 37m , minimum size 25m X 25m	Play Provision				Borough-wide	0.45 0.4 sq m per person	Destination / strategic site to 8,000 people		To reflect updated information from the Green Infrastructure, Greenspace and Sport and Recreation Provision Strategy (June 2013)
Type	Standard (m2 per person)	Ratio to People	Notes																																																		
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				Golf				
				Borough-wide		1 hole to 1100 people		
				Grass pitches				
				Cricket	5.0 3.2 sq m per person			
				Mini-soccer	1.0 1.5 sq m per person			
				Junior football	2.6 2.4 sq m per person			
				Adult football	3.8 sq m per person			
				Football sub-total	7.4 sq m per person			
				Mini-rugby	0.4 sq m per person			
				Midi rugby	1.0 sq m per person			
				Adult rugby	1.4 sq m per person			
				Junior Rugby sub-total	2.8 2.4 sq m per person			
				Total	14.6 13.3 sq m per person			

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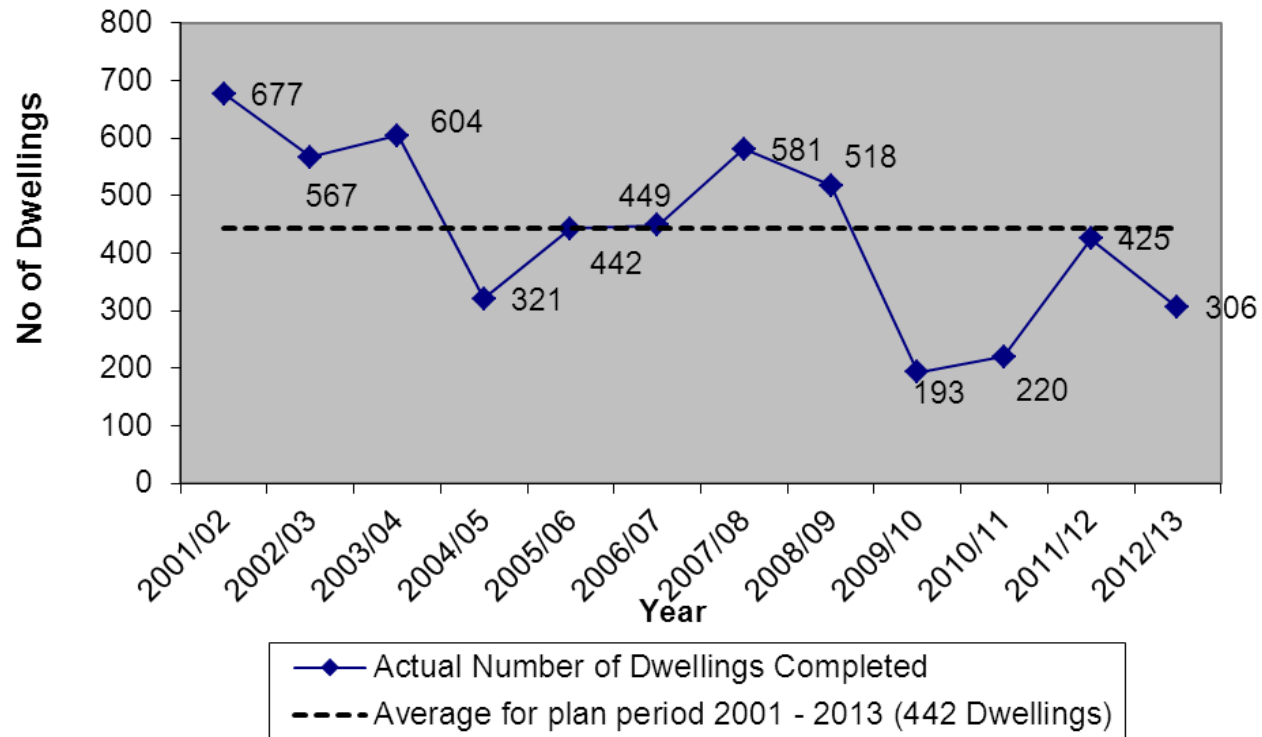
Modification Number	Source of Modification	Policy / para	Page Number	Proposed change			Reason
				Greenspace			
				Amenity	16 sq m per person		
				Parks and Gardens	1 sq m per person		
				Urban total	15 47 sq m per person		
				Rural all types	10 8.5 sq m per person		
				Tennis and multi-courts			
				Borough-wide	0.45 0.35 sq m per person		
				Teenage Facilities			
				Borough-wide	0.15 sq m per person		Min site size 650 sq m
				Urban	0.3 sq m per person		
				Rural	0.2 sq m per person		
				Indoor Sports			
				Sports halls	0.09 0.4 sq m per person		
				Swimming pools	0.04 0.06 sq m per person		
				Tennis courts	0.04 0.028 sq m per person		

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APPENDIX

Paragraph 6.9 – Updated Dwelling Completions 2001 – 2013 Graph and Table

Figure 1 - Yearly completions since 2001

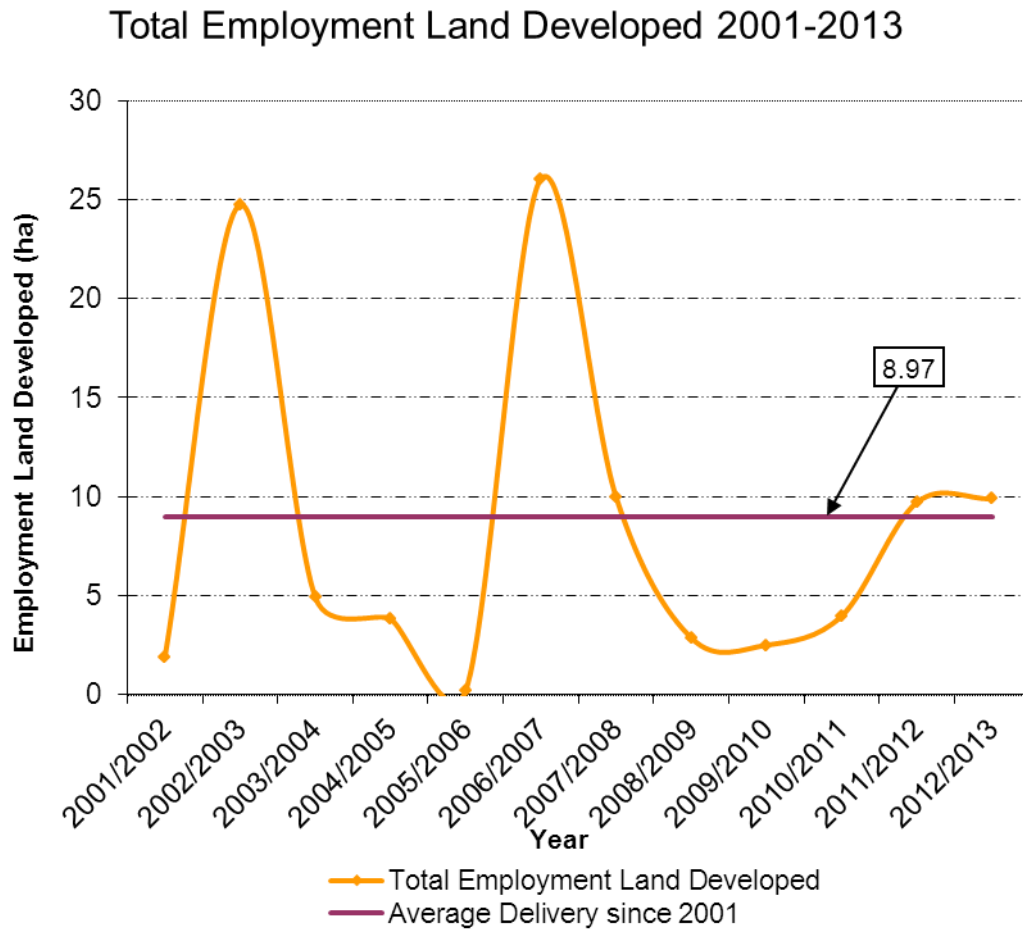


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Year	Actual Number of Dwellings Completed
2001/02	677
2002/03	567
2003/04	604
2004/05	321
2005/06	442
2006/07	449
2007/08	581
2008/09	518
2009/10	193
2010/11	220
2011/12	425
2012/13	306
Total	5303
Average	442

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Paragraph 6.17 – Updated Total Employment Land Developed 2001 – 2013 Graph and Table



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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

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Paragraph 6.54 – Updated Housing Provision 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
Other Borough Areas Total requirement	800
Completions 1/4/2011 - 31/3/2013	226
Commitments at 31/03/2013	358
New Provision	216

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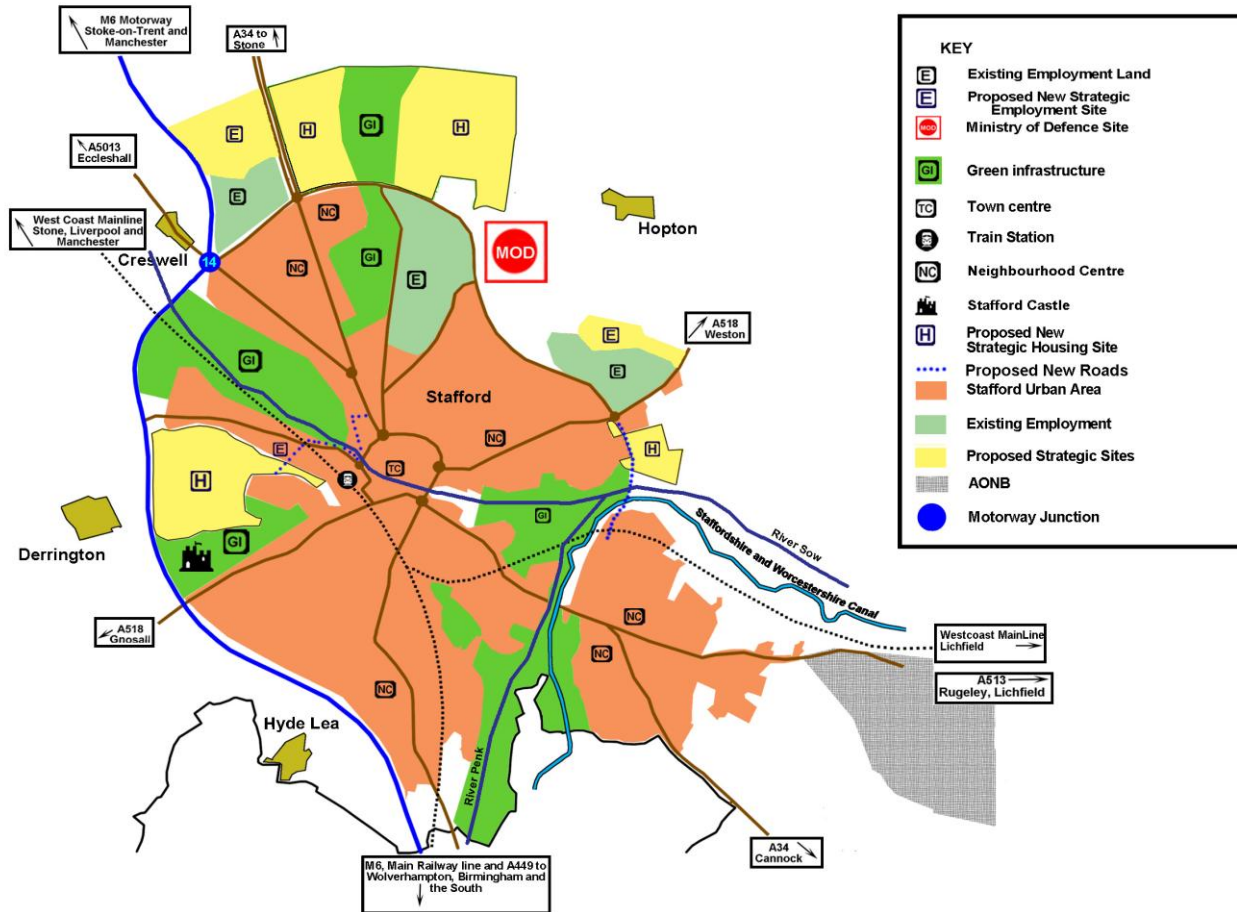
Paragraph 6.59 – Updated Employment Provision (hectares) Table

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	18
Other Borough Areas Total requirement	50
Commitments at 31/03/2013	37.20
New Provision	12.8

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Paragraph 7.8 – Updated Stafford Town Key Diagram

Stafford Town Key Diagram



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Paragraph 8.9 – Updated Stone Town Key Diagram
 Stone Town Key Diagram

