

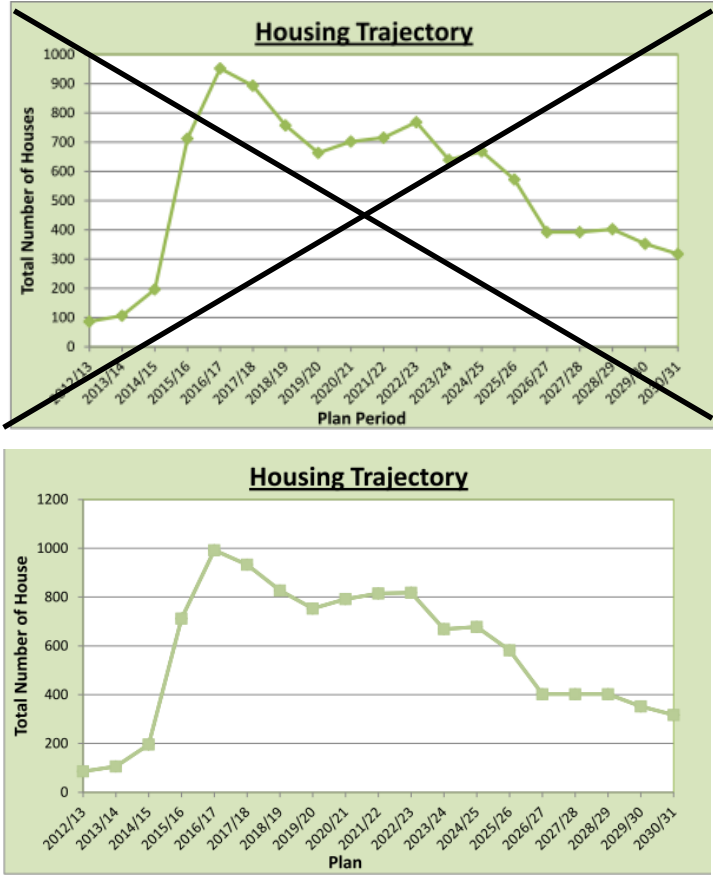
List of Modifications

| Modification Number | Location within document | Proposed Modification February 2014 | Reason for modification |
|----------------------------|--|--|--|
| 1. | Page 9, paragraph 1.4 | The detail of which <u>is set out</u> in an accompanying consultation statement | To clarify the sentence |
| 2. | Page 16, paragraph 1.20 | Correct font to 'Local Development Scheme' and 'Statement of Community Involvement and | To correct font. |
| 3. | Page 17, content of pink box | Add The Planning and Compulsory Purchase Act 2004 (<u>as amended</u>) | Correct an omission. |
| 4. | Page 18, paragraph 1.26 | Delivery <u>of</u> a 20 year plan | To clarify the sentence |
| 5. | Page 19, new paragraph after paragraph 1.30 | Insert the following as a new paragraph: <u>Additionally East Staffordshire is also located within the Stoke-on-Trent and Staffordshire Local Enterprise Partnership area, which could be a potential source of funding over the plan period. The aim of the LEP is to create 50,000 jobs and increase the size of the economy by 50 per cent by 2021.</u> | To address representations LP416, LP419 and LP420 (Staffordshire County Council) and LP20 (Rocester Parish Council). |
| 6. | Page 19, 1.31 | The delivery of the strategy is dependent on a wide range of organisations, such as the Environment Agency and those responsible for services such as health, education, transport, community safety and water resources. <u>For example, we have been working with Staffordshire County Council as the Highway Authority, to demonstrate that the development strategy can be delivered in transport terms.</u> | To address representation LP411 (Staffordshire County Council). |
| 7. | Page 22 (14 th bullet point) | Replace 'Historic Landscape Character Assessment' with ' <u>Historic Environment Assessment</u> ' | To reflect change in terminology and address representation LP421 (Staffordshire County council) |
| 8. | Page 25, paras 1.54 to 1.56 (and Policy SP6) | Delete paras 1.54 to 1.56 and replace with text reflecting up-to -date situation as at Submission, in consultation with Lichfield DC. Continued dialogue between officers and members of both Councils. Or add the following new paragraph after 1.56: <u>Following an assessment of options as part of the Lichfield Local Plan modifications, the Brookhay Villages and Twin Rivers Park scheme was discounted due to the conclusions that the scheme can only work as a whole and it is not considered sufficiently advanced or certain to be progressed as a comprehensive scheme at this stage and does not relate well to the strategic priorities set out in the submitted Local Plan. Alternative sites have</u> | To reflect changes in circumstances with regard to Lichfield DC Local Plan. To address all representations LP229, LP256 and LP258 (Stephen Stoney, Wardell Armstrong on behalf of BDW Trading Ltd) and LP253 (Lichfield District Council) |

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| | | <u>been identified to meet the Local Plan development strategy.</u> | |
| 9. | Page 25 | Insert new para after para 1.55: <u>East Staffordshire Borough Council has and will continue to work collaboratively with Birmingham City Council, other authorities and with GBSLEP, under its duty to co-operate, to establish objectively assessed long term growth. The Stage 1 Greater Birmingham and Solihull Strategic Housing Study, which is due for publication in the Spring 2014 concludes that there is a weak relationship between East Staffordshire and the Birmingham Housing Market Area due to low levels of migration and commuting.</u> | To address representation LP271 (Birmingham City Council. A Duty to Co-operate Memorandum of Understanding has also been prepared. |
| 10. | Page 27, Figure 1.4 | Include rail network with names of destinations on map | To address representation LP410 (Staffordshire County Council). |
| 11. | Page 28, paragraph 1.61 | "...miles (520km ² ...in the <u>e</u> ast to Burton upon Trent in the <u>w</u> est | To correct a typo. |
| 12. | Page 28, paragraph 1.63 | "...Burton upon Trent in Lichfield District." | To correct the typo - replace comma with full stop |
| 13. | Page 28, paragraph 1.63 | "Located at Alrewas, just south of Burton upon Trent in Lichfield District". | Move sentence from paragraph 1.63 to paragraph 1.64 after sentence "...in the country". |
| 14. | Page 35, paragraph 1.85 | "...health of the town centre. Burton <u>upon Trent</u> ..." | To correct the typo – remove full stop between sentences and add "upon Trent". |
| 15. | Page 38 Table 1.2 | "7795" should read "7595" | To correct typo |
| 16. | Page 40 Title | "Health, w Well - being and Deprivation" | To correct the typo |
| 17. | Page 42 | Title of Figure 1.6 to read Deprivation by <u>Ward</u> | To correct the typo |
| 18. | Page 45, paragraph 1.118 | Add text to include "...900 Listed Buildings, <u>one registered Park and Garden</u> " and heritage assets... | Correct an omission and address representation LP422 (Staffordshire County Council) |
| 19. | Page 50 The Vision for Burton upon Trent | "....retail, leisure and cultural centre." | To clarify the broad range of facilities the town will offer and address representation LP328 (Sport England) |
| 20. | Page 52, SO3 | To ensure that new development will be supported by effective transport infrastructure and wherever possible , designed in a way that reduces the need and desire to travel by car through encouraging the use of public transport, walking, cycling and rail travel | To address representation LP181 (JMW Planning) |

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| 21. | Page 57, bullet point list under 2.4 | <ul style="list-style-type: none"> An efficient and safe sustainable local transport network | To address representation LP413 (Staffordshire County Council). |
| 22. | Page 57, bullet point list under 2.4 | <p>Add bullet point.</p> <ul style="list-style-type: none"> <u>Social and Community Infrastructure</u> | To address representation LP332 (Sport England) and to reinforce list on page 97. |
| 23. | Page 60, paragraph 2.12 | The strategy in this Local Plan, which is informed by the sustainability appraisal and also by the viability assessment, is to prioritise encourage , economically viable, brownfield land.... | To address representation LP268 (Home Builders Federation) |
| 24. | Page 63 paragraph 2.23 | Abbotts | To correct the typo |
| 25. | Page 68, bullet point list | <p>Include the following additional bullet point:</p> <ul style="list-style-type: none"> <u>Focus development in the most sustainable locations</u> | To address representation LP412 (Staffordshire County Council). |
| 26. | Page 74 onwards to end of document | Insert para numbers | To facilitate reference to a specific sentence or phrase in the Plan, particularly at Examination and address representation LP322 (RPS Planning and Development for David Wilson Mercia) |
| 27. | Page 77, SP1 East Staffordshire Approach to Sustainable Development | <p>In second bullet of SP1 delete “goods” before “vehicles”</p> <p>In fourth bullet point of SP1 insert amended text- to “...this is appropriate and conserves and enhances buildings of heritage importance and their, setting and historic landscape character”.</p> | To address representations LP86 (Mr David Yorke) and LP423 (Staffordshire County Council) and to clarify the meaning. |
| 28. | Page 77, SP1 East Staffordshire Approach to Sustainable Development | In assessing whether a development proposal or allocation is as sustainable as possible, the Council will apply the following principles <u>depending on the type of application or development proposed;</u> | To address representation LP459 (Savills on behalf of The Duchy of Lancaster) |
| 29. | Page 78, SP1 East Staffordshire Approach to Sustainable Development | <p>Add new bullet point after second bullet point:</p> <p><u>retains, enhances, expands and connects existing green infrastructure assets into networks within the site and within the wider landscape.</u></p> | To address representation LP218 (The National Forest Company). |

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| 30. | Page 78, SP1 East Staffordshire Approach to Sustainable Development | Add new bullet point above last bullet point to read: <ul style="list-style-type: none"> <u>Safeguards the long term capability of best and most versatile agricultural land (Grades 1, 2 and 3a in the Agricultural Land Classification) as a resource for the future</u> | To address representations LP147 (Natural England), LP433 (Mr Shaun Adam) and LP307 (Tutbury Parish Council). |
| 31. | Page 78, SP1, East Staffordshire Approach to Sustainable Development, 10 th bullet point | <ul style="list-style-type: none"> Would demonstrably help to support the viability of local facilities, businesses and the local community <u>or where new development attracts new businesses and facilities to an area this does not harm the viability of existing local facilities or businesses;</u> | To address representation LP446 (DPP on behalf of Tesco) |
| 32. | Page 79 | In last para of reasoned justification before Policy SP2, add new sentence to end of para: <u>“The hierarchy of settlements is explained in paras 2.20 to 2.28 above.”</u> | To address representation LP87 (Mr D Yorke) |
| 33. | Page 79, last sentence before SP2 | Remove ‘Tier 1’ from sentence ‘Further amendments.....’. | The review of settlement boundaries only relates to Tier 2 settlements. Changes to Tier 1 settlements were to incorporate draft allocations but were not subject to the same consultation with Parish Councils. The modification would clarify this and address representation LP376 (Barton Under Needwood Parish Council). |
| 34. | Page 79, Policy SP2 A Strong Network of Settlements | Under Tier 3 list of settlements, add <u>“including”</u> before “Bramshall” and <u>“and all other settlements not included in Tiers 1 and 2 above”</u> after “Wootton” | To clarify that this list is not intended to be exhaustive or exclusive of all the other settlements not named in the Policy. |
| 35. | Page 80, first paragraph | Strategic Housing Market Area (SHMA) <u>A</u> ssessment | To correct the typo |
| 36. | Page 81, caption to photo | “Renold” not “Reynold” | To correct the typo |
| 37. | Page 83 SP4 Distribution of Housing Growth | Stone Road 400 Hazelwalls 350- 400 Uttoxeter West of <u>Uttoxeter</u> 700- 750 | To reflect the significant level of objection to the Stone Road proposed housing allocation. |

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| 38. | Page 84, Policy SP4 Distribution of Housing Growth | Under Tier 3 list of settlements, add <u>“including”</u> before “Bramshall” and <u>“and all other settlements not included in Tiers 1 and 2 above”</u> after “Wootton” | To clarify that this list is not intended to be exhaustive or exclusive of all the other settlements not named in the Policy. |
| 39. | Page 85 | <p>Housing trajectory to be amended to include most up to date information on housing appeal decisions.</p>  <p>The top graph, titled 'Housing Trajectory', shows the total number of houses from 2012/13 to 2030/31. The y-axis ranges from 0 to 1000. The data points are approximately: 2012/13: 100, 2013/14: 100, 2014/15: 200, 2015/16: 700, 2016/17: 950, 2017/18: 900, 2018/19: 750, 2019/20: 650, 2020/21: 700, 2021/22: 700, 2022/23: 750, 2023/24: 650, 2024/25: 650, 2025/26: 550, 2026/27: 400, 2027/28: 400, 2028/29: 400, 2029/30: 350, 2030/31: 300. This graph is crossed out with a large black X.</p> <p>The bottom graph, also titled 'Housing Trajectory', shows the total number of houses from 2012/13 to 2030/31. The y-axis ranges from 0 to 1200. The data points are approximately: 2012/13: 100, 2013/14: 100, 2014/15: 200, 2015/16: 700, 2016/17: 1000, 2017/18: 950, 2018/19: 800, 2019/20: 750, 2020/21: 800, 2021/22: 800, 2022/23: 800, 2023/24: 650, 2024/25: 650, 2025/26: 550, 2026/27: 400, 2027/28: 400, 2028/29: 400, 2029/30: 350, 2030/31: 300.</p> | <p>To provide an as up to date housing land supply position as possible and to demonstrate a five year supply of housing land and to address the following representations:</p> <ul style="list-style-type: none"> • LP124 (Rolleston Parish Council) • LP432 (Alliance Planning) • LP301 (RPS Planning on behalf of David Wilson Mercia) • LP387 (Mrs J Hodson, JVH Planning) • LP435 (JVH Planning on behalf of The Bridge Partnership) • LP449 (JVH Planning on behalf of Marstons) • LP466 and LP478 (JVH Planning on behalf of MJ Barratt Developments Ltd) • LP473 (JVH Planning on behalf of Mrs L Mousley) • LP475 (JVH on behalf of Walton Homes Ltd) • LP476 (JVH on behalf of A and S Enterprise Ltd) • LP477 (JVH on behalf of Mr C Davies) |

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| 40. | Page 86 | Spatial Policy | To correct the typo |
| 41. | Page 86 | Road | To correct the typo |
| 42. | Page 86, SP5 Distribution of Employment Growth | <p>These new employment sites will provide a mix of B1, B2 and B8 uses.</p> <p><u>In general, occupation by B1*, B2*, B8* and compatible and appropriate sui generis uses will be permitted. Non B class employment such as hotels or food and drink uses may be acceptable as enabling development where these can form a suitable high quality gateway development and cumulatively take up a small proportion of the total employment area.</u></p> <p><u>B8 uses will be permitted where they are required to meet the objectively assessed need in the Borough (as identified in the Employment Land Study) but should also allow for sufficient land to be available to allow quantitative and qualitative choice for B1 and B2 uses.</u></p> <p><u>*B1 uses = offices, research and development and light industry, B2 = general industrial, B8 = warehousing and logistics</u></p> | To correct contradiction between policies. Currently, SP5 limits employment development at Branston Locks and Uttoxeter West to B1, B2 B8 only. Bullets 3 and 4 of SP7 would permit a limited amount of non-B class uses as well, and would also limit the amount of B8 on the same two sites. Derby Road would also be subject to the same provisions. The amendment will also address representations LP90 (Mr David Yorke) and LP429 (Staffordshire County Council). |
| 43. | Page 87 | <p>At bottom of page, add a third risk:</p> <p><u>“ (iii) As part of Duty to Co-operate working with all authorities within East Staffordshire’s Strategic Housing Market Area, the Council has ascertained that all Authorities intend to accommodate their objectively assessed need within their own boundaries. As these Authorities review their housing requirement, and monitor delivery against this figure, it is possible that the situation could change. In these circumstances, East Staffordshire Council will:</u></p> <ul style="list-style-type: none"> <u>work collaboratively with these Authorities to establish whether or not it would be reasonable to accommodate the shortfall, or part of it, within the Borough, considering particularly the existence or not of a closely linked and shared local market area overlapping both Authorities’ areas; and</u> <u>in the event that the work identifies that further provision would be reasonable in East Staffordshire following the consideration of all reasonable alternatives, bring forward an early review of the Local Plan to address this additional need.”</u> | To address representation LP271 (Birmingham City Council). The wording is also set out in a Duty To Cooperate Memorandum of Understanding. |
| 44. | Page 89, 5 th paragraph | ‘with infrastructure partners <u>at</u> Staffordshire...’ | To clarify the point |

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| 45. | Page 90 | Under 2) with Staffordshire the County Council | To clarify the point |
| 46. | Page 92, SP7 Sustainable Urban Extensions, 1 st bullet point | A broad balance and range of housing choice, including both market and affordable housing and an appropriate amount of extra-care housing ... | To address LP417 (Staffordshire County Council) who seek provision of extra care housing to address local need. Whilst including this modification would allow provision of extra care housing on SUE's, it is noted that as many have now granted permission it is unlikely that provision will be achievable on those applications where it was not included within the application and where Staffordshire County Council sought no provision as part of their response as a statutory consultee. |
| 47. | Page 92, SP7, Sustainable Urban Extensions, employment bullet points and last sentence | <ul style="list-style-type: none"> A range of different employment uses on a specific part of the allocation will be agreed with the applicant, in line with the provisions in SP5. Non-B class employment uses such as hotels or food and drink uses may be acceptable as enabling development where these can form a suitable high quality gateway development and cumulatively take up a small proportion of the total employment area. B8 (warehousing and distribution) uses will be permitted where they are required to meet the objectively assessed need in the Borough (as identified in the Employment Land Study) but should also allow for sufficient land to be available to allow quantitative and qualitative choice for B1 (offices, light industry and research & development), and B2 (general industrial) uses. <p>*B1 uses = offices, research and development and light industry, B2 = general industrial, B8 = warehousing and logistics</p> | To correct contradiction between policies. |
| 48. | Page 92, SP7 Sustainable Urban Extensions, 5 th bullet point | "An appropriate level of retail, leisure, social, cultural, sport , community and health facilities that meet local needs." | To address representation LP344 (Sport England). |
| 49. | Page 93, paragraph 2 under "Development | 'by adopting and joined-up' | To correct the typo. |

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| | Outside Settlement Boundaries” | | |
| 50. | Page 95, Strategic Policy 8 Development Outside Settlement Boundaries | Insert new bullet point in first list: <ul style="list-style-type: none"> • <u>Appropriate re-use of Rural Buildings following guidance set out in the Rural Buildings SPD</u> | To address representations: <ul style="list-style-type: none"> • LP469 (First City Limited on behalf of Mr Breckons) • LP387 (Mrs J Hodson, JVH Planning) • LP435 (JVH Planning on behalf of The Bridge Partnership) • LP449 (JVH Planning on behalf of Marstons) • LP466 and LP478 (JVH Planning on behalf of MJ Barratt Developments Ltd) • LP473 (JVH Planning on behalf of Mrs L Mousley) • LP475 (JVH on behalf of Walton Homes Ltd) • LP476 (JVH on behalf of A and S Enterprise Ltd) • LP477 JVH on behalf of Mr C Davies) |
| 51. | Page 95, Strategic Policy 8 Development Outside Settlement Boundaries | Characteriz <u>s</u> ation | To correct the typo |
| 52. | Page 97, Definition of Infrastructure | Flood Alleviation measures: <u>Flood water retention, widening river channels, realignment of watercourses, creation of flood barriers,</u> | To add examples of flood alleviation |
| 53. | Page 99, first sentence | Font | To correct font |

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| 54. | Page 99, Policy SP9 Infrastructure Delivery and Implementation, last sentence | Delete “ DPD” and replace with “ <u>Development Plan Document (DPD)</u> ” | To improve clarity and address representation LP92 (Mr David Yorke) |
| 55. | Page 101, Policy SP10 Education Infrastructure | Delete “Land west of Uttoxeter and/or Hazelwalls Farm, Uttoxeter” and replace with “ <u>It is expected that new first school provision for Uttoxeter will be met through the expansion of existing schools or through the identification of sites within the proposed SUEs at West of Uttoxeter and/or Hazelwalls Farm.</u> ” | To reflect ongoing work to clarify school place requirement for Uttoxeter and address the following representations: <ul style="list-style-type: none"> • LP70 (St Modwen) • LP317 (RPS Planning and Development for David Wilson Mercia) • LP405 (Staffordshire County Council) • LP22 Rocester Parish Council • LP29 Mr C Bygrave |
| 56. | Page 102, last paragraph | Area ¶the availability | To correct the case |
| 57. | Page 103, Strategic Policy 11 Bargates/Molson Coors Strategic Allocation | Replace comma with “ <u>and</u> ” in seventh bullet point to read “...conservation area <u>and</u> listed buildings” | To correct the typo |
| 58. | Page 103, Strategic Policy 11 Bargates/Molson Coors Strategic Allocation | Insert new bullet point: <ul style="list-style-type: none"> • <u>Provide good linkages to public transport</u> | To address representation LP409 (Staffordshire County Council). |
| 59. | Page 104, Strategic Policy 12, second bullet point | Amend second bullet point: ‘provide employment and local <u>community</u> facilities where appropriate | To address representation LP339 (Sport England). |
| 60. | Page 104, Strategic Policy 12 Derby Road Regeneration | Provide excellent pedestrian routes around <u>and to the</u> development, linking to bus stops along Derby Road | To address representation LP408 (Staffordshire County Council). |

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| | Corridor, 4 th bullet point | | |
| 61. | Page 104, SP12 Derby Road Regeneration Corridor, 5 th bullet | Relates | To correct the typo |
| 62. | Page 104, SP12 Derby Road Regeneration Corridor, 9 th bullet point | create a quality public realm, including appropriate tree planting in line with the National Forest planting standards <u>reflecting Burton upon Trent's position as the capital of The National Forest;</u> | To address representation LP220 (The National Forest Company). |
| 63. | Page 104, SP12 Derby Road Regeneration Corridor | Add new bullet point after bullet point 9: <u>Larger sites should incorporate tree planting and landscaping as required by Strategic Policy 26. This shall include improvements to the public realm and tree planting to the site's frontage reflecting the Derby Road's position as a gateway to The National Forest.</u> | To address representation LP220 (The National Forest Company). |
| 64. | Page 107, Strategic Policy 13 Burton and Uttoxeter Existing Employment Land Policy | Add new point v) <u>(v) They are appropriate, compatible waste management uses</u> | To ensure that appropriate sui generis uses are included within the policy and address representation LP428 (Staffordshire County Council). |
| 65. | Page 108, SP14 Rural Economy | Before Loss of employment section add the following paragraph: <u>Within The National Forest as shown on the Proposals Map, development directly related to the woodland economy will be considered favourably where it is of a scale and environmental impact that is compatible with the character of its rural location.</u> | To address representation LP221 (The National Forest Company). |
| 66. | Page 109, 1 st paragraph | After National Brewery Centre add ' <u>the Brewhouse Arts Centre</u> ' | To address representation LP137 (The Theatres Trust) |
| 67. | Page 110, Strategic Policy 15 Tourism, Culture and leisure development | Amend third bullet point: <ul style="list-style-type: none"> • Make positive use of the natural assets of the Borough, <u>such as The National Forest</u>, without harming their intrinsic qualities or adversely affecting the natural environment and designated features of the built environment, including their settings, biodiversity, geodiversity or visual amenity; and | To address representation LP222 (The National Forest Company). |

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| 68. | Page 110, Strategic Policy 15 Tourism, Culture and leisure development, 3 rd paragraph | Tourist accommodation should be provided within existing settlements where it can make use of existing infrastructure and facilities. New build tourist accommodation outside settlements will only be acceptable where it has been demonstrated that it cannot be reasonably located within an existing settlement, or can be provided by conversion of an appropriate existing building, will have good accessibility to existing infrastructure, and will not have an adverse impact on the character and appearance of the countryside, features of historic or landscape value, biodiversity, or the amenities of nearby residents. | To address representation LP222 (The National Forest Company). |
| 69. | Page 111 | Insert the following after the bullet points: <u>"In addition, 1,213 new units of Housing for Older People will be needed - mainstream properties designed to be especially suitable for older people, around 14% of all housing approvals.</u> <u>Sustainable Urban Extensions will provide a suitable location for extra-care housing and will have the capacity to accommodate schemes of sufficient size to be sustainable. Strategic Policy 7 requires that they make provision for an appropriate amount of extra-care housing.</u> | Because Table 3.1 is deleted To address representation LP417 (Staffordshire County Council). |
| 70. | Page 111 | This means that only a limited amount of new housing for single people and couples is needed in Burton, particularly to meet demand for market rented housing. <u>The mix of new housing in Burton will balance the existing supply and be consistent with the Council's objective to provide housing in Burton to meet the needs of higher earning households, particularly those working in the town in order to reduce commuting.</u> | To provide more information on the aim of the policy. |
| 71. | Page 111 | The mix of mainstream market housing needed <u>required</u> needed in different parts of the Borough is <u>identified in the Housing Choice SPD</u> currently as follows and new housing development will need to provide this mix of types and sizes in order to meet the needs of the Borough's changing population. The net dwelling density of housing on a site will be a function of the appropriate housing mix. | To reflect removal of table 3.1. |
| 72. | Page 112 | Remove Table 3.1 and first paragraph following table. | To address the following representations: <ul style="list-style-type: none"> • LP83 (RPS on behalf of Bellway Homes) • LP17 (Cllr J Mott) • LP215 (Mr C Burton on behalf |

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| | | | of West Midlands HARP Planning Consort) <ul style="list-style-type: none"> Rep LP319 (RPS Planning and Development for David Wilson Mercia) |
| 73. | Page 112 | Add the following new sentence to justification, between 3 rd and 4 th paragraphs. <u>Ensuring that different sizes and tenures of housing are fully integrated will ensure that new developments contribute to sustainable mixed communities.</u> | To explain the policy requirement. |
| 74. | Page 113, first paragraph | The Strategic Housing Market Assessment 2013 (SHMA) has identified that there is a need for new affordable housing to meet the needs of residents whose needs are not met by the market. The annual requirement for new affordable housing is 124 112 units. | To correct typo and clarify position |
| 75. | Page 113, first paragraph | This represents <u>around 18%</u> 20% of the total annual housing requirement for the Borough. This is not <u>expected to be</u> unachievable and hence does not require an increase in the total housing target. | To correct typo and clarify position |
| 76. | Page 113, last paragraph and bullet point | The amount of affordable housing to be provided by an individual market housing led site above the threshold will be governed by viability and the availability of subsidy. <ul style="list-style-type: none"> The Council's Plan Viability Study indicates how the viable level of affordable housing within subsidy is likely to vary between different types of sites. Given this variation the proportion of affordable housing required on some sites will need to be greater than 25% in order to deliver the average 25% across all sites. <u>Since the Plan Viability Study assesses that some sites should be able to deliver 40% affordable housing, 40% is the maximum amount of affordable housing which will be required from any market housing led scheme, including both on site and off site provision (see below).</u> <u>The SHMA considers the Plan Viability Study alongside other evidence to</u> | To remove cross reference to viability assessment as this could date the plan |

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| | | <p><u>establish what percentages of affordable housing are likely to be viable.</u></p> <ul style="list-style-type: none"> • <u>The Housing Choice SPD sets out the percentage of affordable housing currently expected from sites based on that evidence.</u> • <u>Emerging national policy guidance requires a mechanism to allow an applicant to demonstrate that planning obligations would make a development unviable and for obligations to be adjusted accordingly.</u> • Hence the amount of affordable housing required from an individual site will be determined taking into account the financial viability of the scheme given other obligations and/or CIL payment required by the Council. <u>The amount of affordable housing which will in practice be provided without grant is therefore uncertain. Whilst the availability of Government grant funding over the plan period cannot be anticipated, it is to be hoped that grant funded provision will make up any shortfall.</u> | |
| 77. | Page 114 | <p>The SHMA has assessed that it is necessary to meet some of the need for new affordable housing on site but that some of the need can be met off site by spending commuted sums. <u>The assessed need for on-site affordable housing amounts to 13% of new permissions. Commuted sums will be spent on addressing housing need for example on funding extra-care affordable housing, assisting households to buy market housing, resolving overcrowding, or buying existing homes for affordable housing.</u></p> <p>Of the affordable housing to be provided by a market housing led site, the amount of onsite affordable housing is therefore as follows to be provided on site is as follows, with the balance commuted off site in accordance with the Housing Choice SPD:</p> <ul style="list-style-type: none"> • On Burton, Uttoxeter, and Strategic Village sites, 13% of dwellings; • On other sites, an amount determined by the housing needs survey <p>The balance of the required amount of affordable housing can be commuted off site.</p> | Unnecessary because duplicates Strategic Policy |

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| | | <p><u>New development should avoid an over-concentration of rented affordable housing for general needs on any given site which would endanger the site's integration into the wider community or forego the opportunity to increase the inclusivity and sustainability of the community.</u></p> <p>Further details about how this the following policy will be applied....</p> | |
| 78. | Page 114 and 115, SP17 Affordable Housing | <p>Market housing led residential development that will provide 4 or more dwellings or on a site of 0.14 hectares or more shall provide up to 40% an average 25% of the dwellings as affordable housing.</p> <ul style="list-style-type: none"> • The percentage required from an individual scheme will be determined following consideration of viability and availability of subsidy and may be higher or lower than the average. • <u>The amount of affordable housing required from an individual scheme will be the percentage specified in the Housing Choice SPD or the amount which is evidenced by an applicant to be viable. To do this an applicant will need to submit their development appraisal and supporting evidence to the Council on an open book basis and to fund the Council's costs of assessing this.</u> • Planning permission will be subject to agreement to provide that amount percentage of affordable housing, and on schemes providing less than 40% and likely to be developed in phases over the longer term to agreement of a suitable mechanism to increase the amount of affordable housing provided over time if as viability improves. • Affordable housing is not required from Self-build Plots of up to 250 square metres in size, from Retirement Housing, or from Market Housing for Rent | <p>To incorporate more up to date evidence.</p> <p>To clarify position regarding affordable extra care housing</p> <p>To address the following representations:</p> <ul style="list-style-type: none"> • LP17 (Cllr J Mott) • LP25 Stretton Parish Council • LP270 (Jones Lang Lasalle for Nurton Developments (Quintus) Ltd). • LP321 (RPS Planning and Development for David Wilson Mercia) • LP381 (Barton Under Needwood Parish Council) |

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| | | <p><u>(definitions in the Glossary).</u></p> <ul style="list-style-type: none"> • <u>Of the affordable housing to be provided</u> The amount of affordable housing which must <u>to</u> be provided <i>on site</i> <u>will normally be</u> is as follows, with the balance commuted off site in accordance with the Housing Choice SPD: <ul style="list-style-type: none"> ○ On Burton <u>and</u>, Uttoxeter and Strategic Village sites, 13% of dwellings; ○ <u>On Strategic Village sites, an amount consistent with local need;</u> ○ On other sites, an amount determined by the housing needs survey. <p>Residential development on a site which is outside a settlement boundary but permitted in accordance with a made neighbourhood plan shall provide an amount of affordable housing determined as above, or the amount required by the neighbourhood plan if greater.</p> <p>Affordable housing led residential development will be welcomed but shall not normally provide more than 25 affordable rented dwellings <u>except for extra-care housing and housing for allocation to older people.</u></p> <p><u>Extra-care developments are expected to include affordable housing alongside market housing in accordance with identified need, subject to the availability of funding including funding via the Council from commuted sums.</u></p> <p>On site affordable housing shall be provided as follows:</p> <ul style="list-style-type: none"> • Affordable housing will <u>normally</u> be provided on each phase of a development. • The mix on Burton, Uttoxeter and Tier 1 settlement developments shall be agreed with the Council based on the need identified in the Housing Choice SPD. | |

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| | | <ul style="list-style-type: none"> The mix on other developments shall be agreed with the Council based on the housing needs survey carried out in accordance with Housing Choice SPD. <u>In accordance with the definitions in the Housing Choice SPD.</u> Affordable housing shall be fully integrated by means of dispersal around the site in clusters of no more than eight dwellings. Affordable housing shall be externally indistinguishable from market housing on the same site. | |
| 79. | Page 115 SP17 Affordable Housing, last bullet point | Colour of last bullet point | |
| 80. | Page 116, Strategic Policy 18 Residential Development on Exception Sites, 6 th bullet point | <ul style="list-style-type: none"> The majority of units (dwellings and pitches) provided on the site will be affordable housing or Traveller pitches to meet the need. A minority of the units provided may deliver a mix of market housing that is appropriate to meet local need based firstly on a housing needs survey and secondly on <u>other evidence of need</u> the mix required in that part of the Borough | |
| 81. | Page 119, 3 rd paragraph | Two full stops | To correct the typo |
| 82. | Page 120, last paragraph | Two full stops | To correct the typo |
| 83. | Page 121, 1 st paragraph | To <u>break</u> this up | To correct the typo |
| 84. | Page 121, SP20 Town and Local Centres | “Strategic Policy 20” to be in capitals | To match all other policy headings |
| 85. | Page 121, SP20 Town and Local Centres | Delete “OCA” at first occurrence of abbreviation, and replace with “ <u>Overall Catchment Area (OCA)</u> ”. After “Rural Centres” heading add “(<u>Strategic Villages – Tier 1</u>)”. | To clarify meaning of abbreviation; to avoid confusion between different terminologies and address representation LP94 (Mr D Yorke) |
| 86. | Page 123, SP21 Managing Town | In the last three bullet points, replace “developing” with “ <u>Develop</u> ”; “respecting and enhancing” with “ <u>Respect and enhance</u> ”; “encouraging” with “ <u>Encourage</u> ” | To align with other bullet points |

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| | and Local Centres | | |
| 87. | Page 124, SP21 Managing Town and Local Centres | 2 nd para: delete “is equal to or above” and replace with “ meets ”. Under both bullet points for Burton and Uttoxeter replace “ and 750 m² /500m² ” with “ or ”. Under the title Retail Frontages, last sentence, change “a use that complements” to “ uses that complement ”. Under the title Local Centres, third bullet, add text “...detrimental to the amenity of residential or other adjoining users ; and”. Fourth bullet – delete comma in “the proposal would, be compliant..” Last para under Local centres - replace “unless they can demonstrate” with “ unless it can be demonstrated ” | To avoid repetition; to improve clarity; to correct typo; to insert missing words; to correct typo; to correct English |
| 88. | Page 126, fifth bullet point | Add “...to enable critical infrastructure to be brought forward and to enable further retail investment ”. | To clarify the bullet point |
| 89. | Page 128, bullet point list | Public access and green transport | To address representation LP150 (Natural England) |
| 90. | Page 129, bullet point list | And mitigation and adaptation of climate change | To address representation LP150 (Natural England). |
| 91. | Page 129, 3 rd paragraph | Countryside environmental stewardship, and Heritage Lottery | To address representation LP150 (Natural England). |
| 92. | Page 129, new paragraph after bullet point list | Add following new paragraph: <u>Green infrastructure can also contribute towards ecosystems services provided by the natural environment that benefit people. Some of these ecosystem services are well known including food, fibre and fuel provision and the cultural services that provide benefits to people through recreation and cultural appreciation of nature. Other services provided by ecosystems are not so well known such as the regulation of the climate, purification of air and water, flood protection, soil formation and nutrient cycling.</u> | To address representation LP430 (Staffordshire County Council). |
| 93. | Page 130, Strategic Policy 23 Green Infrastructure | Replace points i. to vi with the following: <u>i. improve walking and cycling access to and from the urban core and/or rural service centres and where possible improve the wider network; and/or</u> <u>ii. help to remedy local deficiencies in open space provision and quality,</u> <u>and/or</u> <u>iii. result in the creation, protection and enhancement of biodiversity habitats,</u> <u>and/or</u> <u>iv. support the safeguarding of ecological networks, including the restoration</u> | To address representation LP150 (Natural England). |

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| | | <u>and creation of new habitats through the opportunities provided within the Central Rivers Initiative</u> <u>v. safeguard and enhance heritage assets</u> | |
| 94. | Page 132, first paragraph | Should be clearly articulated clearly | To clarify the bullet point |
| 95. | Page 132, bullet point list | Add following bullet point: <ul style="list-style-type: none"> • <u>Sport England's Active Design guidance</u> | To address representation LP340 (Sport England) |
| 96. | Page 133, Strategic Policy 24 High Quality Design | Development proposals must contribute <u>positively</u> to the area in which they are proposed and: | To address representation LP196 (JMW Planning Limited) |
| 97. | Page 133, SP24 High Quality Design | Add new bullet point: <ul style="list-style-type: none"> • <u>Within The National Forest, reflect the character of the Forest in their design, through street tree planting, showcasing timber in building construction where appropriate, incorporating wood fuel systems and green roofs, especially in Burton upon Trent, where this will contribute to the town being considered as the Capital of The National Forest.</u> | To address representation LP232 (The National Forest Company). |
| 98. | Page 133, SP24 High Quality Design, 6 th bullet point | <ul style="list-style-type: none"> • Demonstrate consideration of opportunities for the use of Green Infrastructure <u>Retain, enhance and expand green infrastructure assets within the development as the basis of the green infrastructure-led development.</u> | To address representation LP232 (The National Forest Company) |
| 99. | Page 133, SP24 High Quality Design | After penultimate paragraph insert: " <u>Developers should refer to the Council's Supplementary Planning Document on Design for guidance on design matters.</u> " | To address representation LP96 (Mr David Yorke) |
| 100. | Page 134, SP24 High Quality design, last bullet point | Promote (or start "Promote...." as a new bullet point) | To clarify the bullet point(s) |
| 101. | Page 137, SP25 Historic Environment | In third para, remove (as listed) Heritage-led regeneration which may involve <u>and</u> the repair.....Add text to fourth para (after first sentence) to state " <u>Such regeneration should be informed by relevant historic environment evidence base</u> ". | To address representations LP97 (Mr David Yorke) and LP424 (Staffordshire County Council) |

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| 102. | Page 139, SP26 National Forest | The appropriate mix of landscaping features will depend upon the setting and the opportunities that the site presents. The Borough Council recommends that pre-application discussions are held with the National Forest Company. Implementation of planting and landscaping schemes for approved new development in The National Forest will be secured by means of conditions, a legal agreement, or will be a constituent part of the Community Infrastructure Levy. The measures may include, as appropriate: <ul style="list-style-type: none"> the means and time-scale for implementation; arrangements for the management and maintenance of such landscaped areas, including any open space, by an appropriate person or body. | To correct bullet point list, clarify the policy and address representation LP224 (The National Forest Company) |
| 103. | Page 142 | Replace "brech" with " breach ". Delete "against" after "mitigate". Second bullet: replace "easement from" with " easement for " | To clarify the point |
| 104. | Page 144 | Add text to preamble to Policy SP28 (after 2nd sentence, 1 st para on page 144 to say " <u>The sustainable reuse of historic buildings can represent a reduction in waste to landfill and a reduction in carbon generation during building schemes as well as retaining and enhancing an areas historic character.</u> " | To address representation LP425 (Staffordshire County Council) |
| 105. | Page 145, Strategic Policy 28 Renewable and Low Carbon Energy Generation | Add new paragraph after 4 th paragraph: <u>To encourage the development of local wood fuel markets, which will, in turn, make it more viable for the woodlands of The National Forest to be brought into management, the Council will support the development of wood fuel systems which take advantage of the abundance of local woodland thinnings. Applicants will be expected to demonstrate that fuel is being sourced as locally as possible to the installation with an expectation that fuel is to be sourced from within The National Forest.</u> | To address representation LP225 (The National Forest Company). |
| 106. | Page 145, Strategic Policy 28 Renewable and Low Carbon Energy Generation | Include new bullet point at the end of the second bullet point list: <ul style="list-style-type: none"> <u>The impact on residential amenity</u> | To address representation LP200 (JMW Planning Ltd) |
| 107. | Page 146, first paragraph | The aim of the 3 rd edition SBAP is to focus conservation efforts on the areas within the county that will result in optimum benefit for ecological networks, habitats and species, <u>moving to biodiversity gain</u> and allowing | To address representation LP153 (Natural England). |

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| 108. | Page 147, Strategic Policy 29 Biodiversity and Geodiversity | <p>Add new bullet point at the end of the first list:</p> <ul style="list-style-type: none"> • <u>Ensure development does not disturb or damage soils of high environmental value and, where development is proposed, soil resources are conserved and managed in a sustainable way.</u> | To address representation LP147 (Natural England). |
| 109. | Page 147, Strategic Policy 29 Biodiversity and Geodiversity | <p>Replace second paragraph and bullet point list with:</p> <p><u>Development proposals that would have a direct or indirect adverse effect on European, national or local designated sites, non-statutory sites or Priority habitats and species will not be permitted unless:</u></p> <ul style="list-style-type: none"> • <u>They cannot be located on alternative sites that would cause less or no harm; and</u> • <u>The benefits of the development clearly outweigh the impacts on the feature and the wider habitat network; and</u> • <u>Prevention, mitigation and compensation measures of a comparable or enhanced value are provided.</u> | To address representation LP147 (Natural England). |
| 110. | Page 149, Strategic Policy 30 Locally Significant Landscape, second paragraph | <p>Replace second paragraph with:</p> <p><u>Development decisions across the Borough will be informed by the relevant sections of the Landscape Character Assessment for Staffordshire or any subsequent versions, and the Council will expect applicants to demonstrate that they have taken full account of the LCA and its guidelines to produce a scheme which reflects existing landscape character and where possible seeks to enhance landscape quality.</u></p> | <p>To address the following representations:</p> <ul style="list-style-type: none"> • LP153 (Natural England) • LP387 (Mrs J Hodson, JVH Planning) • LP435 (JVH Planning on behalf of The Bridge Partnership) • LP449 (JVH Planning on behalf of Marstons) • LP466 and LP478 (JVH Planning on behalf of MJ Barratt Developments Ltd) |

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| | | | <ul style="list-style-type: none"> • LP473 (JVH Planning on behalf of Mrs L Mousley) • LP475 (JVH on behalf of Walton Homes Ltd) • LP476 (JVH on behalf of A and S Enterprise Ltd) • LP477 (JVH on behalf of Mr C Davies) |
| 111. | Page150 -152 SP32 Outdoor Sports and Open Space Policy | Insert into reasoned justification on page 150: <u>The Council supports the improvement of access by the community to school facilities.</u> | To address representation LP100 (Mr D Yorke) |
| 112. | Page151 Policy SP32 Outdoor Sports and Open Space Policy | Delete chart and bullet points. Insert cross reference to Appendix 2 | To remove duplication |
| 113. | Page 151, Policy 32 Outdoor Sports and Open Space Policy | Add the following additional bullet point: <ul style="list-style-type: none"> • <u>Multifunctionality and connectivity with the wider GI network</u> | To address representation LP156 (Natural England). |
| 114. | Page 151, Policy SP 32 Outdoor Sports and Open Space Policy, first sentence | Where appropriate the Borough Council will seek to encourage <u>deliver</u> new provision..... | To address representation LP341 (Sport England). |
| 115. | Page 152, Policy SP 32 Outdoor Sports and Open Space Policy, third para down below bullet points | “The Council will support ‘ <u>enhanced quantity and quality of sports facilities and</u> ’ the improvement of access to school facilities by ‘ <u>working with SCC and school academies</u> ’ and securing community use.” | To address representation LP341 (Sport England). |
| 116. | Page 152, SP32 Outdoor Sports and Open Space Policy | Add following new paragraph: <u>The Council will support designation of Local Green Space through</u> | To provide a policy hook for neighbourhood plans which may wish to designate local green space |

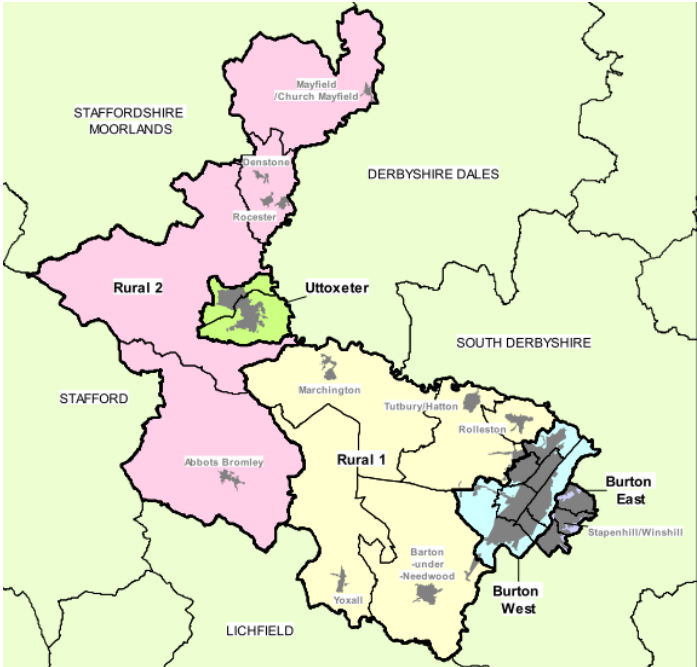
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| | | <u>Neighbourhood Plans where the space has a special character and significance to the local community by virtue of its beauty, historic significance, recreational value or wildlife value.</u> | as evidenced by several emerging Neighbourhood Plans in ESBC |
| 117. | Page 153 SP33 Indoor Sports | Amend as follows: 'The Council will support <u>enhanced quantity and quality of sports facilities</u> and the improvement of access to school facilities by <u>working with SCC and school academies</u> and securing community use'. | To address representation LP345 (Sport England). |
| 118. | Page 154 | Last sentence of SP 33 –delete “Charging Schedule” and replace with “ <u>s.123 List</u> ” | To correct terminology |
| 119. | Page 155, Policy SP34 Health and Wellbeing, first paragraph | Insert 'air' – “...risks such as <u>air</u> , noise, water and light pollution...” | To aid consistency where air pollution is considered in other policies and address representation LP303 (Tutbury Parish Council) |
| 120. | Page 156 second paragraph | Transport modeling | To correct typo |
| 121. | Page 156 – new paragraph | <u>There are over 30 level crossings in the East Staffordshire area, both of a vehicular and pedestrian type, some being public rights of way and others being private user crossings only. Development proposals affecting the safety of level crossings in the East Midlands are an extremely important consideration for Network Rail and it is important that possible impacts from development such as increases in vehicular and/or pedestrian traffic are considered to ensure there are no impacts upon safety and service provision. The Council has a statutory responsibility under planning legislation to consult the statutory rail undertaker where a proposal for development is likely to result in a material increase in the volume or a material change in the character of traffic using a level crossing over a railway.</u> | To address issues raised in representation LP121 (Network Rail). |
| 122. | Page 157, Strategic Policy 35: Accessibility and Sustainable Transport | New paragraph at the end of the policy <u>Rail Network</u> <u>Any planning application which may increase the level of pedestrian and/or vehicular usage at a level crossing should be supported by a full Transport Assessment assessing impact and mitigation measures including assessment of closure as a first principle. The developer is required to fund</u> | To address issues raised in representation LP121 (Network Rail). |

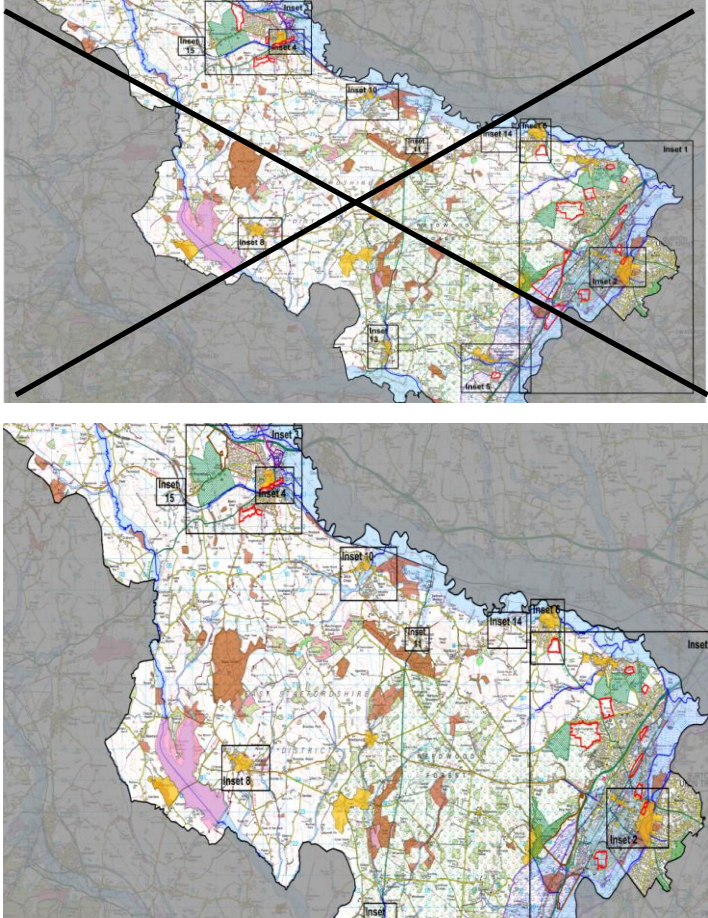
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| | | <p><u>any qualitative improvements required to the level crossing identified as a direct result of the development proposed.</u></p> <p><u>Network Rail will not allow new level crossings except in exceptional circumstances whereby it may be replacement or relocation.</u></p> | |
| 123. | Page 162, First sentence | Strategic Policy 24 sets out the principles that applicants will need <u>to address to meet</u> the Councils commitment to ensuring high standards of design | To clarify the point |
| 124. | Page 162, Detailed Policy 1: Design of New Development, first bullet point | <ul style="list-style-type: none"> Including the pattern of settlements <u>and surrounding green infrastructure network</u> | To address representation LP157 (Natural England). |
| 125. | Page 163 | Delete "this is all in design guide SPD" | To delete extraneous (and duplicating) text |
| 126. | Page 164 | 2 nd para, 2 nd line: replace " SP19" with " <u>SP28</u> " | To correct the policy number |
| 127. | Page 164, Detailed Policy 2, Designing in Sustainable Construction, 5 th bullet point | Incorporate ecologically sensitive design and features for biodiversity early on within a development scheme, <u>following guidance in 'Biodiversity by Design' or future revisions</u> | To address representation LP158 (Natural England). |
| 128. | Page 168, Detailed Policy 5 Protecting the Historic Environment: All Heritage Assets, Listed Buildings and Conservation Areas, 1 st paragraph | (designated and un <u>non</u> -designated) | To address representation LP428 (Staffordshire County Council) and LP457 (DPP on behalf of Tesco Stores Ltd) |
| 129. | Page 168, Policy title | Amend title to policy: 'Protecting the Historic Environment: All Heritage Assets, Listed Buildings, and Conservation Areas <u>and Archaeology</u> | To address modification no.124 where policy content now has archaeology. |
| 130. | Page 168, Detailed Policy 5 Protecting the Historic | Amend text to Policy DP5, para 2, replace "contextually literate" with "...must <u>respect the context of the character and appearance of such heritage assets</u> in terms of..." | To address representation LP426 (Staffordshire County Council) |


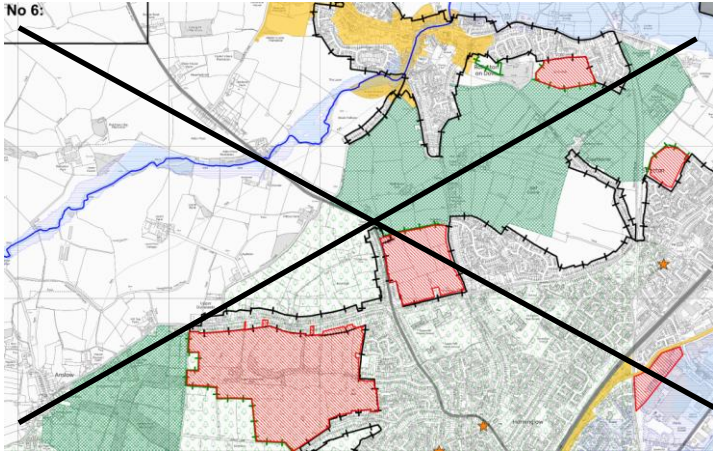
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| | Environment: All Heritage Assets, Listed Buildings and Conservation Areas, 2 nd para | | |
| 131. | Page 170, Detailed Policy 6: Scheduled Monuments, Archaeology & Archaeology Sites | Move Scheduled Monuments section from Policy DP6 to Policy DP5. | To address representation LP426 (Staffordshire County Council) |
| 132. | Page 170, Detailed Policy 6: Scheduled Monuments, Archaeology & Archaeology Sites | Scheduled Monuments and other nationally important archaeological sites and their settings should be preserved and development proposals should take account of undesignated archaeological sites and sites of potential archaeological interest. This should be informed by relevant information including the Historic Environment Record (HER), Historic Environment Assessment (HEA) HECA and the Extensive Urban Survey (EUS) (if relevant). Archaeological sites should be subject to appropriate and relevant assessment and field assessment where appropriate, especially to determine whether remains should remain in situ or to be excavated. All subsequent archaeological reports should be deposited to with Staffordshire County Council so that the information is made publically publicly available. | To clarify and correct typos. To address representation LP426 (Staffordshire County Council) |
| 133. | Page 170, Detailed Policy 6 Protecting the Historic Environment: Other Heritage Assets, 3 rd paragraph | Should take account of un non -designated | To address representation LP427 (Staffordshire County Council) and LP458 (DPP on behalf of Tesco Stores Ltd) |
| 134. | Page 171, Detailed Policy 6 Protecting the Historic Environment: Other Heritage Assets, last paragraph | <u>P</u> otential | To correct the typo |
| 135. | Page 172 1 st and 2 nd paras of | Delete 2 nd para | To correct duplication of paragraph |

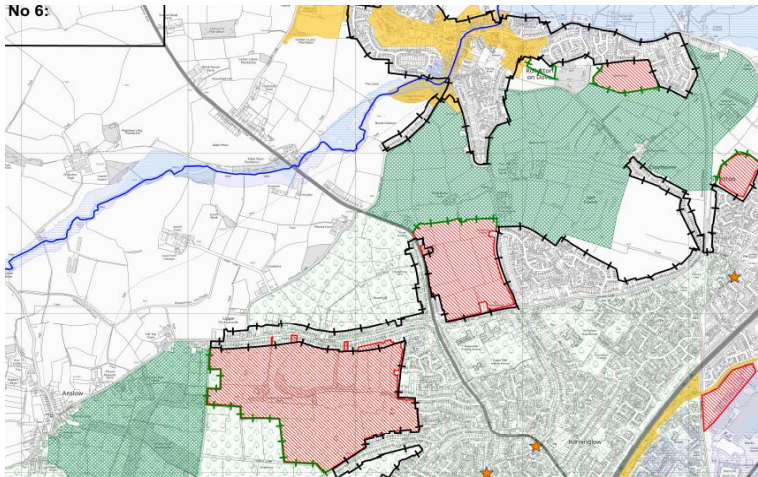
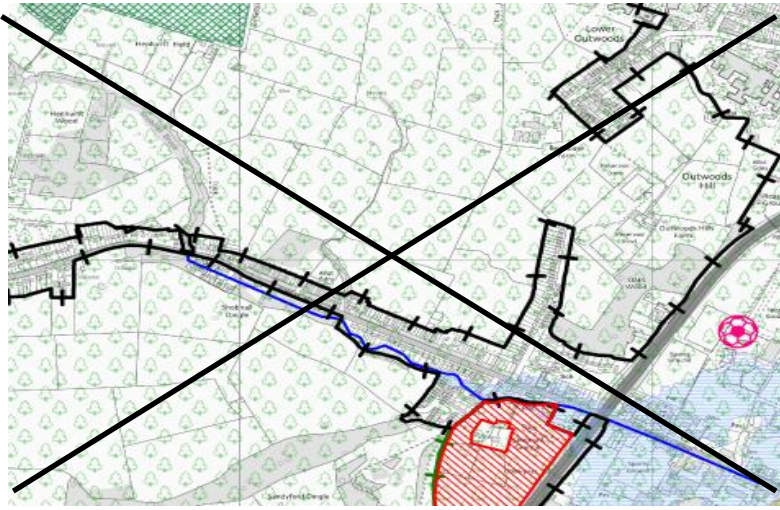
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| | Reasoned Justification | | |
| 136. | Page 172, DP7 Pollution | Amend policy title and associate heading to 'Pollution and Contamination ' | To address representation LP104 (Mr D Yorke) |
| 137. | Page 176, DP10 Advertisements | Remove '9' from the policy title | To correct the policy number |
| 138. | Page 177, Detailed Policy 11 European Sites | <p>Replace policy wording with:</p> <p><u>Development will only be permitted where it can be demonstrated that it will not lead (directly or indirectly) to an adverse effect upon the integrity of a European Site, alone or in combination with other plans or projects.</u></p> <p><u>Cannock Chase Special Area of Conservation (SAC)</u></p> <p><u>All development that results in a net increase in dwellings within 15km of Cannock Chase SAC will be required to mitigate any adverse impacts upon the SAC in line with ongoing work by partner authorities to develop a Mitigation and Implementation Strategy SPD. The effective avoidance and/or mitigation of any identified adverse effects must be demonstrated and secured by legal agreement prior to approval of the development. Development proposals further than 15km may be required to demonstrate that they will have no adverse effect on the integrity of the SAC.</u></p> <p><u>We also recommend that the supporting text clarifies that the following strategic growth allocations in Uttoxeter are within the 15km Zone of Influence:</u></p> <ul style="list-style-type: none"> • <u>JCB, Pinfold Road (257 dwellings)</u> • <u>Uttoxeter West (750 dwellings)</u> | <p>To address representations:</p> <ul style="list-style-type: none"> • LP159 (Natural England). • LP71 (St Modwen) |
| 139. | Page 178, DP11 European Sites | First sentence of last para – change “much” to “ <u>must</u> ” | To correct typo |
| 140. | Page 183, last | <u>Or other elements such as Supplementary Planning Documents or additional</u> | To clarify the wording of Local Plan |

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| | sentence | Development Plan Documents of the Local Development Framework | |
| 141. | Page 187, Strategic Policy 16, third column | <u>3. To deliver all homes to lifetime homes standards</u> | To continue from indicator |
| 142. | Page 188, row for SP20 | Colour of all text to be black | To clarify the text |
| 143. | Page 190 | Reformatting and arranging of table to ensure correct target and indicator is with correct policy | To clarify the monitoring arrangements. To address representation LP427 (Staffordshire County Council) |
| 144. | Page 194, Appendix 1 – National Forest Planting Guidelines | <p>Appendix 1 - National Forest Planting Guidelines</p> <p>1. Housing:</p> <p>a) Sites under 0.5 ha: Normal landscaping appropriate to site</p> <p>b) Sites over 0.5 ha: 20% of development area to be woodland</p> <p>c) Sustainable urban extensions over 10h: 30% of the development to be woodland planting and landscaping' <u>Sites over 10ha and Sustainable Urban Extensions : 30% of the development area to be woodland planting and landscaping</u></p> <p>2. Industrial:</p> <p>a) Sites under 1 ha: Normal landscaping appropriate to the site's setting and landscaping</p> <p>b) Sites over 1 ha: 20% of the development area to be woodland planting and landscaping</p> <p>c) Sites over 10 ha within sustainable urban extensions : 30% of the development area to be woodland planting and landscaping' <u>Sites over 10ha and Sustainable Urban Extensions : 30% of the development area to be woodland planting and landscaping</u></p> | To correctly reflect the standards contained within The National Forest Guide for Developers and Planners and address representation LP227 (The National Forest Company). |

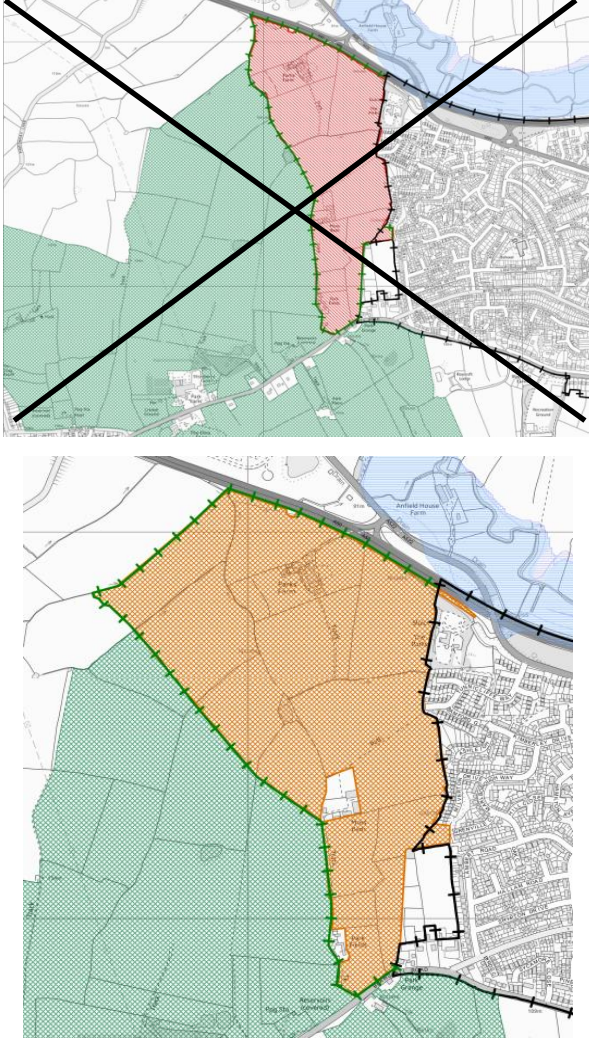
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| | | <p>3. Highway Schemes in the National Forest:</p> <p>Highway schemes should achieve well wooded settings with planting adjoining the roadside and off site. Appropriate landscaping should also accompany road improvements.</p> | |
| 145. | Appendix 2, Page 195 | <p>Add plan of Analysis areas from Outdoor Sports Delivery and Investment Plan</p>  | For ease of identification of areas and to address representation LP377 (Barton Under Needwood Parish Council). |
| 146. | Page 195 | Last twelve bullet points to be indented | To clarify the position. |
| 147. | Appendix 3, Page 196, Housing | Include Red House Farm and Forest Road in the list of Burton Upon Trent Greenfield allocations and amend in light of other modifications – see Trajectory | To reflect the outcome of recent planning appeals |

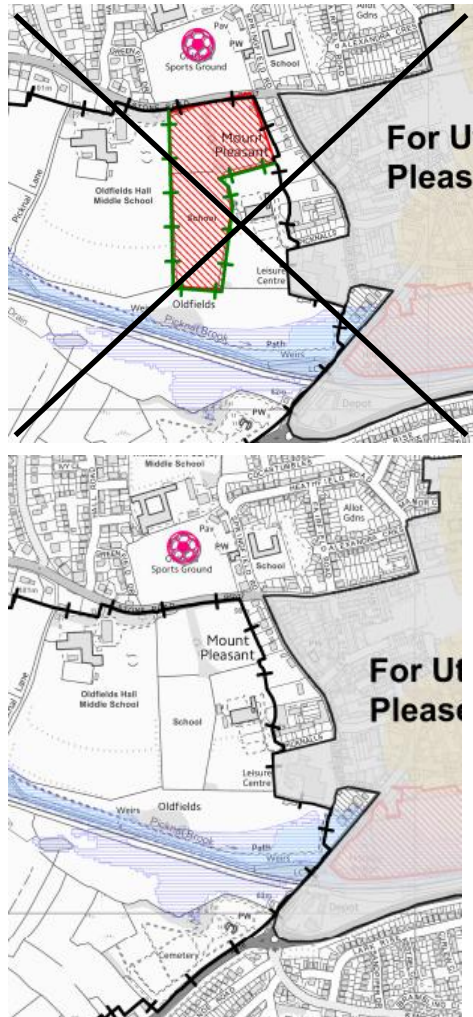
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| | Trajectory table | table at the end of this document | |
| 148. | Page 198, Glossary | Add definition of “designated” and “undesigned” heritage assets | To address representations LP97 (Mr David Yorke) and LP427 (Staffordshire County Council). |
| 149. | Policies Map | <p>Different colour for SUEs with employment (Lawns Farm, LSOB and West of Uttoxeter)</p>  | To clearly show the SUEs which are providing Employment and Residential development |

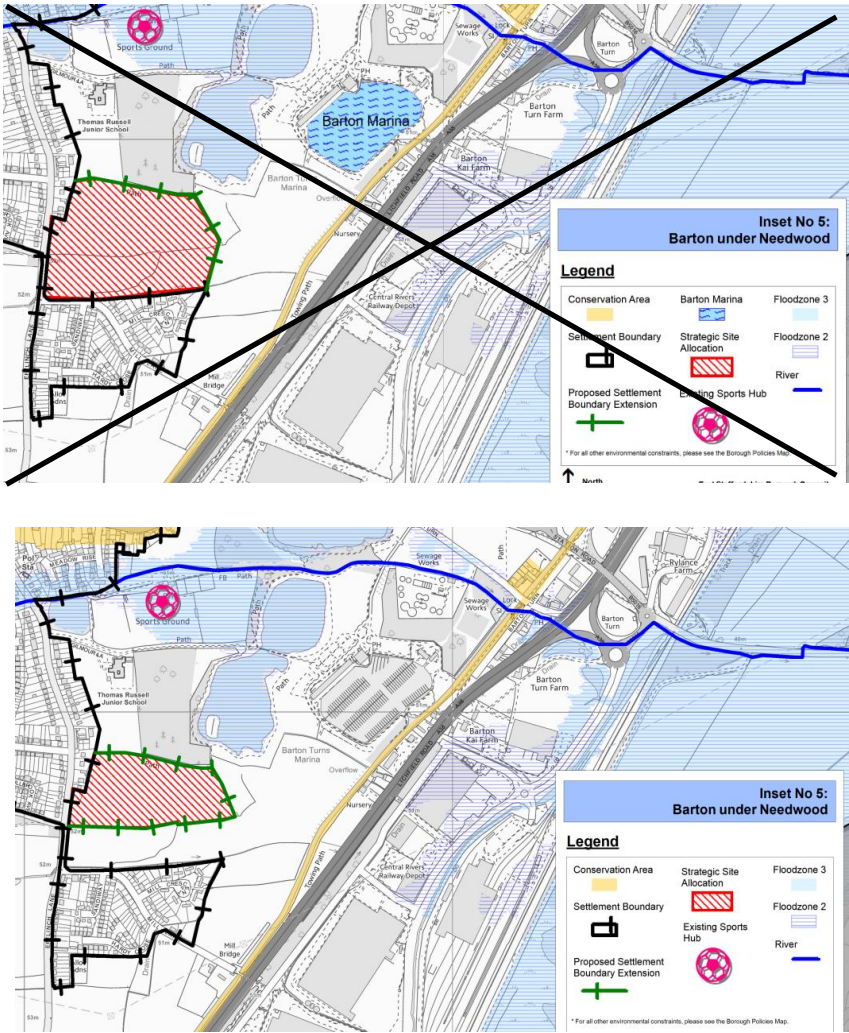
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| 150. | Policies Map Inset Map 1 – Strategic Green Gap | <p>Amend Strategic Green Gap north of Tutbury Road / Harehedge Lane</p>  | To reflect the planning application site boundary |

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| | |  <p>No 6:</p> | |
| 151. | Policies Map 1 | <p>Indicate location of Forest Road and Red House Farm on the policies map</p>  | To clearly identify the two sites |


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|----------------------|--|--|---|------------------------|-------|-----------------------------------|----------------------|-------------------------------------|-------------|------------------------|------------|----------------------------------|-------------|--|-----------------|----------------|----------------|---------------------|---------------------|---------------------|--|--|--------------|--|--|--|--|
| | | <p style="text-align: center;">Inset No 1: Burton and District</p> <p>Legend</p> <table border="0"> <tr> <td>Conservation Area</td> <td>Housing Strategic Site</td> <td>River</td> <td>Burton Town Centre Inset Boundary</td> </tr> <tr> <td>Local Nature Reserve</td> <td>Housing & Employment Strategic Site</td> <td>Floodzone 3</td> <td>Areas of Inset 5 and 6</td> </tr> <tr> <td>Green Belt</td> <td>Land to the south of Forest Road</td> <td>Floodzone 2</td> <td>Area outside of East Staffordshire Borough Council</td> </tr> <tr> <td>National Forest</td> <td>Red House Farm</td> <td>New Sports Hub</td> <td>Existing Sports Hub</td> </tr> <tr> <td>Strategic Green Gap</td> <td>Settlement Boundary</td> <td></td> <td></td> </tr> <tr> <td>Local Centre</td> <td>Proposed Settlement Boundary Extension</td> <td></td> <td></td> </tr> </table> <p><small>* For all other environmental constraints, please see the Borough Policies Map.</small></p> | Conservation Area | Housing Strategic Site | River | Burton Town Centre Inset Boundary | Local Nature Reserve | Housing & Employment Strategic Site | Floodzone 3 | Areas of Inset 5 and 6 | Green Belt | Land to the south of Forest Road | Floodzone 2 | Area outside of East Staffordshire Borough Council | National Forest | Red House Farm | New Sports Hub | Existing Sports Hub | Strategic Green Gap | Settlement Boundary | | | Local Centre | Proposed Settlement Boundary Extension | | | |
| Conservation Area | Housing Strategic Site | River | Burton Town Centre Inset Boundary | | | | | | | | | | | | | | | | | | | | | | | | |
| Local Nature Reserve | Housing & Employment Strategic Site | Floodzone 3 | Areas of Inset 5 and 6 | | | | | | | | | | | | | | | | | | | | | | | | |
| Green Belt | Land to the south of Forest Road | Floodzone 2 | Area outside of East Staffordshire Borough Council | | | | | | | | | | | | | | | | | | | | | | | | |
| National Forest | Red House Farm | New Sports Hub | Existing Sports Hub | | | | | | | | | | | | | | | | | | | | | | | | |
| Strategic Green Gap | Settlement Boundary | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Local Centre | Proposed Settlement Boundary Extension | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 152. | Inset Map 3 - Uttoxeter | The Strategic Green Gap between Uttoxeter and Bramshall will be retained but the boundaries are to be modified in accordance with the boundary for the West of Uttoxeter SUE planning application. In addition the allocation boundary will be | To address representations LP73 and LP75 (St Modwen) and ensure the policies map does not leave | | | | | | | | | | | | | | | | | | | | | | | | |

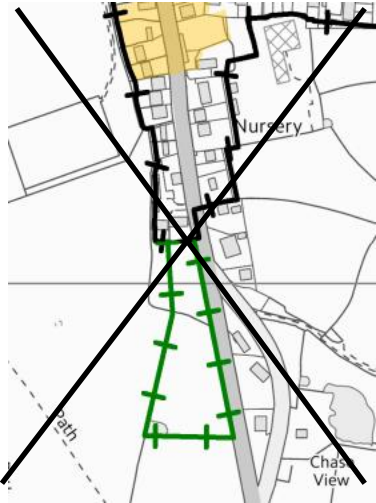
| Modification Number | Location within document | Proposed Modification February 2014 | Reason for modification |
|---------------------|--------------------------|---|--|
| | | <p data-bbox="658 260 1574 288">amended to go up to the existing setting boundary adjacent to Lambert Road.</p>  | <p data-bbox="1673 260 2089 288">gaps which could cause confusion.</p> |
| 153. | Inset Map 3 - | Remove the Stone Road allocation | To address community concerns |

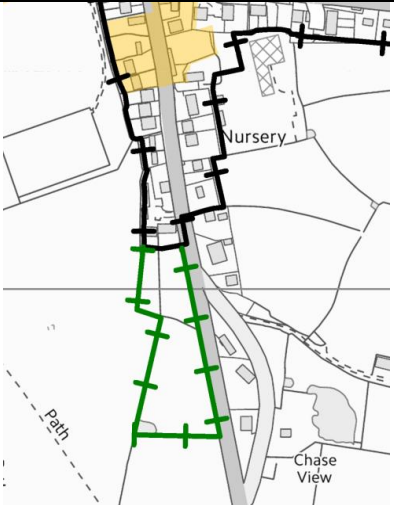
| Modification Number | Location within document | Proposed Modification February 2014 | Reason for modification |
|---------------------|----------------------------|---|--|
| | Uttoxeter |  | raised by the Picknall Valley Preservation Group. |
| 154. | Inset Map 5 – Barton Under | Remove 'Barton Marina' annotation from Inset. | Remove as annotation does not relate to any policy and address the |

| Modification Number | Location within document | Proposed Modification February 2014 | Reason for modification |
|---------------------|--------------------------|--|--|
| | Needwood |  <p>The figure consists of two maps of the Barton under Needwood area, labeled 'Inset No 5: Barton under Needwood'. Both maps show a red hatched area representing a Strategic Site Allocation. A green line with cross-ticks indicates a 'Proposed Settlement Boundary Extension'. The top map has a large black 'X' drawn over it, while the bottom map does not. A legend in the bottom right of each map defines the symbols: Conservation Area (yellow), Settlement Boundary (black outline), Proposed Settlement Boundary Extension (green line with cross-ticks), Strategic Site Allocation (red hatched area), Existing Sports Hub (pink circle with 'S'), Floodzone 3 (light blue), Floodzone 2 (medium blue), and River (blue line). A note at the bottom of the legend states: '* For all other environmental constraints, please see the Borough Policies Map.'</p> | <p>following representations:</p> <ul style="list-style-type: none"> • LP387 (Mrs J Hodson, JVH Planning) • LP374 – Barton Under Needwood Parish Council • LP435 (JVH Planning on behalf of The Bridge Partnership) • LP449 (JVH Planning on behalf of Marstons) • LP466 and LP478 (JVH Planning on behalf of MJ Barratt Developments Ltd) • LP473 (JVH Planning on behalf of Mrs L Mousley) • LP475 (JVH on behalf of Walton Homes Ltd) • LP476 (JVH on behalf of A and S Enterprise Ltd) • LP477 (JVH on behalf of Mr C Davies) |

| Modification Number | Location within document | Proposed Modification February 2014 | Reason for modification |
|---------------------|-------------------------------------|--|---|
| 155. | Inset Map 5 – Barton Under Needwood | <p>Settlement boundary to be modified in line with red outline for Efflinch Lane application (P/2011/01359).</p> | To address representation LP378 (Barton Under Needwood Parish Council). |
| 156. | Inset Map 6 – | Settlement boundary to be modified in line with red outline for planning application | To address representation LP285 |

| Modification Number | Location within document | Proposed Modification February 2014 | Reason for modification |
|---------------------|--------------------------|--|---------------------------------|
| | Tutbury | <p data-bbox="658 256 954 284">(P/2011/00546/CEH/PO)</p>  | (Tutbury Parish Council). |
| 157. | Inset Map 8 – | Proposed settlement boundary to the south east to be amended to include adjacent | To ensure the boundary is drawn |

| Modification Number | Location within document | Proposed Modification February 2014 | Reason for modification |
|---------------------|--------------------------|---|--|
| | Abbots Bromley | field  | accurately in line with field boundaries |

| Modification Number | Location within document | Proposed Modification February 2014 | Reason for modification |
|---------------------|--------------------------|--|-------------------------|
| | |  | |

Modification Number 147 - Trajectory

| Mod | Housing units due for delivery in... | | | | | | | | | | | | | | | | | | | |
|---|--------------------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|---------|
| | Sites | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 |
| BURTON UPON TRENT Brownfield Allocations | | | | | | | | | | | | | | | | | | | | |
| Branston Depot (483) | | | | 25 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 58 | | | | | | |
| Bargates (100) | | | 40 | 60 | | | | | | | | | | | | | | | | |
| Molson Coors High Street (250) | | | | | | | | | | | | | 40 | 40 | 40 | 40 | 40 | 50 | | |
| Molson Coors – Middle Yard (300) | | | | | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 60 | | | | | | | | |
| Derby Road, Burton (250) | | | | | | | | | 40 | 50 | 50 | 50 | 60 | | | | | | | |
| Pirelli, Burton (300) | | | | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 20 | | | | | | | | | |
| BURTON UPON TRENT Greenfield Allocations | | | | | | | | | | | | | | | | | | | | |
| Land South of Branston (660) | | | | 80 | 80 | 80 | 80 | 80 | 80 | 90 | 90 | | | | | | | | | |
| Branston Locks (2580) | | | | 50 | 125 | 125 | 125 | 125 | 125 | 130 | 150 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 225 |
| Tutbury Rd /Harehedge Ln (500) | | | | | 40 | 40 | 40 | 40 | 40 | 50 | 60 | 60 | 60 | 70 | | | | | | |
| Beamhill (950) | | | | 80 | 80 | 80 | 80 | 80 | 80 | 80 | 90 | 90 | 100 | 110 | | | | | | |
| Guinevere Ave (100) | | | 20 | 40 | 40 | | | | | | | | | | | | | | | |
| UTTOXETER Brownfield Allocations | | | | | | | | | | | | | | | | | | | | |
| Brookside Ind Estate (150) | | | | 40 | 40 | 40 | 30 | | | | | | | | | | | | | |
| JCB Pinfold Road, Uttox (257) | | | | 40 | 40 | 40 | 40 | 40 | 40 | 17 | | | | | | | | | | |
| UTTOXETER Greenfield Allocations | | | | | | | | | | | | | | | | | | | | |
| Uttoxeter West (700) (750) | | | | | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 60-70 | 60-70 | 60-70 | 60-70 | 60-70 | 60 | 60 | | |
| Stone Road (400) | | | | | 40 | 40 | 20 | | | | | | | | | | | | | |
| Hazelwalls (350) (400) | | | | 40 | 40 | 40 | 40 50 | 40 50 | 40 50 | 40 50 | 70 80 | | | | | | | | | |
| TIER 1: STRATEGIC VILLAGE Allocations | | | | | | | | | | | | | | | | | | | | |
| Barton, Efflinch Lane (130) | | | | 40 | 50 | 40 | | | | | | | | | | | | | | |
| Rolleston College Fields (100) | | | | 40 | 40 | 20 | | | | | | | | | | | | | | |
| Rocester (90) | | | | | 40 | 50 | | | | | | | | | | | | | | |
| Tutbury, Burton Road, (212+12 self-build) | | 20 | 40 | 40 | 40 | 40 | 44 | | | | | | | | | | | | | |
| WINDFALL ALLOWANCE - Burton upon Trent and Uttoxeter | | | | | | | | | | | | | | | | | | | | |
| Burton & Uttoxeter windfall (1359) | 71 | 71 | 71 | 71 | 71 | 71 | 71 | 71 | 71 | 71 | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 72 |
| DEVELOPMENT ALLOWANCES – Tier 1: Strategic Villages | | | | | | | | | | | | | | | | | | | | |
| Barton allowance (25) | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Rolleston allowance (25) | | | 10 | 11 | 1 | 1 | 1 | 1 | | | | | | | | | | | | |
| Rocester allowance (25) | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Tutbury allowance (26) | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| DEVELOPMENT ALLOWANCES – Tier 2: Local Service Villages | | | | | | | | | | | | | | | | | | | | |
| Tier 2 villages allowance (160) | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 9 | 9 | 9 | 9 | 9 | 9 | 9 | 9 | 9 |
| DEVELOPMENT ALLOWANCE – Tier 3: Small Villages and Other Settlements | | | | | | | | | | | | | | | | | | | | |
| Tier 3 villages allowance (90) | 4 | 4 | 4 | 4 | 4 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| APPEAL SITES | | | | | | | | | | | | | | | | | | | | |
| Forest Road, Burton upon Trent (300) | | | | | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 20 | | | | | | | | |
| Red House Farm, Burton Upon Trent (250) | | | | | 40 | 40 | 40 | 40 | 40 | 40 | 50 | | | | | | | | | |
| TOTALS | 86 | 106 | 196 | 712 | 992 | 933 | 827 | 753 | 792 | 815 | 818 | 669 | 678 | 582 | 402 | 402 | 402 | 352 | 317 | |
| Total Site Capacity | 10,834.00 | | | | | | | | | | | | | | | | | | | |