

East Staffordshire Local Plan Review - Second Deposit Objections

Para	Policy	Obj Name	Organisation	Objr	Summary	Council Response
	BE06	3079 Smith	English Heritage	037	Wording of amendment should be strengthened for consistency with BE8 (4). Also suggested for improved clarity term "buildings" is deleted so that policy refers more generally to "archaeological recording"	Agree. In (3) delete "seek to" and "buildings".
	BE06	3331 Dhillon	BT Plc	015	Replace term 'structures of historic interest' with 'listed buildings'	Conservation Area Consent is not required for the demolition of Listed Buildings - Listed Building Consent is instead required. No Change.
	BE15	3022	Peter Diffey and Associates Limited	073	Wording of paragraph (f) does not comply with PPS7 - Paragraphs 17 & 18 no longer promote economic uses in favour of residential, but require merits and location of building to be assessed as part of an investigation into best re-use of the building.	Number of policies may need amending as PPS's are issued over time of inquiry - take systematic view to amendment of plan over course of inquiry rather than amend policies in isolation.
	CSP01	3046 Hubbard	The National Trust	793	Environmental criteria set out in this policy are too limited. No consideration to the conservation of the natural and historic environment. These matters should be incorporated into the Core Strategy to accord with national planning guidance. No mention at all of historic parks and gardens. They ask for 2 criteria to be added under	No objection to first recommended change, but feel this should replace existing last criterion in policy rather than be additional. Alter plan. Second criterion on landscape cahracter is covered by CSP3. No change.
	CSP01	3058 Goode	Campaign to Protect Rural England (Staffs Branch)	023	Core headings in "Environment" so limited as to convey an erroneous message. Reference should be made to conservation, protection and enhancement of Borough's environmental resources	Alter criteria in line with response to Objection No 3046 which would cover points made.
	CSP01	3070 Smith	English Heritage	037	Policy wording should reflect the adopted RPg and refer to 'national, built and historic assets'	Alter criteria in line with response to Objection No 3046 which would cover points made, albeit in less detail than the suggested amendment.
	CSP01	3132	JMW Planning Ltd	796	Structure Plan Policy D1 is about creating sustainable forms of development - involves more than just the 3	Paragrah csp12 states that Policies D1 to D8 are also of Key importance. NO CHANGE.
	CSP01	3195 Newick	Tatenhill Lane Residents Association	098	Policy requires further justification	Several parts of the Introduction (paras 7-9, 15-17) provide justification. No Change.

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	CSP01	3203 Lamshead	Network Rail Infrastructure Ltd	066	Suggests policy should give support to alternative modes of transportation such as rail, water and pipeline	Agree. Add reference to promotion of sustainable modes of transport in 'Transport' section
	CSP01	3353 Hilton	Staffordshire County Council	089	Add reference under CSP1 to protection of mineral resources. Consider guidance under para 2.22 of PPS12 where future Proposals Maps in LDF's to show mineral consultation areas.	Add criterion under Energy Use "Protection of Mineral Resources". Defer other idea for future.
	CSP01	3355 Hilton	Staffordshire County Council	089	Add reference under CSP1 to encouraging the efficient use of materials, including the appropriate use of high quality materials and recycling of waste. Add cross references to D7 and MW5 (e) of the Structure Plan, Policy 6 of the Waste local Plan and Policy 7 of the Minerals Local Plan.	Add extra criterion under 'Energy Use': "Encouraging the efficient use of materials, including the appropriate use of high quality materials and recycling of waste". The cross references to MW5(e) etc are best included as additions to paragraph 12. D7 is already mentioned by ref to "D1 to D8".
	CSP02	3038 Coleman	William Davis Limited	115	Do not accept that further allocation of greenfield sites is not required	Not agreed as adequate supply of housing land on brownfield sites. No change.
	CSP02	3130	JMW Planning Ltd	796	The three camps offer a valuable economic resource which should not be ignored - maximising use of existing infrastructure is sustainable	These sites are considered unsustainable for large scale development and their promotion would be contrary to Structure Plan policy and National guidance. NO CHANGE
	CSP02	3131	JMW Planning Ltd	796	Needwood Camp offers opportunities for development on a Brownfield site close to Burton on Trent	The Camp is clearly in a countryside setting separate from any settlement with a development boundary and large scale development would be contrary to government guidance. Allocations to meet the employment structure plan target are in more sustainable locations. NO CHANGE
	CSP02	3133	JMW Planning Ltd	796	Policy NE1 cannot be used sensibly in respect of settlements where development boundaries are to be	Not Agreed. CSP2 sets out the locational strategy for the plan and is supported by national planning guidance set out in PPG3 and 13. Policy NE1 is a criteria based policy that allows development in the countryside if it cannot reasonable be located in an existing settlement. NO CHANGE
	CSP02	3141	Miller Homes	056	Policy does not provide for the development of sites well related to the villages listed	The amendment would go against the principle of containment that the Council is trying to establish. Any detailed alterations should be argued in response to Policy H7. No Change.
	CSP02	3221	Roger Bullvant Limited	080	Suggest amendments to policy to refer to areas of previously developed land in South Derbyshire at the former Drakelow power station	Site outside area covered by Local Plan. Inappropriate to include reference to development of site in policy. No change

Para	Policy	Obj Name	Organisation	Objr	Summary	Council Response
	CSP02	3235	West Midlands Region RSL Planning	114	Object to reduction in applications to develop in rural areas - more flexibility should be allowed to provide the opportunity for provision of affordable housing	Policy H7 allows housing development outside development boundaries to meet a recognised local need within or adjoining villages or small settlements. No change
	CSP02	3313 Cass	The Priory	810	Development boundary at Yoxall should be extended to include objection site 382, to provide housing land for natural population growth and to support local economy	Rural greenfield site, not previously used. Scores poorly on PPG3 Sequential test. No change.
	CSP02	3327 Dhillon	BT Plc	015	Settlement boundary for Withington should be reinstated	Removal of development boundary in Withington intended to focus new development in more sustainable locations. Resist
	CSP02	3332	Peveril Securities	075	Final sentence unnecessary and should be deleted from	Sentence confirms Council's approach to Lawns Farm and Spath. No change
	CSP02	3356 Hilton	Staffordshire County Council	089	As a consequence of policy CSP2 amend policy NE1c to state "development close to an existing settlement that provides or improves facilities for the general public or local community" to allow for expansion of local schools, for example.	Principle agreed. However it is suggested that this may best be done by altering Policy L16 by adding at end of first sentence "including requirements in rural settlements outside development boundaries", rather than
	CSP02	3369 Ward		149	Object to deletion of development boundary at Anslow, and specifically Poplars Farm	Removal of development boundary at Anslow intended to focus new development in more sustainable locations. Resist
	CSP02	3383 Cass	The Priory	810	Last paragraph - remove reference to greenfield employment allocation	This reflects the actual contents of the employment policy E2. No Change.
	CSP03	3125	JMW Planning Ltd	796	Could be argued that development outside the urban areas will have an impact on landscape character. Criteria in NC2 more precise	Resist. CSP3 includes a reference to criteria in Structure Plan Policy NC3 which will also be used in determining applications
	CSP04	3012 Tame	National Farmers Union	788	Policy should include a reference to rural regeneration	Expand to include more reference to rural regeneration
	CSP04	3039 Coleman	William Davis Limited	115	Do not accept that further allocation of greenfield sites is not required	Not agreed as adequate supply of housing land on brownfield sites. No change.
	CSP04	3181 Canning	Countryside Agency	021	Countryside Agency considers that the emphasis of the wording is on urban regeneration and does not mention initiatives specific to rural areas	Agree - Add reference to rural regeneration initiatives

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	CSP04	3196 Newick	Tatenhill Lane Residents Association	098	Details required on UCS to justify its use in the policy - when approved, what public participation, does study boundary correspond with development boundaries noted in CSP2?	UCS has been subject to consultation, and some details appear in Housing Chapter, para 4. The study boundary corresponds with the development boundaries for Burton and Uttoxeter, with 1 exception (a brownfield site at Rolleston on Dove now under construction). No change to CSP4.
	CSP04	3237	West Midlands Region RSL Planning	114	Regeneration sites may not present the opportunity for affordable housing to be provided	It is considered that regeneration sites offer opportunities for affordable housing provision and this is promoted through Policy H12 in particular. No
	CSP04	3384 Cass	The Priors	810	Current policy does not afford employment sites sufficient protection - policy should ensure greenfield land is not required for employment development	Structure Plan Policy E8 gives sufficient protection to strategic employment sites. No change
	CSP05	3140	Miller Homes	056	Policy does not make it clear that contributions will be sought in accordance with current government guidance on subject of contributions	It is implicit that government guidance will be followed, but L16 and IMR2 also cover issue. No Change.
	CSP05	3197 Newick	Tatenhill Lane Residents Association	098	None of the documents listed apart from Structure Plan have been produced under T&CP legislation - there has been no opportunity for public participation on the contents of the documents	It is accepted that the Strategies have been produced under powers other than the Town & Country Planning Act, but it is not accepted that there have been no opportunities for public participation. Retain references.
	CSP06	3057 Goode	Campaign to Protect Rural England (Staffs Branch)	023	Interpretation of the word "development" should be made clear as only referring to those activities and structures appropriate in a rural area	The National Forest covers much of the built up area of Burton upon Trent as well as rural areas, which is why wording on development appears as not especially restrictive. Other policies in the Plan control development. No change.
	CSP06	3289 Evans	The National Forest Company	103	Strongly support the inclusion of the NF in the core Strategy but the text misses some important points about how the LP and the council can support the National Forest. Additional text should refer to planting guidelines and additional bullet points referring to development should enable the NF economy and developments should relate well to the NF setting.	Accepted. Add reference to NF Planting guidelines to ensure consistency add other suggested bullet points relating to development that would enable the NF economy and should relate well to the NF setting. CHANGE
	E02	3023	M J Barrett Properties	789	Proposals fail to show access to the site off the bypass & fail to indicate use of the west side of the bypass for employment and a link to Park Street	Details of access matter for Brief. Land to west of Bypass is unallocated. No Change

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	E02	3026 Hewett	Ramblers Association	077	Industrial development is inappropriate in a semi-rural area	The West of Uttoxeter employment site is still considered to be an appropriate part of the portfolio of employment sites. No Change.
	E02	3098 Jones	Highways Agency	047	Not clear whether allocation is reduced due to recent implementation in the area	It is agreed that this should be clarified in line with response to Objection 3321.
	E02	3099 Jones	Highways Agency	047	No further justification or transport study has been	The Key Sites report (Cabinet May 2004) made the following recommendation in respect of the West of Uttoxeter site, which at that time still included a housing allocation: "That the site be allocated for employment in the next stage of the Plan Review but the level of housing, if any, be defined by a more detailed justification to include the appropriate scale of employment." The housing element has now been dropped but there is also a counter objection to this and a first deposit objection seeking to further extend the employment site. There will be a need to justify the employment site at the inquiry. No change recommended at this stage.
	E02	3100 Jones	Highways Agency	047	Request for development brief does not refer to phasing or trunk road development or any other of the major allocation sites	Draft Brief has been prepared for site and Highways Agency has commented on this - accepted that final version of Policy E2 and Inset Map 14 should contain more detail.
	E02	3103 Jones	Highways Agency	047	No reference to potential impact of allocations on local trunk road network	General policies relating to the Trunk Road Network are included at T1, T2 and T3 with reference to impacts also being included in the supporting text for these policies. It is accepted that the allocations have substantial impacts on the Trunk Road network but the Local Plan should only contain brief details on each site and set out requirements in general policies that will enable assessments to be made at application stage.
	E02	3119	JMW Planning Ltd	796	List does not include enough land at Bramshall Camp nor land at Fauld Camp and Needwood Camps which should be developed	Bramshall Camp is included in the list at E2. Inset 7 shows the employment allocations from the adopted plan (1999) for deletion and also the area committed by consent.
	E02	3168	SCPD Limited	799	Lawns Farm should be allocated as an employment site	This would mean a complete reversal of the decision recently taken to remove the previous allocation. No change.

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	E02	3182 Wyatt		800	Site should be subject of a full Environmental Impact Assessment	The permissions issued on the South of Branston are the subject of judicial review with the lack of an Environmental Impact Assessment the main source of challenge. However a matter for development control rather than the Local Plan.
	E02	3321	SCPD Limited	817	Amend the proposals map to extend the employment allocation to the southwest and to omit part of the football pitch on the north east side. Express area of site as a net area excluding completions and commitments	Agree to deletion of small triangular area of sports field on north east side. Most of the proposed extension to the site would encroach on a Site of Biological Importance. Retain existing southern boundary. Agree that site boundaries should exclude areas already developed but should include undeveloped land even if committed.
	E02	3324	SCPD Limited	817	Site should be included within Policy E2, restricted to B1 use if necessary	This site has been refused consent for employment use and is therefore not included amongst the commitments in appendix 6. The Council has identified its preferred sites for employment use and considers those to be the most appropriate locations. NO CHANGE
	E02	3333	Peveril Securities	075	Policy E2 should retain Spath site, and delete additional 12 hectares south of Branston	This would entail a reversal of the approach recently adopted to employment allocations. No Change.
	E02	3364	Branston Property Partnership	811	South of Branston should be shown as a commitment rather than an allocation. (appendix 6 will also require	Noted. However, allocating site gives security should consents lapse, and demonstrates that use of site has changed since First Deposit. Resist
	E03	3051 Goode	Campaign to Protect Rural England (Staffs Branch)	023	CPRE objects to future expansion of West of Uttoxeter site, and provision of associated servicing	Still integral to policies on employment land. No
	E03	3169	SCPD Limited	799	Part of Lawns Farm (c.33ha) should be identified within Policy E3	This would mean a complete reversal of the decision recently taken to remove the previous allocation. No change.
	E03	3387 Poulter	West Midlands Regional Assembly	818	The extension of the West of Uttoxeter site, combining a 10 ha site with a 15 ha extension, could construe the 25 ha site as a Regional Investment Site within the ambit of ROG Policy PA7. Uttoxeter is not a location that would be supported by the criteria in Policy PA7. Therefore the West of Uttoxeter employment proposal is questioned. However it is recognised that 2 sites each of 10ha in the Uttoxeter area are of appropriate scale.	Site is still regarded as integral to employment strategy. No Change

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	E04	3052 Goode	Campaign to Protect Rural England (Staffs Branch)	023	Policy E4 is redundant and should be deleted	Still integral to policy on employment land and E3. No change.
	E04	3170	SCPD Limited	799	Policy E4 should be deleted and sufficient employment land identified within the schedule to Policy E2, to include Lawns Farm	This would mean a complete reversal of the decision recently taken to remove the previous allocation. No change.
	E04	3314 Cass	The Priory	810	Object to inclusion of this site for employment purposed - practice is no more sustainable than allocating housing on greenfield sites	Allocation of greenfield sites for employment purposes complies with PPG 4, whereas allocation of greenfield sites for housing discouraged by PPG 3. No change
	E04	3359 Hilton	Staffordshire County Council	089	Unclear what the Council would be monitoring to determine an early release of the land beyond the 10ha allocated and policy introduces uncertainty as to whether a development of 25ha would be treated as a departure or	What is to be monitored is the release of sites. The Policy has been qualified since first deposit stage by inclusion of a reference to the failure to achieve the Structure Plan requirement as the justification for release.
	E05	3385 Oulsnam	Uttoxeter Rural Parish Council	802	Transport assessment should seek to ban the use of Bennetts Lane as a shortcut to access the West of Uttoxeter site from the A50	Assumed that objection relates to A518 to A50 route through Bramshall. Restriction of site traffic more appropriately dealt with through consideration of planning application in consultation with the Highwat Authority. No change
	E07	3118	JMW Planning Ltd	796	Should not be necessary for a location to be sustainable - if an existing employer wishes to expand they should be encouraged to do so	Resist. Policy reflects national planning policy. NO CHANGE
	E07	3216 Adams	Marley Building Materials Ltd	055	Policy should be made clearer to allow for the appropriate expansion and extension of existing premises. Use of the term sustainable is misleading and unclear	Resist. Policy reflects national planning policy. NO CHANGE
	E14	3341 Hill	Marchington Parish Council	054	Access onto Moreton Lane must coincide with closing of Stubby Lane access and be right turn only onto Moreton	Agree in principle, though the question of heavy traffic west of any junction on Moreton Lane is best dealt with through weight restrictions on approaches to Marchington village, as heavy traffic needs to access
	E18	3016 Tame	National Farmers Union	788	Travel plans should only apply to major developments, rather than conversion of small farm buildings	Travel Plans need not be elaborate for small schemes. No Change
	E18	3115	JMW Planning Ltd	796	Requirement in part (a) too onerous, particularly the need to enter into a travel plan, for small scale proposals	Policy part (a) not too onerous. May consider removing reference to Travel plans as PPG13 suggests these should only be submitted with major applications that may have significant transport implications.

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	E18	3178 Canning	Countryside Agency	021	Object to points b and c	Policy is in accord with PPG13 which aims to resist development in unsustainable locations. NO CHANGE
	E19	3081 Smith	English Heritage	037	For comprehensiveness & consistency, cross reference should be made to built environment policies in (c), to reflect the link to design & historic environment policies	Amend (c) to refer to "built environment and countryside protection policies".
	E22	3156 Burton	Burton Civic Society	017	Transport feasibility study should be carried out prior to planning application to allow residents and local groups to comment.	Objection relates to reduction in off street parking causing problems on surrounding highways. Draft SPG on parking standards includes a paragraph stating where insufficient off street parking provided within a scheme would have significant implications on highway safety, developers will be required to provide an appropriate level of off street parking in order to alleviate this
	E25	3370 Wright		812	Policy should be changed to say "within or adjacent to the town and village development boundaries"	Policy is unchanged from First Deposit stage, but in any case it is felt that the proposed change would run counter to the principles of Policy NE1. No change.
	H01	3045	Whitney Group	792	Vacant Telephone Exchange fronting on to Lichfield Street, Burton is a derelict site (vacant building) and should be allocated for housing (10 to 15 flats).	Site is approx 0.27ha, and in this town centre location could justify higher densities and capacity if allowed for housing. Acknowledged that location is sustainable, but further brownfield housing sites currently being resisted for fear of over supply in relation to Structure Plan target. No change.
	H01	3063 Goode	Campaign to Protect Rural England (Staffs Branch)	023	New allocations should be reduced from 1136 to 703	Not agreed for reasons set out in response to 3061.
	H01	3082 Smith	English Heritage	037	Additional detail on requirements for development should be added on main site allocations, particularly the Heritage Brewery which has a Grade II Listed Building on site.	A Brief has been prepared for the site. However it is agreed that the Policy should contain a brief statement of requirements for each allocated site. Alter Plan.
	H01	3090 Taylor	Sport England	085	There is insufficient information in the plan to identify whether new allocations affect playing fields.	The only allocated site containing playing fields is the BTR Silvertown site, Horninglow Road North. This is covered by a Brief and there is also a planning application awaiting issue of permission, subject to a Section 106 agreement. Negotiations cover replacement provision for playing fields being lost. However it is proposed to expand the information on allocations by giving brief details for each site (see response to 3082)

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	H01	3091	M J Barrett Developments Ltd	795	Site on Derby Road not included - Brownfield site within action plan area subject to a planning application - seek allocation for housing.	Site is in a sustainable location but only has area of 0.11 hectares and is best treated as a windfall rather than an allocation - also may be concerns about noise. No
	H01	3113	JMW Planning Ltd	796	Number of proposed dwellings should be increased to 30	Site allocated rear of Plasplugs is less than one hectare. Development would be at a minimum ratio of 30 dph.
	H01	3157 Burton	Burton Civic Society	017	Confusion over whether the sites awaiting Section 106s appear in the new allocations table.	The base date for the figures supporting the allocations in H1 is April 2003. None of the sites were committed at that date, but applications have been received and in respect of some sites a recommendation to permit subject to a S.106 has been agreed. The sites in this category are: Black Eagle Brewery BTR Silvertown Cattle Market, Uttoxeter Former Richard Cooper Works There have also been applications submitted on the Heritage Brewery, Goat Maltings, and the Former Angus McKinnon's site. Full permission has been granted on part (about one third) of the JB Kind / R E Cooke site. The situation can of course change frequently during the timescale of approval of the plan, and the issue is subject to annual joint monitoring, by Borough, County and Region. No change, but it is hoped this clarifies the situation.
	H01	3158 Burton	Burton Civic Society	017	Bend Oak School Winhill is a site that should be allocated as it is to close and be sold by SCC. This is a site that should be allocated due to its size and location.	Advice being sought from County Council as education authority as to whether land is being released. The site, which has not been previously suggested during plan process, contains playing fields so is likely to be a low priority for allocation. No change.
	H01	3166 Fenwick	Lockett Associates Limited	798	Clarify that Angus McKinnon allocation is for residential only, and clarify proposals map reference to Angus McKinnon site	H1 is proposed for amendment to allow inclusion of short details of requirements for each site. This would clarify, but it is felt that mixed use, as shown on Inset 15 should remain.
	H01	3223	George Wimpey UK Limited	043	Land at Stapenhill Allotments should be allocated for housing development	Not agreed as adequate supply of housing land on brownfield sites, and against Policy L5. No change.
	H01	3253	Taylor Woodrow Developments Limited	100	Capacity of Cattle Market site should be increased to 140 dwellings	Cattle Market redevelopment could include a higher proportion of residential development and is in line with PPG3. May consider revising allocations.

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	H01	3309 Deane	King Sturge	809	Object to lack of policy guidance towards release of sites for housing, particularly those allocated for mixed use and in circumstances where structure plan requirements likely to be met. Also object to non allocation of land at Fox's Biscuits, Cheadle Road, Uttoxeter as mixed use site	Reluctant to set aside controls on release of land beyond Structure Plan requirement without backing of strategic authorities which is so far not forthcoming. Paragraphs 8 and 9 explore the first steps beyond that requirement. There is no case for amending H1 to allow more allocations which would effectively exceed the Structure Plan requirement. The Fox Biscuits site (which was not evaluated in the Urban Capacity Study as assumed to be unavailable) is a major employer in Uttoxeter and would be regarded as a Strategic Employment site in terms of Structure Plan Policy E8. No Change.
	H01	3316	George Wimpey UK Limited	043	Residual dwelling requirement to be met by means of new allocations should be increased. Land at Briggs, Derby Street, Burton on Trent should be allocated for housing development	Balance of allocations against residual requirement is thought to be about right. Briggs site may have long term potential for housing, given allocation and release of neighbouring Black Eagle Brewery site for housing. However, site is a strategic employment site and needs further evaluation against Structure Plan Policy E8 and of the effects of retaining employment on part of the site. It also creates surplus of housing provision if allocated now. No change.
	H01	3317 Frampton	Persimmon Homes	071	Range of sites and capacities should be reassessed so as to ensure that a realistic level of Brownfield development opportunities have been identified	All forward plans and allocations carry a degree of uncertainty, but the Council is reasonably confident that the sites allocated in H01 are capable of release. All the sites are brownfield sites. No change.
	H01	3318 Frampton	Persimmon Homes	071	Land at Red House Farm should be included in list of sites that contribute to the housing needs of the district. Can provide approximately 50 - 60 dwellings	Site previously advocated at first Deposit stage (Obj'n No 1778) and our response has been not to allocate Redhouse Farm site. No Change
	H01	3319 Frampton	Persimmon Homes	071	Object to omission of paragraph 4 from first deposit and consequent revision to Table 1A. 15% discount should be maintained. Increase residual housing figure to 843	As the proposed allocations total 1136 compared with the residual requirement of 745, this should cater for any non-implementation. No Change.
	H01	3351 Gratton	Uttoxeter Estates Ltd	106	Objection to the deletion of the housing allocation West of Uttoxeter. This should be reinstated as the site is acknowledged to have potential for future residential development not withstanding its greenfield status. There is no absolute embargo on the development of greenfield land and this in itself should not be a barrier to allocation.	This would require reversal of new allocations policy just agreed. Site is lower priority with so many extra brownfield sites identified. No change

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	H01	3366	Branston Property Partnership	811	Include some part of south of Main Street, Branston and reintroduce into the allocations	Greenfield site. Residual requirement can be met using Brownfield sites. Resist
	H01	3375	Briggs	813	Briggs site, Derby Street, Burton should be allocated for housing	Site may have long term potential for housing, given allocation and release of neighbouring Black Eagle Brewery site for housing. However, site is a strategic employment site and needs further evaluation against Structure Plan Policy E8 and of the effects of retaining employment on part of the site. It also creates surplus of housing provision if allocated now. No change.
	H01	3381 Diffey	Abbotsholme School	815	Millholme be designated residential in the local plan.	Residential allocation on site turned down by Inspector at previous Local Plan Inquiry. Resist.
	H01	3382 Diffey	Abbotsholme School	815	The garden land of Millholme should be allocated for residential development.	Residential allocation on site turned down by Inspector at previous Local Plan Inquiry. Resist.
	H02	3032 Coleman	William Davis Limited	115	Reference to appraisal for environmental impact likely to be confused with EIA Regulations and should be changed.	Agree to a minor change of wording
	H02	3112	JMW Planning Ltd	796	No strategic reason why development of greenfield sites should be held back - danger that housing requirement will not be met if they are. Requirements for Brownfield sites onerous and unrealistic	Resist. Urban capacity study undertaken and sequential approach to site selection (para 30) identified. Policy reflects para 32 of PPG3. NO CHANGE
	H02	3142	Miller Homes	056	Greenfield sites will be necessary to meet the requirements of Paras 1 and 3 of PPG3, particularly in villages like	Resist. Allocations in Burton and Uttoxeter in line with Structure Plan. Sites allocated are sequentially
	H02	3244	West Midlands Region RSL Planning	114	Object to recommendation that only windfall sites will be permitted on Brownfield land - exceptions should be made for affordable housing	Windfall sites will be covered by Policy H12 - also Rural Exceptions sites could be permitted on greenfield land where this is the only option in a settlement. No
	H02	3249	Taylor Woodrow Developments Limited	100	Delete requirement for Council to seek guarantees about timing and release of Brownfield sites	The Policy has been revised to take account of first deposit objections which sought to strengthen policy, and while it is accepted that further revisions may be necessary, this is not best done by deleting references to guaranteeing timing of release. No Change.

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	H02	3280 Muston	House Builders	048	Unlikely to be feasible or realistic to have guarantees about timing of release of sites. Plan should ensure there is sufficient flexibility in housing land supply . Changes to policy propose a prescriptive and rigid approach which may not succeed unless the council is prepared to use CPOs to bring sites forward	NB Although submitted as objection to Policy H03 this is believed to refer to H02 (Second Deposit). No specific alterations to the Policy have been suggested by the Objector. However the Policy is designed to allow for coverage for a situation in the longer term, following implementation of allocated sites, where there is likely to be an increased reliance on windfall sites. Accepted that the policy is capable of refinement, but matter for debate. No change at this stage.
	H02	3308 Deane	King Sturge	809	Object to requirement for guarantee on timing of release of Brownfield sites and requirement that Council will not permit housing developments on sites with a capacity of 10 dwellings or more that are not allocated or committed if there is a danger that Structure Plan requirements will be exceeded. Support management of housing land release by ensuring that urban sites on previously developed land will be released before greenfield sites	It is felt that the amendments proposed would weaken the regime of control the Policy is seeking to impose, as it would effectively render the Structure Plan requirement a null constraint, and prevent any control over timing of release in line with PPG3 and related advice on phasing. No change.
	H02	3310 Cass	The Priory	810	Some rural greenfield sites should be released for development at least to cater for natural growth	Residual requirement can be met using brownfield sites in larger settlements - more sustainable than greenfield sites in rural areas. No change
	H03	3245	West Midlands Region RSL Planning	114	Policy should be more flexible to allow for development of small greenfield sites for affordable housing	This is already covered by H13 and H14. No Change.
	H05	3250	Astral Developments	806	Object to the proposed change to Criteria (i). The change may result in the inflexible application of the structure plan housing requirement. The retention of the word unacceptably will enable the council to respond appropriately to individual circumstances that may arise and that may warrant a variation from the structure plan	Policy H1as revised gives 6% flexibility in relation to the Structure Plan Requirement. Policy H5 covers what are major schemes which will increasingly need greater evaluation both in terms of housing numbers and sustainability objectives. The deletion of "unacceptably" tightens up strategic controls. No Change.
	H06	3034 Coleman	William Davis Limited	115	Fourth paragraph of policy unduly restrictive - will place an unduly restrictive ceiling on the amount of housing that can be secured on infill sites. First part of paragraph is	Resist - the policy is not "irrespective of location", but deals with the specific location of large gardens. Broadly speaking the policy only applies to small sites where increased densities will only make marginal contributions to housing supply. The reference to "single detached dwellings" could be altered, as is

Para	Policy	Obj Name	Organisation	Objr	Summary	Council Response
H06		3041 Goode	Campaign to Protect Rural England (Staffs Branch)	023	Second paragraph should make clear that densities higher than 30 per hectare are preferable. Should also refer to local environmental characteristics. Third paragraph should not confine infilling to single detached properties	It is already obvious that 30 per hectare is the lower end of the range. No change. Suggested amendment to second sentence reasonable - alter Plan. Broadly speaking the policy only applies to small sites where increased densities will only make marginal contributions to housing supply. The reference in the fourth paragraph to "single detached dwellings" could be
H06		3111	JMW Planning Ltd	796	Policy contrary to requirement in PPG3 and elsewhere to make efficient use of land	Resist - Broadly speaking the policy only applies to small sites where increased densities will only make marginal contributions to housing supply. The reference to "single detached dwellings" could be altered, as is over-prescriptive.
H06		3350	Government Office for the West Midlands	044	4th paragraph and criteria too prescriptive and appear to encourage low density development in all such cases regardless of circumstances and contrary to PPG3	Broadly speaking the policy only applies to small sites where increased densities will only make marginal contributions to housing supply. The reference to "single detached dwellings" could be altered, as is over-prescriptive.
H07		3035 Coleman	William Davis Limited	115	Reference to local housing need under point (a) of Policy H7 should cross-refer to paragraphs 26 and 30 not paragraphs 30 - 31	Additional reference to para 26 agreed, but retain ref to para 31.
H07		3163 Marriott	D Higgott, A Higgott, R M Handford, D Holt	797	Development outside development boundaries should be considered where there is potential to enhance the environment through national forest opportunities which would also provide landscape screening between existing residential and commercial development where inadequate provision currently exists	Suggestion rather vague, and at odds with general principle of restriction of development, with limited exceptions, in policy. No change.
H07		3368	S W Pegg Haulage Ltd	095	Development boundary should be amended to include all of the SW Pegg Haulage site	The proposal would result in the unwarranted extension of ribbon development on Hopley Road. The extension to the development boundary would include a site recently refused. Resist.
H12		3011 Hood	Fordham Research	787	Housing needs survey does not conform to Circular requirement, therefore Policy H12 lacks relevant support	Defend Housing Needs Survey which claims it is in line with ODPM guidance - may need to call in David
H12		3259	Taylor Woodrow Developments Limited	100	Criterion (I) to (iii) should be deleted as they should be subject to negotiation and considered as applicable on a site by site basis.	Line 4 of Policy H12 refers to negotiation so there is no need for removal of the criteria which are features of many a planning obligation. No change.

Para	Policy	Obj Name	Organisation	Objr	Summary	Council Response
	H12	3286 Hepwood	Miller Homes (East Midlands)	059	Object to Policy H12 b (ii) relating to the limit on the lessees share of ownership. This is unduly onerous on mortgage lenders and RSLs. Delete.	The criterion appeared in the adopted Plan and First Deposit Plan as supporting text and has been transferred into the revised Policy at Second Deposit stage. The criterion has therefore been previously tested, but as it is only one of several ways of controlling future occupancy, it will not apply in every case. It is broadly consistent with advice in Circular 06/98, paragraph 34. No Change.
	H13	3164 Marriott	D Higgott, A Higgott, R M Handford, D Holt	797	Development outside development boundaries should be considered where there is potential to enhance the environment through national forest opportunities which would also provide landscape screening between existing residential and commercial development where inadequate provision currently exists	Suggestion rather vague, and at odds with general principle of restriction of development to meet local housing needs, in policy. No change.
	H22	3247	West Midlands Region RSL Planning	114	Support omission of policy	Noted
	IMR01	3344	Government Office for the West Midlands	044	To reflect sustainability objectives, policy should be amended to support redevelopment on all sustainable sites within development boundaries	Agreed - amend first paragraph of Policy to refer to "all sustainable sites within development boundaries".
	L01	3085 Plumb	Outwoods Parish	069	Policy L1 should be strengthened to reflect PPG 17 and its companion guide. Policy should refer to requires assessment & that if an applicant is seeking to demonstrate a surplus they need to consult the local community	The various strategies referred to have been preceded by assessments of the type described. The Policy is considered to be robust, but the second part of the Policy could be amended to refer in more detail to the kind of assessment applicants should carry out and the assessments already carried out by the Borough Council.
	L01	3108 Taylor	Sport England	085	Preparation of various strategies is welcome but the starting point for these strategies should be the local plan resulting in clear strategies and effective planning policies. This policy simply refers to applications being assessed against the objectives of various strategies. No clear objectives have been set out in the indoor sports facility strategy. Strategy needs to go one step further and have clear standards and policies in the local plan or spg. SPG should take forward the options/recommendations set out in the strategy to meet guidance in PPG17.	Indoor sports facility /strategy is a core document and is a starting point . Accept the suggested amendments.
	L02	3213 Milward	Woodland Trust	804	Pleased to see reference to need for greenspace, but would like to see explicit reference to Woodland Trust's newly developed Woodland Access Standard (WASt)	Greenspace requirements to be considered further in forthcoming SPG. No Change

Para	Policy	Obj Name	Organisation	Objr	Summary	Council Response
	L06	3080 Timmins	St Modwen Developments Ltd	087	Text in Policy L6 should say '...an UNDUE adverse impact.' Any development might be termed as having an adverse impact on the environment but this does not necessarily mean to say that it will be unacceptable.	The current text is perhaps too rigorous and the addition of 'undue' is acceptable. REVISE
	L06	3209 Lambshead	Network Rail Infrastructure Ltd	066	In order to facilitate access by non car mode means, appropriate improvements to facilities and links through to the station would need to be provided. Plan should be amended to refer to improvements being secured through legal agreements between Council and developer	Expand final criterion of policy to refer specifically to rail access and improved links to station.
	L08	3173	SCPD Limited	799	L 8 should be deleted and replaced with land north of Tatenhill Lane	This would no longer be an extension of the water park. The extension proposal is on land already the subject of permission for extraction of aggregates, whereas the land north of Tatenhill Lane has reserves yet to be worked. No change.
	NE01	3162 Marriott	D Higgott, A Higgott, R M Handford, D Holt	797	Development outside development boundaries should be considered where there is potential to enhance the environment through national forest opportunities which would also provide landscape screening between existing residential and commercial development where inadequate provision currently exists	Suggestion rather vague, and at odds with general principle of restriction of development in policy. No change.
	NE01	3328 Dhillon	BT Plc	015	Insert new criteria "(d) the redevelopment/conversion of a previously developed site"	Policy is unchanged from Adopted Plan, so not under Review. It is felt in any case that the suggested amendment would go against the principles of constraint set out. Other policies in the Plan deal with conversions and re-use of brownfield sites. No change.
	NE04	3124	JMW Planning Ltd	796	Areas identified in County Council's SPG should be identified in the policy or an appendix	Resist. County SPG is referred to in the policy. No need to repeat within the plan.
	NE04	3271 Wong	BWEA	808	Object to text relating to Peak National Park - could be used to create a buffer zone to prevent wind turbines - contrary to PPS22	PPS 22 states that "the potential impact on designated areas of renewable energy projects close to their boundaries will be a material consideration to be taken into account in determining planning applications". Policy reflects this - no change.

Para	Policy	Obj Name	Organisation	Objr	Summary	Council Response
	NE04	3357 Hilton	Staffordshire County Council	089	Revised wording is confusing. Amended wording suggested so that final section of first sentence reads: " and should contribute to the appropriate landscape policy objective identified for the area, I.e. to its regeneration, restoration, enhancement, maintenance or active landscape	Agree suggested revised wording.
	NE05	3008 Wilson	English Nature	038	Changes to the policy have weakened the council's commitment to securing landscape works.	Policy has been amended to make it more compliant with government guidance - planning obligations to be negotiated not imposed. No Change
	NE06	3139	Miller Homes	056	No provision is made for open areas well related to	Proposals affecting such areas considered under Policy NE1. NO CHANGE
	NE06	3199 Newick	Tatenhill Lane Residents Association	098	Change of emphasis in first paragraph should be reversed and the original wording reinstated	Resist. Policy would be too restrictive as it would not clearly set out that only significant areas will be protected. Presumption in favour of development should only be set aside when the land concerned is of great public amenity value.
	NE07	3307 Deane	King Sturge	809	Object to lack of title to policy	Agree to add title
	NE09	3007 Wilson	English Nature	038	Policy does not address Regulation 48 (5) of the Conservation (Natural Habitats etc) Regs 1994, guidance about which is set out in PPG 9. Regulation 48 (5) requires that, subject to Reg 49, the authority shall agree to the plan or project only after having ascertained that it will not adversely affect the the integrity of a european site. Therefore if not ascertained it should not be permitted. Reg 49 (2) requires the authority to consider whether or not the site hosts a priority habitats habitat or species.	Minor change which can be agreed
	NE09	3210 Milward	Woodland Trust	804	Part c - in order to provide absolute protection for ancient woodland, last sentence should be deleted	Policy complies with Structure Plan Policy NC13. No change.
	NE09	3263 Lawley	Staffordshire Wildlife Trust	094	Section c - word 'important' should be inserted between 'regionally' and 'geological'	Agree. Amend
	NE09	3272 Wong	BWEA	808	Inset word 'adversely' before 'affect' in second sentence	Minor change - agree
	NE13	3048 Hubbard	The National Trust	793	Objecting to the use of 'all' instead of 'any' in sentence 2 of NE13. This implies that the policy will only be used if all trees, shrubs and hedges are at risk.	Accepted . Replace 'all' with 'any'

Para	Policy	Obj Name	Organisation	Objr	Summary	Council Response
	NE13	3123	JMW Planning Ltd	796	Policy too subjective - what are criteria for deciding high amenity value or visually significant?	Guidance is available in Circular 36/78 and subsequent government publications on best practice. The policy allows for exercise of judgment by professional development control staff. No change.
	NE13	3212 Milward	Woodland Trust	804	Policy should make specific reference to ancient trees	Agree. Include reference to ancient trees
	NE15	3292 Evans	The National Forest Company	103	Policy NE15 (b) should be more specific referring directly to the NF planting standards. The reference to extensions is to existing buildings being exempt is inconsistent with the revised NF planting guidelines.	Accepted. Refer to NF planting guidelines in (b) and remove reference to extensions. CHANGE
	NE16	3053 Goode	Campaign to Protect Rural England (Staffs Branch)	023	Suggest section 6 should read "retention and enhancement of the landscape character" as being directly related to the objectives of the National Forest	Minor change. Accept
	NE18	3029 Gillian	Mobile Operators Association	790	Object to criterion 5 as it could be construed as ambiguous. Additional text in paragraph 24 or reference to the health and well being of local residents be deleted and	Could probably accommodate points made - does not alter principle of policy
	NE18	3049 Hubbard	The National Trust	793	Second criterion is unclear in that the settings of designated sites are included (protected) Also not clear why SAMs were singled out and believe that all aspects of the historic environment should be referenced.	Accepted. The current text is unclear and suggested changes would clarify the position and form greater protection for the historic environment against Renewable energy developments.
	NE18	3330 Dhillon	BT Plc	015	Objection to reference to health issues. Delete criterion 5	Amend criterion 5 to read "the proposal is in compliance with the International Commission on Non-Ionising Radiation protection (ICNIRP) guidelines." as suggested by Mobile Operators Association.
	NE28	3075 Smith	English Heritage	037	Recommended that wording modified to better ensure consideration of the full range of environment assets by altering penultimate criterion to read: " ..impact upon area, features or landscapes of historic and archaeological importance."	Agree. Amend policy as suggested.
	NE28	3180 Canning	Countryside Agency	021	Would like to see further encouragement of small community schemes	Renewable energy policy supported by adopted SPG. No change
	NE28	3265 Lawley	Staffordshire Wildlife Trust	094	Wording now confusing, particularly second paragraph - appears to give greater weight to the consideration of historical designations to environmental ones	Policy features in adopted SPG. No change
	NE28	3273 Wong	BWEA	808	Object to wording of policy. Alternative wording	Policy features in adopted SPG. No change

Para	Policy	Obj Name	Organisation	Objr	Summary	Council Response
	NE29	3010	Temp-a-Store Pension Fund	786	Flood plain boundary has changed within the industrial estate from the adopted plan which shows the flood boundary to the south east of the area. No change has occurred to require the relocation of the flood plain boundary, which should be returned to its position in adopted plan.	The boundaries reflect new Environment Agency boundaries for flood risk areas - no other sensible approach
	NE29	3066 Victor	Environment Agency	794	The Agency would wish to see included the requirement of a Flood Risk Assessment for proposals that have the potential to generate significant volumes of surface water run-off.	Amendment accepted as being in line with latest Environment Agency advice nationally.
	NE29	3207 Lamshead	Network Rail Infrastructure Ltd	066	Requests that the Council takes a more flexible approach to development around railway stations and on railway infrastructure, which could include public transport interchange improvements or essential engineering works	Where such works are required within the flood risk area they will be expected to comply with policy. No change
	NE30	3050 Hubbard	The National Trust	793	Supports the addition of the policy in principle but wishes to see an amendment to ensure the protection of 'cultural heritage value'.	Accepted add Cultural Heritage value at the end of the policy.
	NE30	3121	JMW Planning Ltd	796	Without criteria against which light pollution or spillage can be judged the policy is too onerous	Broadly speaking this would largely be a matter of following best practice guidance which is still emerging. Policy newly introduced and is consistent with other approaches to sustainability. No Change.
	NE30	3358 Hilton	Staffordshire County Council	089	Specific reference to highway safety matters is considered valid in the policy context	Agree to amend policy to read "...residential areas, in locations that impact on highway safety, rural areas .."
	R01	3183 Wilshaw	Grosvenor Limited	801	Council should require proposals for development outside Burton Town Centre Primary Retail Area to demonstrate need for development and apply sequential approach to determine these proposals	Annex A of PPG 6 defines town centres as providing "a broad range of facilities and services". Since the primary retail area predominantly consists of retail uses, it does not comply with the PPG 6 definition of "town centre". No change
	R01	3189	Revelan Group	803	Policy should be amended to allocate site at Wellington Road for comparison goods shopping (bulky goods)	This site is clearly an out of centre site and has been refused at Public Inquiry when B&Q wished to develop the site. Other sites closer to the town centre are more appropriate and in accordance with the sequential approach. NO CHANGE

Para	Policy	Obj Name	Organisation	Objr	Summary	Council Response
R01		3279 Williams	Tesco	101	First paragraph of the policy should be reworded to '...Applications for retail development outside the defined town centre retail boundary should be considered against a number of criteria set out below including the demonstration of need.'	Accepted. Amend to include change.
R01		3281 Williams	Tesco	101	Criteria c and d of R1 'require' the developer to think 'innovatively and flexibly'. PPG 6 does not require this and therefore the policy is too restrictive. Amend.	Criteria C and D of policy R1 support PPG6 and its advice regarding the demonstration of 'need' and in addition reflects the more recent advice regarding flexibility on format of stores set out in Planning Inspectors appeal decisions and case law.
R01		3337	WM Morrison Supermarkets PLC	116	Requirement in criteria c and d for applicants to demonstrate innovative design when assessing sequentially preferable sites does not reflect guidance in PPG 6 or Draft PPS 6 and should be deleted	Although PPG6 does not specify innovative and flexible design various case law has stated that developers should be more flexible in their approach. This is supported by the ministerial clarification of February
R04		3184 Wilshaw	Grosvenor Limited	801	Text of policy should be amended to identify clearly the areas where a commuted sum payment appropriate and that this contribution will only be required in respect of proposals outside designated retail areas of Burton and	Policy intended to preserve viability and vitality of town centre by ensuring accessibility. Complies with paragraph 2.2 of PPG 6. Applies to all proposals that would adversely affect the viability and vitality of the town centre. No change
R07A		3106 Pritchard	Saddlebrook Ltd, c/o Philip Ross & Co	082	Outline planning permission for retail development has not lapsed but remains extant. Policy should reflect sites continued suitability for retail use and should provide for sites redevelopment for retail use	The Chase and Partners Study undertaken in 2000 recommended that the current commitments would be sufficient to need the projected need for Burton. The Retail boundary was changed at 1st deposit leaving the Riverside centre outside of the retail boundary. NO
T01		3109	JMW Planning Ltd	796	Policy is not clear about the circumstances in which the strategies will be compromised	Amendments to Policy were made to accommodate comments of Highways Agency and Staffordshire County Council, and it is felt that they should be retained. No Change.
T03		3325	SCPD Limited	817	Object to wording of bullet point b. Alternative wording suggested	Resist. If a developer proposes a development that would have an impact on the flow of the A38 it is reasonable to expect a contribution towards redressing that effect. NO CHANGE
T03		3343	Government Office for the West Midlands	044	Policy should be amended to include reference to recommendations of the West Midlands to East Midlands Multi-Modal Study	Agreed. Add reference to Policy.

Para	Policy	Obj Name	Organisation	Objr	Summary	Council Response
	T04	3326	SCPD Limited	817	Policy contrary to principles set out in Annex B of Circular 1/97. Contributions should only be sought where there is a demonstrable impact on the junctions identified within BUATMS for improvement	Policy does not refer to contributions and is unchanged from first deposit. No change
	UMAA01	3345	Government Office for the West Midlands	044	Policy is a statement rather than a policy	Expand to make policy content more explicit.
	UMAA02	3204 Lamshead	Network Rail Infrastructure Ltd	066	Plan should support more significant development around the station where appropriate in general terms	The principle is supported but as the UMAA and Inset 15 contain a number of specific proposals, objector should be more specific about particular proposals. In their absence, not appropriate to change Plan.
	UMAA02	3256	Taylor Woodrow Developments Limited	100	Further definition to policy required, which details timescales for the sites to come forward, related to plan period	The principle is not opposed but as several of the sites in the table at paragraph 17 are themselves the subject of further representations at second deposit stage it may be that amendments are presented late in the Inquiry
	UMAA02	3346	Government Office for the West Midlands	044	Policy is a statement rather than a policy	Expand to make policy content more explicit.
	UMAA09	3092	M J Barrett Developments Ltd	795	Subdivision of uses impracticable due to land ownership, proposed layout does not work, footpath link between Tesco & station is in the wrong location, design concept is	Suggestions made by objector were previously considered when the Brief/Guidance was considered by Cabinet in July, and rejected. The mix of land uses is reasonable and the main change would be to increase the residential element at the expense of employment. The location of the link between the railway station and Tesco is direct and appears to be only slightly different from the objector's suggestion. No change.
	UMAA10	3094	M J Barrett Developments Ltd	795	Reduce housing numbers to reflect flood plain location	Agreed part of site is shown within Flood Risk Area, but final decision on capacity would be based on advice from Environment Agency, who have not objected to the allocation. No change at this stage.
	UMAA11	3284 Wiliams	Tesco	101	The area adjacent to the existing Tesco store has been allocated for a hotel (west) and additional retail (east). The existing plan is unclear about the land in between. The whole site should be allocated as retail to facilitate an extension to the existing store.	Not accepted. The Brookside Brief identifies this area as 'Town Meadows Sq' - a formal open space. NO CHANGE

Para	Policy	Obj Name	Organisation	Objr	Summary	Council Response
	UMAA12	3093	M J Barrett Developments Ltd	795	Demand for A3 uses is limited - site should be reallocated	Area of site is approx 0.7 ha, not excessive for A3 uses. Retail allocation exists on other parts of Town Meadow Way area (UMAA 11) so no need for more A1 use here. No change.
	UMAA13	3095	M J Barrett Developments Ltd	795	Southern boundary incorrect as it extends into the	This will need checking with interested parties and adjustments made if necessary.
and	NE09	3143	Miller Homes	056	Part of objection site 2010 shown within a flood risk area on inset 13 - believed to be on the basis of indicative floodplain maps showing a 1% chance of flooding. Considered this is blighting the site unnecessarily	Not agreed. Essential to indicate flood risk areas, however small. No change.
and	E10	3116	JMW Planning Ltd	796	Extension to area 1 should not be small	Minor allocation at Bramshall resolves the issue of factory unit outside the development Boundary. NO
and	CSP02	3134	JMW Planning Ltd	796	Village envelope for Denstone should be extended to allow for appropriate development east of Ford Croft House	Issue already covered in relation to objections lodged at First Deposit Stage, which suggested minor change to boundary to accommodate a recent permission. Stick with that recommendation.
appen	APP 5	3339 Hill	Marchington Parish Council	054	Land north of Moreton Lane is in agricultural use - is not derelict	Difficulties of access to site have meant reliance on latest available aerial photographs from 2000. Accepted that like many other parts of the former camp this is likely to revert to nature eventually. No knowledge of recent agricultural use, but would concede on presentation of such evidence.
be02		3200 Newick	Tatenhill Lane Residents Association	098	Commitment to public consultation over SPG should apply to all policy areas, not just built environment	Noted. No change to plan - matter for more comprehensive Corporate Strategy
be04		3078 Smith	English Heritage	037	Recommend phrasing is strengthened. Would also be useful to underline importance of carrying out a prior assessment to accompany any planning application where proposal likely to affect a site or area of archaeological	Alter to refer to "requires" rather than "encourages". The other points raised are covered in the later section on Archaeology; no change.
be04		3147 Burton	Burton Civic Society	017	Wording of the paragraph should be more restrictive and suggested change to the REQUIREMENT of an archaeological recording.	Alter to refer to "requires" rather than "encourages". Amend
be07	BE04	3241	West Midlands Region RSL Planning	114	Policy should be amended to exclude RSLs from requirement to contribute public art	RSLs should be expected to comply with policy. No change

Para Policy	Obj Name	Organisation	Objr	Summary	Council Response
be15	3120	JMW Planning Ltd	796	use of shutters is not a planning matter and without criteria to judge appearance the intention is too onerous	Text supports BE12. Policy BE1 is the main criteria based policy.
Chapte	3171	SCPD Limited	799	Leisure allocation at Lawns Farm should be reinstated	This would mean a complete reversal of the decision recently taken to remove the previous allocation. No change.
Core	3104 Fisher	Staffordshire Police	093	Community safety should be included as a key topic in the "overarching policies"	Safer communities are referred to in the introduction as being a key objective of the Community Plan. No need to specifically refer to them in the Core Strategy. NO CHANGE
cs01	3228	West Midlands Region RSL Planning	114	Consider that the social well being of the community should be paramount to the Council's vision for the	Agree - add "and to promote the social well-being of the community" at end of first sentence.
cs02	3267 Williams	Tesco Stores Ltd	101	This section does not recognise the meeting of residents shopping needs as a key aim. A further bullet point should be added saying.. 'to ensure that shopping needs of the residents of the borough are met'.	Agreed. Additional point to recognise the shopping needs of the borough are recognised.
cs03	3135	JMW Planning Ltd	796	There is a need for appropriate development in the villages and countryside of the Borough too.	Agreed, but these are allowed for by NE1, H7 and H13. No Change.
cs03	3138	Miller Homes	056	There is a need for development in the villages of the Borough too, particularly Tutbury	Agreed, but these are allowed for by NE1, H7 and H13. No Change.
cs03	3230	West Midlands Region RSL Planning	114	Object to restriction of new development in the countryside - consider provision of affordable housing	Policy H7 allows housing development outside development boundaries to meet a recognised local need within or adjoining villages or small settlements. No change
cs03	3312 Cass	The Priory	810	Should include an emphasis on supporting development needs of rural settlements and their natural growth. Development should not only be focused on Burton and Uttoxeter, but should recognise need for a more balanced approach	The paragraph is thought to be accurate as a simple broad brush statement of the Council's approach. Other parts of text (e.g. Policy CSP4) elaborate in more detail on the need for rural regeneration. No specific rewording suggested by objector. No change.
cs03	3335	Peveril Securities	075	Paragraph should be amended to refer to concentrating development not solely within, but also near to Burton and Uttoxeter	This would be contrary to the approach taken in the Plan of defining development boundaries, outside which constraints on development are the norm. The suggested change is too vague to be workable. No Change.

Para	Policy	Obj	Name	Organisation	Objr	Summary	Council Response
cs03	CSP05	3288	Evans	The National Forest Company	103	Strongly supports the addition of the reference to the NF however it should specifically refer to the National Forest Planting guidelines included at appendix 8 in the 2nd deposit draft.	Accepted. Add amendment to specifically mention NF Planting guidelines. CHANGE
cs06		3037	Coleman	William Davis Limited	115	Paragraph misinterprets the spatial strategy for the West Midlands in RPG 11. Expansion of 'other large settlements' is not to be resisted per se but only in so far as it would accommodate intra regional migration from the	Not agreed - CF2, para C in RPG states that "Elsewhere the function of the other large settlements identified on the Spatial Strategy Diagram and the Region's market towns should not generally be to accommodate migration from the MUAs." It makes no other statement about their role. No change.
cs06		3231		West Midlands Region RSL Planning	114	Object to reduction in housing development arising from West Midlands conurbation and the resistance to the peripheral expansion of large settlements. Consider that policy approach should allow some flexibility to allow for provision of affordable housing	The paragraph as drafted reflects the final version of Regional Planning Guidance in terms of migration within the Region. While the Council supports the promotion of affordable housing, the paragraph is primarily concerned with spatial policy, while affordable housing is promoted elsewhere in Plan. No change.
cs09		3040	Goode	Campaign to Protect Rural England (Staffs Branch)	023	Structure plan does not imply that transport corridors of A50 and A38 should be development corridors (paras 4.52, 4.54, 4.55)	While accepting that 4.52 doesn't quite spell out links between regeneration and need for land in A38 corridor, ESBC believes there is a link between the two. No
e02	E01	3154	Burton	Burton Civic Society	017	Amendment to (d) locations, 'provided that any developments in this respect demonstrate support for.....' countryside protection policies	Suggested wording confusing. Resist
e06		3323		SCPD Limited	817	Paragraph inappropriately worded and lacks clarity. Alternative wording suggested	Agreed. Accept suggested change. CHANGE
e06	E02	3089	Taylor	Sport England	085	The allocation of Centrum West includes land within the playing fields of Marston's Brewery. PPG17 makes clear that existing sports land should not be built on unless an assessment has been undertaken showing the land to be surplus to requirements. Though only a small part of the playing field, it may undermine the function of the remaining sports pitches.	In practice the triangular area at the southern end of the playing field is not capable of being developed and the allocation boundary should be adjusted to exclude it. See also response to 3321.
e08	E02	3201	Newick	Tatenhill Lane Residents Association	098	No development should take place on site south of Branston until developers have adhered to NE21 and full and thorough investigations have been carried out, and the A38 has been upgraded to accommodate excess traffic	Outline Permissions have been issued, as has a draft Brief - planning conditions both cover the issue of contamination in more detail. No change.

Para	Policy	Obj Name	Organisation	Objr	Summary	Council Response
e09		3148	JMW Planning Limited	796	Area 2 should not be deleted as shown on inset 5 and the extension to area 1 should include objection site 2034	Resist. Employment allocations to be concentrated in more accessible locations as suggested by PPG13.
e10 &	E02 3 4	3334	Peveril Securities	075	West of Uttoxeter allocation should be deleted	This objection complements 3333 seeking to restore the Spath site. The Council wishes West of Uttoxeter (and Derby Road) to be the preferred employment sites for the Uttoxeter area. No change.
e12		3054 Goode	Campaign to Protect Rural England (Staffs Branch)	023	Depreciate the emphasis on employment generation that leads to unsustainability and commuting travel in the light of historically low unemployment levels. Delete word "generating" from first line of paragraph 12	Generation of new employment is consistent with principle of regeneration of urban areas in Borough, and paragraph stresses B1 and B2 uses as likely to generate more jobs than B8 uses, hence need for balance of uses.
e12		3336	Peveril Securities	075	Paragraph should also promote storage and distribution (B8) uses	Resist -Council considers that achieving its aim of promoting high quality employment generating development means encouraging B1 and B2 uses.
e16		3117	JMW Planning Ltd	796	If site is sustainable enough to have the FAs centre of excellence next to it then it is also a location to which further appropriate development should be directed	Resist. PPG 4 and 13 supports the location of employment development in urban areas close to transport interchanges as must sustainable. NO
e25		3260 Flavell	Draycott in the Clay Parish Council	032	Area north of Moreton Lane should be excluded from the allocations as the site has largely reverted to nature, only barrack block is derelict. Delete from allocation.	Site north of Moreton Lane is not allocated, and is the same site referred to by Marchington Parish Council in their objection to appendix 5. The response to that is "Difficulties of access to site have meant reliance on latest available aerial photographs from 2000. Accepted that like many other parts of the former camp this is likely to revert to nature eventually. No knowledge of recent agricultural use, but would concede on presentation of such evidence."
e25 &	E12	3371 Hodson		600	No access to Moreton Lane should be considered - Redevelopment/Re-use of barracks building should only be permitted if it does not require major new road	Moreton Lane has been improved between the A515 and the prison entrance and has much greater environmental capacity for heavy traffic than Stubby Lane. Intensification of development by re-use of the barracks site makes the creation of a link to Moreton Lane desirable. Plan as currently drafted only allows for alternative use of barracks building but not redevelopment. No change.

Para	Policy	Obj Name	Organisation	Objr	Summary	Council Response
e25 &	E12 13	3340 Hill	Marchington Parish Council	054	Access road joining Hays site to Moreton Lane should be the only road proposed, with right turn only onto Moreton	Agree in principle that there would be advantages in trying to secure a route for an access road between Moreton Lane and the barracks/Industrial estate area which also passes close to the Hays site. The question of heavy traffic west of any junction on Moreton Lane is best dealt with through weight restrictions on approaches to Marchington village, as heavy traffic needs to access prison. It is thought the best way to proceed is to expand text of paragraph 25 to be more explicit about the preferred solution to road link.
e28		3261 Flavell	Draycott in the Clay Parish Council	032	The wording of the paragraph should support the idea of an access road from the barracks site to Moreton Lane, but not a full link road between Stubby Lane and Moreton Lane.	Agree in principle that there would be advantages in trying to secure a route for an access road between Moreton Lane and the barracks/Industrial estate area which also passes close to the Hays site. It is thought the best way to proceed is to expand text of paragraph 25 to be more explicit about the preferred solution to road link. There would be advantages of a full link road (as opposed to a rear access road).
e30	E14	3372 Hodson		600	Policy should not encourage a link to Moreton Lane - New development should be limited to that which has no additional adverse highway impact	Creation of a road link from the Hays site would take traffic away from Stubby Lane and replace it on the eastern section of Moreton Lane which has better environmental quality as a link to the A515. No Change.
genera	GENERA	3096 Jones	Highways Agency	047	Lack of reference to PPG12 and PPG 13 within Second Deposit: revisions to Plan are insufficiently extensive; no review of existing commitments; no sequential approach to major new allocations; many of which are single use, greenfield, away from residential areas and likely to encourage increased car use; no consideration of the impact of allocations on Trunk Roads.	This reiterates objections made at First Deposit Stage - the response then was "PPG13 replaced in March 2001 after publication of Plan. Partial review accords with guidance in PPG12, para 2.24. Commitments only date from 1999; review commenced in 2000. Approach to allocation was sequential. Sites are most sustainable available. NO CHANGE." Since then there has been a review of both housing and employment sites with several greenfield sites removed. It is agreed that there are still large greenfield employment sites but these are necessary to meet Structure Plan requirement. Objections should be judged in light of changes between first and second deposit versions of Plan.
genera	GENERA	3202 Lambshead	Network Rail Infrastructure Ltd	066	Network Rail remind the council of its list of requirements to which any implementation of allocations within close proximity to railway lines must adhere to	More appropriate to address issues through planning conditions than through reference in Local Plan. No change

Para	Policy	Obj Name	Organisation	Objr	Summary	Council Response
genera	GENERA	3329 Dhillon	BT Plc	015	New policy required which supports reuse and redevelopment of previously developed sites no longer required for telecommunications purposes to prevent sites falling into dereliction. Should be flexible enough to assess each site on its merits such that it takes account of all relevant factors, including contributions to windfall housing supply or promotion of employment, retail, leisure and other opportunities.	Both Structure Plan and Local Plan already have policies encouraging re-use of brownfield sites, but this should not extend to all telecommunications sites, particularly those in isolated parts of rural areas, where often the best solution if the site is surplus to requirements is for the site to revert to previous
h02-6	H01	3242	West Midlands Region RSL Planning	114	Increased existing commitment figure unrealistic - many of these are not guaranteed to be implemented. Residual figure should therefore be increased. Need to allocate greenfield sites for housing	The policy allows for overall provision of 6% above the Structure Plan requirement. It is accepted that not all the 5755 commitments will be developed, but 4186 were completed by April 2003 and nearly all major sites are proceeding. No Change.
h02-9,	H01	3028 Coleman	William Davis Limited	115	Plan provides insufficient flexibility within its assumptions on housing delivery - no certainty that sites with planning permission/subject to S106 agreements will be come forward for development	As the proposed allocations total 1136 compared with the residual requirement of 745, this should cater for any non-implementation. No Change.
h02-9,	H01	3030 Coleman	William Davis Limited	115	Capacity of housing sites identified on proposals map will not provide for five years supply	Sites cover period up to 2011 to meet Structure Plan target in full - no change
h02-9,	H01	3031 Coleman	William Davis Limited	115	Plan needs to provide a further 1000 dwellings to meet likely requirements in period 2006 - 2016	Government Office West Midlands considers that the material in paragraphs 8 and 9 prejudice changes to national guidance. The matter of 10 years supply has been mooted in Treasury background papers to 2003 Budget statements, and in the Barker Report, as well as Keith Hill's statement of July 2003, but these are as yet not enshrined in Planning Policy Statements. No change at this stage, while recognising that the matter is one for debate.
h04		3059 Goode	Campaign to Protect Rural England (Staffs Branch)	023	Unlikely that all potential windfall sites included in Urban Capacity Study. Figure of 30 dwellings per year could be halved, giving 120 dwellings over remaining 8	Windfalls are continuing to occur on small sites in the Borough. The Urban Capacity Study identifies sites well in excess of what is needed to meet Structure Plan requirements, even after discounting. A few categories in the UCS rely on windfall estimates. However the problem for the LPA is one of containment, not one of land shortage. No need for windfall estimate. No change.
h04		3315 Cass	The Priory	810	Object to removal of 15% non-commencement discount - will lead to an undersupply in housing land	Housing allocations exceed structure plan requirements by 6%. Should give sufficient flexibility. Resist

Para	Policy	Obj Name	Organisation	Objr	Summary	Council Response
h04		3248	Taylor Woodrow Developments Limited	100	Discount rate should be reinstated at an appropriate level to provide flexibility for sites coming forward for	Housing allocations exceed structure plan requirements by 6%. Should give sufficient flexibility. Resist
h04		3365	Branston Property Partnership	811	Allow a non implementation factor within the table (10 - 15%). Review sites with permission to assess implementation	Housing allocations exceed structure plan requirements by 6%. Should give sufficient flexibility. Resist
h04		3187	George Wimpey UK Limited	043	Table 1a should be amended to make provision for housing requirements for the period 1996 to 2016, and the non-implementation discount should be reinstated. Table 1b should be consequentially amended	Timescale of Local Plan is only to 2011. Paragraphs 8 & 9 cover, tentatively, what might happen in long term. Not appropriate to reintroduce non-implementation allowance as provision exceeds requirement by 6%, giving necessary flexibility. No change.
h04		3222 Green	Pirelli UK Tyres Limited	805	Identification of 'other important sites' an ambiguous approach, as no status is given to sites - they are not allocations. Would be more appropriate to expand housing allocations table and include allocation of other appropriate sites including surplus land at Pirelli, and provide a phasing mechanism. As a minimum, Pirelli site should be included within revised paragraph 8. In either case, Pirelli site should be allocated for 350 units.	A number of brownfield sites are being suggested as late additions to the Plan, and while the site may have potential this is thought to be a site for the long term.
h04		3347	Government Office for the West Midlands	044	Table 1b should be amended to show that all capacity can be met from Brownfield sites	The 311 figure for greenfield sites in Table 1b is indicated as an absolute maximum figure that could be allowed for without prejudicing the 50% target, and is there for explanatory purposes rather than as policy. The point raised could be covered by adding a note immediately after the table to read "Notwithstanding the 311 figure for greenfield sites in the Table, it is expected that the 745 residual requirement should be made up of brownfield sites alone."
h04		3062 Goode	Campaign to Protect Rural England (Staffs Branch)	023	Table 1a should include likely windfall figures suggested in representation 3059	Not agreed for reasons set out in response to 3059.
h04		3252	Astral Developments	806	Object to the deletion of 250 dwellings identified at Branston Depot. There remains a reasonable and realistic prospect of the site coming forward within the plan period.	As set out in response to objection 3251 site is regarded as unavailable - the objectors do not provide evidence of a reversal of the availability situation. No change.

Para	Policy	Obj Name	Organisation	Objr	Summary	Council Response
h05		3114	JMW Planning Ltd	796	New sentence supports the unrealistic and unreasonable Policy H2 and should be deleted	Not agreed, as while it is accepted that Policy H02 is capable of improvement, the principle of a lower priority for greenfield sites should be in the Policy, and that therefore the supporting text of paragraph 5 should also be retained. No Change.
h06		3061 Goode	Campaign to Protect Rural England (Staffs Branch)	023	Object to inflation of capacity to 1136 dwellings	Noted. County Council have accepted that 6% of total requirement is a reasonable over-supply to allow for non-implementation. No change.
h06		3274 Muston	House Builders	048	PPG3 does not suggest that only the first 5 years of the Structure Plan requirement need be provided for in the Local Plan	The reference is a passing one to the 5 year supply, based on para 34 of PPG3, but as the Plan goes beyond a minimum 5 year supply and covers the period up to 2011 there is no great need to alter the wording here. No suggestions as to change offered by objector. No change.
h06		3311 Cass	The Priory	810	Non implementation figure should be at least 15% given Brownfield nature of allocations. Any flexibility allowance should secure potential for at least 15%	Housing allocations exceed structure plan requirements by 6%. Should give sufficient flexibility. Resist
h07	H02	3376	Briggs	813	Plan needs to recognise the changing locational needs of modern industry. Policy H2 has been redrafted to reflect	The purpose of Policy H2 is to deal with the planned release and phasing of sites for housing. The suggested revised policy deals with employment needs, and removes all trace of the phasing policy. No change.
h07-9	H01	3243	West Midlands Region RSL Planning	114	Concerned with the realistic prospects of the 'other larger sites' coming forward during the plan period	Given the number of windfall sites being promoted there is not thought to be a problem of availability - indeed the major problem is how to contain demand. No Change. Support for review before 2011 is noted.
h08		3348	Government Office for the West Midlands	044	Paragraphs 8 and 9 are premature and pre-judge both the role of Burton and changes to national guidance. Should be deleted	It is felt that there should be some reference to the topics mentioned in paragraphs 8 and 9, given the extent to which so much of the housing requirement is already committed or implemented. There is also a question mark over the extent to which Government guidance asks for 10 years housing supply, given ministerial statements quoted by other objectors. However it is accepted that the 2 paragraphs will require review as part of inquiry process.
h08		3386 Poulter	West Midlands Regional Assembly	818	Identification of 3 additional sites in paragraph 8 is inconsistent with current RPG as Uttoxeter is not identified as a centre for significant new provision, and the greenfield site in particular is questioned.	Comments noted. It is recognised that the contents of paragraphs 8 and 9 and Policy H02 will need to be the subject of further debate, in the light of other objections..

Para	Policy	Obj Name	Organisation	Objr	Summary	Council Response
h08		3145	Miller Homes	056	Objection site 2010 in Tutbury should be included in this list if it is not allocated for housing in the period to 2011	Site is a greenfield one being resisted. Low priority in terms of sequential approach. Resist.
h08		3360 Hilton	Staffordshire County Council	089	Delete reference to West of Uttoxeter in paragraph 8, as is not justified by reference to structure Plan policies H1,H2, D1, NC1 & T1A and would prejudice future Local Plan review.	Inclusion of sites in Paras 8 & 9 a matter for debate. No change at this stage.
h09		3275 Muston	House Builders	048	Statement that there may be changes to national guidance in the near future (with LPAs possibly having to provide 10 years housing land supply) is factually inaccurate. Not appropriate to extend period covered by plan to 2016. However, reserve allocations should be made which can be drawn upon if sites not coming forward at the rate anticipated. Unrealistic to expect all of housing land supply to be on Brownfield land. Not clear why sites identified in paragraph 8 have not been allocated	Government Office West Midlands considers that the material in paragraphs 8 and 9 prejudice changes to national guidance. The matter of 10 years supply has been mooted in Treasury background papers to 2003 Budget statements, and in the Barker Report, as well as Keith Hill's statement, but are as yet not enshrined in Planning Policy Statements. No change at this stage, while recognising that the matter is one for debate.
h09		3349	Government Office for the West Midlands	044	Paragraphs 8 and 9 are premature and pre-judge both the role of Burton and changes to national guidance. Should be deleted	It is felt that there should be some reference to the topics mentioned in paragraphs 8 and 9, given the extent to which so much of the housing requirement is already committed or implemented. There is also a question mark over the extent to which Government guidance asks for 10 years housing supply, given ministerial statements quoted by other objectors. However it is accepted that the 2 paragraphs will require review as part of inquiry process.
h11		3033 Coleman	William Davis Limited	115	Paragraph 11 is incorrect in noting PPG3 requires that large windfalls on greenfield land should not be permitted, and should be deleted	Not agreed - in practice the need for greenfield sites is limited and paragraph reflects this. No Change.
h18	H05	3251	Astral Developments	806	Object to the omission of Branston Depot as a housing allocation.	It never was a full housing allocation either in Adopted Plan or at First Deposit Review stage, merely a reference in supporting text. The information available to the Borough Council is that the site is mainly being used for warehousing by a firm which has a 15 year lease from 2003 with a break clause for the user only at 2013, rendering the site unavailable during the current plan period. No change.
h19	H06	3083 Smith	English Heritage	037	Amended text suggested to improve clarity and underline need to consider wider character of the townscape	In para. 19, add at end ".character of the townscape". In H6, first para, replace "street scene" with "character of the townscape".

Para	Policy	Obj	Name	Organisation	Objr	Summary	Council Response
h20	H06	3161	Burton	Burton Civic Society	017	Support the intent expressed in Policy H6 to closely control infill development however consider that the definition of 'locality' needs to be clarified and the control of infilling in recent years has not been effective. This could be addressed by the production of SPG.	The Council intends to produce SPG on Design and infilling will be one of the areas that will be covered.
h26 &		3246		West Midlands Region RSL Planning	114	Object to ambivalent wording of initial sentence - revised text suggested "One of the principal aims of the Local Plan is to enable the range of local housing needs to be met across the Borough". Note support for other parts of	Accept suggested change but retain reference to disadvantaged groups
h8 &	H01	3186		George Wimpey UK Limited	043	Land West of Uttoxeter should be reinstated as an	This would mean a complete reversal of the decision recently taken to remove the previous allocation. No change.
housin		3377		Friel Homes	814	New policy suggested relating to residential development on Brownfield sites outside development boundaries	Suggested policy would lead to increase in sporadic development of housing in rural areas against general thrust of Local and Structure Plan. Resist.
i09		3137		JMW Planning Ltd	796	Paragraph lends uncertainty to the plan and is unnecessary	Paragraph clarifies role of material considerations other than those contained within the Local Plan in the planning process. NO CHANGE
i15		3136		JMW Planning Ltd	796	Not clear when these aims are to be considered together nor how conflicts will be resolved	Statement intended to ensure that 4 aims considered together and given equal weight in consideration of development proposals. NO CHANGE
i16		3190	Newick	Tatenhill Lane Residents Association	098	Since Community Strategy is not produced under Town & Country Planning legislation, reference to it should be deleted from paragraph (and throughout plan)	PPS 1 (Draft) states "LDDs provide the means of taking forward those elements of the Community Strategies that relate to the physical development and use of land in the authority's area." The Local Plan is not an LDD but the inclusion of references to the Community strategy are clearly consistent with the new approach. No Change.

Para Policy	Obj Name	Organisation	Objr	Summary	Council Response
i17	3191 Newick	Tatenhill Lane Residents Association	098	10 priorities should be deleted unless they can be justified in the Local Plan and related to the structure plan	PPS 1 (still in draft) at 1.25 states that Plans should recognise the broader interests of the Community, while 1.30 inter alia says that they should set "clear objectives and consider the needs and problems of the community" They should " Help to integrate the wide range of activities relating to development and regeneration. Plans should take full account of other relevant strategies and programmes and where possible be drawn up in co-ordination with them. They should work alongside urban and rural regeneration strategies, regional economic and housing strategies, community development and local transport plans. Planning authorities should consult closely with the bodies responsible for those strategies to ensure effective integration". The Structure Plan is not the sole source of objectives. No Change.
i21	3192 Newick	Tatenhill Lane Residents Association	098	Reference to Central Rivers Initiative should be deleted. However, if there are requirements for the period to 2011 they should be in the local plan and justified	Retain section at para 21. While in general, the Local Plan should not reproduce related strategies, it would be possible to include Central Rivers Initiative Action Plan as an Appendix.
i22	3287 Evans	The National Forest Company	103	broadly support but need to express more clearly and fully scope of the NF in protecting the environment through woodland creation.	Accepted. Will amend the paragraph relating to the NF strategy to better reflect the scope of the NF. CHANGE
i24 &	3193 Newick	Tatenhill Lane Residents Association	098	Paragraphs 24 and 25 should be deleted - lack of public participation through the T&CP process makes them superfluous	The emphasis on integrating strategies at corporate level is relevant and supported by Draft PPS1. Retain
i26	3194 Newick	Tatenhill Lane Residents Association	098	Relevance of Local Government Act 2000 to the T&CP process questioned. No attempt has been made to justify the promotion of well-being in planning terms. The claim that Local Plan will be capable of supporting the duty to incur expenditure under non-planning legislation not explained or justified - paragraph should be deleted	Implementation of proposals in the Local Plan may rely on expenditure from a variety of sources. No Change.
Inner	3036 Coleman	William Davis Limited	115	Inner Burton Action Area Plan should be deleted	Not agreed though it is accepted that the role of the Action Area Plan may need further clarification and
Inset 1 MAP 1	3172	SCPD Limited	799	Lawns Farm should be included within development boundary of Burton on Trent	This would mean a complete reversal of the decision recently taken to remove the previous allocation. No change.

Para	Policy	Obj Name	Organisation	Objr	Summary	Council Response
Inset 1	MAP 1	3363	Branston Property Partnership	811	Area to north of site South of Branston needs to be shown as commitment - could perhaps indicate that the national planting will be part of any development but could take the form of a mixed use including housing on this part of	It is agreed that the land (presumably that between the northern edge of the employment allocation and the housing on Main Street/Hollyhock Way) forms part of an outline permission, but the housing element has already been built and the only other use is employment. The land in question is intended as a buffer zone consisting solely of open space and forest planting. No change.
Inset 1	MAP 1	3380 Evans	Lanxess Ltd	816	Development boundary should be extended to include Lanxess site, in line with existing commitments	Boundary change suggested includes small area of land committed for employment use. Agree to amend
Inset	MAP 11	3379 Diffey	Abbotsholme School	815	Millholme should be included within the Village development boundary of Rocester.	Idea of extending development boundary turned down by Inspector at previous Local Plan Inquiry. No particular need for further development at Rocester which has seen extensive development in recent years. No Change.
Inset	MAP 12	3042 Norman	Rolleston Civic Trust	791	Supports the location of the development boundary, but concerned at location of flood risk boundary north of Station Road - area which floods could be developed	Flood Risk Area based on Environment Agency data. Site in question unlikely to be developed in any event - outside development boundary. No change
Inset	MAP 13	3044 Hicklin	Tutbury Civic Society	104	The Plan does not refer to the latest conservation area review and changes made in 2001. Inset 13 does not show the CA as of 2001.	Accepted. This is an editing error and not intentional. Inset map will be revised to show whole of CA and Review doc will be included on page 131.
Inset	MAP 14	3076 Timmins	St Modwen Developments Ltd	087	New floodplain data on inset map 'invades' the racecourse much more than the previous plan. This needs to be explained by additional text and if needs be backed up by additional data.	The revised floodplain data shown on the proposals map is the latest information received from the Environment Agency. NO CHANGE
Inset	MAP 14	3361 Hilton	Staffordshire County Council	089	Boundaries of West of Uttoxeter allocation should be revised to minimise impact of development on the open countryside, as removal of residential allocation cleaves employment allocation detached from the development	It is accepted that there is a case for rationalising the boundaries, but there also needs to be a gap between existing housing and the employment site. Need for further discussion with potential developers in order to present more detailed case at Inquiry. No change at this stage.
Inset	MAP15	3167 Fenwick	Lockett Associates Limited	798	Clarify that Angus McKinnon allocation is for residential only, and clarify proposals map reference to Angus McKinnon site	Inset 15 shows site as being for mixed use including housing. Current applications on the site are for mixed use, but with housing predominant. This is thought to be an appropriate arrangement given the town centre location. No change to Inset Map 15.

Para	Policy	Obj	Name	Organisation	Objr	Summary	Council Response
Inset 2	MAP 2	3285	Williams	Tesco	101	The Tesco store in Burton is close to the defined town centre retail boundary and, given the potential for linked trips, should be included within the town centre retail	The Tesco store in Burton is located to the south of a major road and is clearly outside the main retail area. NO CHANGE
Inset 7	MAP 7	3362	Bagha		137	Area 3(2) should be retained as employment allocation. Area shown on Inset 7 should be amended to include Area 3(2) to the west of the main spine road	Area to be deleted to concentrate new employment sites in more accessible locations. Resist
inset 9	MAP 9	3373	Hodson		600	No new road links from Stubby Lane to Moreton Lane should be shown on the inset plan	Agreed - but the line shown on Inset 9 is a proposed deletion which would disappear from the map at adoption stage. The intention is to allow more flexibility over the route a link road could take. No change.
103	L02	3297	Evans	The National Forest Company	103	Reference to 15% of a development site being devoted to woodland planting is at odds with the NF planting guidelines as set out in the NF strategy and appendix 8.	Accepted. Amend to 20% as in the revised National Forest Planting standards. CHANGE
106		3009	Wilson	English Nature	038	Greenspace SPG has been produced that sets out the councils standards - have not seen this and therefore do not know if English Nature's accessible greenspace guidelines have been taken into account.	Noted - it would be Greenspace SPG that would need amending - check with authors.
122		3084	Smith	English Heritage	037	Recommended reference to 'conservation interests' replaced with 'historic or archaeological interests' for improved clarity & to ensure historic environment is taken into	The paragraph and accompanying policy relate to woodland, agricultural and derelict land and open water and it is felt that reference to conservation is adequate. No change.
ne01		3290	Evans	The National Forest Company	103	No reference to the national forest in the paragraph. Inclusion of a reference at this point would provide a better context for the section later in the chapter.	Accepted. Add reference to intro about NF. CHANGE
ne10	NE05	3055	Goode	Campaign to Protect Rural England (Staffs Branch)	023	Policy should refer to landscaping works being required by planning condition. Last sentence misleading and too restrictive and should be deleted	Where landscaping works are on site they can clearly be dealt with by conditions. However the sentence in the policy has been amended from the earlier draft to reflect the principle of negotiating planning obligations, not imposing them unilaterally, where works on land outside applicants' control are required. The policy relates only to areas covered by the Central Rivers Strategy, where mineral workings and new employment uses are both extensive or likely to be - hence the emphasis is on off-site works. No change.

Para	Policy	Obj Name	Organisation	Objr	Summary	Council Response
ne11		3072 Smith	English Heritage	037	Conservation Area Character Statements should be referred to as these are valuable in identifying the features that contribute to the essential character & appearance of an	Agreed. Amend plan.
ne11		3198 Newick	Tatenhill Lane Residents Association	098	Should be a reference to Parish Plans, with their adoption as SPG being made possible	Paragraph 25 of the Introduction also covers the issue though the reference is to Community Statements. Plan could be amended to ensure closer consistency between the 2 paragraphs.
ne12		3126 Burton	Burton Civic Society	017	Re-wording of the text 'the council will consider utilizing..' to the council will use'.	Alter "utilising" to "using" on grounds of simpler English, but retain "consider" as use of relevant powers must be optional.
ne15		3003 Wilson	English Nature	038	Para 15 should make reference to local BAP targets and make clearer the clarification between the heirarchy of different BAPs. BAP targets should be included as an appendix to the local Plan.	Minor change which can be agreed
ne21		3293 Evans	The National Forest Company	103	Reference to the strategy needing revision devalues the document omit reference to 'needing revision'.	Accepted. Remove line referring to document needing to be revised. CHANGE
ne36		3214 Miller	Future Energy Solutions	039	Paragraph should specify that 10% of all UK electricity should be achieved from renewable sources by 2010, with an aspirational 20% target to be achieved by 2020	Reference included in SPG. No change
ne37		3122	JMW Planning Ltd	796	data provided by Environment Agency indicative only & should not be used to blight potential development sites. No floodplain shown on proposals map only flood risk	Resist. This is the most up to date information from the Environment Agency. Referred to as the Flood risk area data it is linked to Policy NE29 and is in line with PPG25.
r04		3188	Revelan Group	803	Paragraph should be amended to identify that specific sites should be allocated to meet comparison goods retail demands for the post 2006 period	Floorspace Commitments as a percentage of the projected need exceeds the 2006 figure. NO CHANGE
r04		3276 Williams	Tesco	101	Chase and Partners study out of date - update required to assess the situation throughout the plan period	Retail Study not considered out of date. NO CHANGE

Para	Policy	Obj Name	Organisation	Objr	Summary	Council Response
r04	R01	3217 Burton	Burton Civic Society	017	Loss of distinction between comparative and food shopping is regretted as an imbalance in retail provision	Amalgamating Policy R1 and R2 of the 1st deposit does not mean that we are any more likely to have an imbalance of one type of development. If Need is demonstrated for more retail outside the retail boundary this has to be proven. The revised policy means we are not duplicating policies when they can be addressed through a single policy.
r05		3277 Wiliams	Tesco	101	Object to the reference to Lidl being referred to as a superstore - It is a discount store and below the threshold set out in PPG6. Text should be amended to reflect this.	Accepted. Amendment of this section in line with PPG6 is accepted.
r08		3185 Wilshaw	Grosvenor Limited	801	Paragraph should be amended to state that proposals outside Burton Town Centre Primary Retail area should be subject to a need assessment, and to reflect more accurately the McNulty statement (10/04/2003)	Policy R1 covers this issue. Reflects McNulty Statement. No need to duplicate this in paragraph. No
r09		3278 Wiliams	Tesco	101	Outlines allocation of further retail sites beyond existing commitments in Burton. Chase and Partners conclusions indicate that there is sufficient permitted floorspace to meet the needs up to 2006 however the retail study was undertaken 4 years ago and is therefore out of date. Local plan needs to reflect this.	Do not consider that the retail study is out of date. Commitments to 2006 were considered sufficient. NO CHANGE
t08		3110	JMW Planning Ltd	796	Yoxall bypass should still be included in list of schemes as a route is being protected by the County Council	Though the Yoxall bypass is mentioned in the adopted Structure Plan, this would need to be developer funded. Given the policy context for new development to be located in Burton and Uttoxeter and the decision taken by the council to refuse the application for a bypass is consistent with the plan. NO CHANGE
t08		3374 Hodson		600	Reference to support for Stubby Lane to Moreton Road link should be deleted	There are still benefits to be had by taking heavy employment traffic away from Stubby Lane and allowing for access to the a515 via Moreton Lane. No change.
t10		3018 Tame	National Farmers Union	788	Policy could preclude all development in rural areas. Plan should recognise that people living and working in rural areas rely on road transport	Policy is not meant to preclude rural development which is supported elsewhere in Plan. No Change
t16		3020 Tame	National Farmers Union	788	Farms must not be compromised by being prevented from using lorry traffic	Restrictions would in general not be used to prevent farm traffic, only where there are concentrations due to industry. No Change

Para	Policy	Obj Name	Organisation	Objr	Summary	Council Response
t16		3342	Government Office for the West Midlands	044	First sentence should be modified to include reference to community severance	Add reference to "community severance" in first sentence of paragraph.
t19		3144	Miller Homes	056	Current implementation of BUATMS payments has been inconsistent. This sentence would perpetuate the problem	Paragraph provides essential support to Policy T4. NO CHANGE
t26		3220 Burton	Burton Civic Society	017	ESBC should extend this to cover the increasing number of light vans that are that are encroaching into residential areas to the detriment of the local amenity.	Do not agree that parking light vans in residential areas in not acceptable form an environmental or road safety point of view. Many light vans similar in size to cars. No
t27		3107	JMW Planning Ltd	796	In many areas of the borough there either is no public transport or it is so infrequent it could not possibly contribute to travel opportunities as stated	The Local Plan in conjunction with the LTP seeks to promote other forms of transport and para 27 is an acknowledgement of that partnership and the existence of such services. NO CHANGE
transp		3367	Branston Property Partnership	811	Concerned that there is no mention of proposed grade separated junction intersection and safeguarding route for new link to Swadlincote	There is a mention of the general principle of a road linking the A38, A444 and A511 at paragraph 10 in the Transport chapter, which also seeks to explore the issue further within the context of a sub-regional strategy. If further details are given of individual employment sites in E2, there could also be a mention here. Amend E2, but no change to Transportation chapter. T3 will be amended, in response to an objection from GOWM, to refer to findings of West Midlands to East Midland Multi Modal Study.
umaa1		3282 Wiliams	Tesco	101	Addition of a further bullet point referring to retaining and enhancing the existing retail offer of the town centre.	Accept. This will add weight to the objective of a higher quality town centre. CHANGE
umaa1		3255	Taylor Woodrow Developments Limited	100	Further definition to policy required, which details timescales for the sites to come forward, related to plan period	It is assumed this relates to the 7 High Priority sites listed in the table in paragraph 17. The principle is not opposed but as several of the sites are themselves the subject of further representations at second deposit stage it may be that amendments are presented late in the
umaa1		3283 Wiliams	Tesco	101	The site adjacent to the Tesco store in Uttoxeter highlighted for retail use in the Action Area should be a higher priority given that there is an acknowledgement that additional retail floor space is required in the town.	Not Accepted. In the context of the Masterplan, this is a lower priority. NO CHANGE

Para	Policy	Obj Name	Organisation	Objr	Summary	Council Response
umaa1		3378 Anderson	J C Bamford Ltd	050	A number of sites in the Uttoxeter Action Area, owned by JCB, have been identified as priority sites. The JCB works site in Balance Street has been highlighted as medium term priority. The Heavy Products Manufacturing facility will be operating at or beyond capacity in 2004 and JCB require a new facility to be up and running by spring 2006. This will leave the existing site available for redevelopment well within the plan period. The site should therefore be regarded as a high priority and allocated for housing development to assist in the regeneration of the town.	The site is only tentatively suggested as a reserve site for housing in the Housing chapter, paragraph 8. It could not be included in Housing allocations without also losing another site or sites to avoid over-supply. Resist.
umaa1		3254	Taylor Woodrow Developments Limited	100	Cattle Market and Car park should be predominantly residential with an element of retail	See comments in 3253.
umaa2		3258	Taylor Woodrow Developments Limited	100	Policy should be amended to reflect the potential mixed use development of the site and the link between this site and the Cattle Market and car park	Agreed. Text should reflect the potential mixed use development of the cattlemarket.
umaa2		3165 Fenwick	Lockett Associates Limited	798	Clarify that Angus McKinnon allocation is for residential only, and clarify proposals map reference to Angus McKinnon site	Inset 15 shows site as being for mixed use including housing. Current applications on the site are for mixed use, but with housing predominant. This is though to be an appropriate arrangement given the town centre location. No change to para 21.