

**Table of Additional Modifications 18<sup>th</sup> August 2014**

Ref	Page	Policy/ Paragraph	Additional Modification
AM1	9	Paragraph 1.4	The detail of which <b>is set out</b> in an accompanying consultation statement
AM2	16	Paragraph 1.20	Correct font to 'Local Development Scheme' and 'Statement of Community Involvement'
AM3	17	Content of pink box	The Planning and Compulsory Purchase Act 2004 ( <b>as amended</b> )
AM4	18	Paragraph 1.26	Delivery <b>of</b> a 20 year plan
AM5	18	Paragraph 1.26	Insert the following text:  <b><u>The second draft of the Spatial Plan is expected to be consulted on in November 2014 and the final Spatial Plan published early 2015.</u></b>
AM6	19	Paragraph 1.29	A Duty to Cooperate Statement has been published alongside this Pre-Submission Plan to set out the links that have been made with neighbouring areas and also statutory stakeholders. <del>and will be further developed as the plan preparation process moves forward.</del>
AM7	19	New paragraph after paragraph 1.30	Insert the following as a new paragraph:  <b><u>Additionally East Staffordshire is also located within the Stoke-on-Trent and Staffordshire Local Enterprise Partnership area, which could be a potential source of funding over the plan period. The aim of the LEP is to create 50,000 jobs and increase the size of the economy by 50 per cent by 2021.</u></b>
AM8	19	Paragraph 1.31	The delivery of the strategy is dependent on a wide range of organisations, such as the Environment Agency and those responsible for services such as health, education, transport, community safety and water resources. <b><u>For example, we have been working with Staffordshire County Council as the Highway Authority, to demonstrate that the development strategy can be delivered in transport terms.</u></b>
AM9	22	Paragraph 1.42	In preparing the strategy we have collected and analysed relevant statistical evidence and commissioned a number of studies. These are referred to in the relevant sections of the strategy. <del>and a list of the documents is provided here;</del>  List of documents to be deleted.
AM10	25	Paragraphs 1.54 to 1.56	Delete paragraphs 1.54 – 1.56 and replace with the following:  <b><u>Following an assessment of options as part of the Lichfield Local Plan modifications, the Brookhay Villages and Twin Rivers Park scheme was discounted due to the conclusions that the scheme can only work as a whole and it is not considered sufficiently advanced or certain to be progressed as a comprehensive scheme at this stage and does not relate well to the strategic priorities set out in the submitted Local Plan. Alternative sites have been identified to meet the Local</u></b>

Ref	Page	Policy/ Paragraph	Additional Modification
			<b><u>Plan development strategy.</u></b>
AM11	25	New paragraph after paragraph 1.55	Insert the following:  <b><u>East Staffordshire Borough Council has and will continue to work collaboratively with Birmingham City Council, other authorities and with GBSLEP, under its duty to co-operate, to establish objectively assessed long term growth. The Stage 1 Greater Birmingham and Solihull Strategic Housing Study, which is due for publication in the Spring 2014 concludes that there is a weak relationship between East Staffordshire and the Birmingham Housing Market Area due to low levels of migration and commuting.</u></b>
AM12	27	Figure 1.4	Include rail network with names of destinations on map
AM13	28	Paragraph 1.61	...miles (520km <sup>2</sup> ...in the <u>e</u> ast to Burton upon Trent in the <u>w</u> est
AM14	28	Paragraph 1.64	Remove gap between paragraphs 1.63 and 1.64
AM15	35	Paragraph 1.85	..health of the town centre. Burton <b><u>upon Trent</u></b> ...
AM16	38	Table 1.2	7795 should read <b><u>7595</u></b>
AM17	40	Title	Health, <del>w</del> <b><u>Well</u></b> being and Deprivation
AM18	42	Figure 1.6	Deprivation by <b><u>Ward</u></b>
AM19	45	1.118	..900 Listed Buildings, <b><u>one registered Park and Garden</u></b> and heritage assets
AM20	67	Paragraph 2.40 and 2.41	Remove gap between paragraphs
AM21	67	Paragraph 2.41	Further land is required <del>is</del> to top up the land supply for these <b><u>towns</u></b> employment sectors.....
AM22	67	Paragraph 2.43	Our approach to Camps, <b><u>which is a local term for the Rural Industrial Estates</u></b> , in rural areas.....
AM23	77	SP1 East Staffordshire Approach to Sustainable Development, fourth bullet point	<ul style="list-style-type: none"> <li>...”this is appropriate and <b><u>conserves and</u></b> enhances buildings of heritage importance <del>and their setting</del> <b><u>and historic landscape character</u></b>”.</li> </ul>

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AM24	77	SP1 East Staffordshire Approach to Sustainable Development	In assessing whether a development proposal or allocation is as sustainable as possible, the Council will apply the following principles <b><u>depending on the type of application or development proposed:</u></b> <ul style="list-style-type: none"> <li>• Located on or with good links to the strategic highway and should not result in goods vehicles harming residential amenity</li> </ul>
AM25	78	SP1 East Staffordshire Approach to Sustainable Development	Add new bullet point above last point to read: <ul style="list-style-type: none"> <li>• <b><u>Safeguards the long term capability of best and most versatile agricultural land (Grades 1, 2 and 3a in the Agricultural Land Classification) as a resources for the future</u></b></li> </ul>
AM26	79	Last sentence before SP2	Remove 'Tier 1' from the sentence
AM27	79	SP2 A Strong Network of Settlements	Under Tier 3 list all settlements, add " <b><u>including</u></b> " before Bramshall and " <b><u>and all other settlements not included in Tiers 1 and 2 above</u></b> " after Wootton
AM28	80	First paragraph	Strategic Housing Market Area (SHMA) <u>A</u> ssessment
AM29	81	Caption to photo	Reynold
AM30	84	SP4 Distribution of Housing Growth	Under Tier 3 list of settlements, add " <b><u>including</u></b> " before Bramshall" and " <b><u>and all other settlements not included in Tiers 1 and 2 above</u></b> " after "Wootton".
AM31	Page 86		<b>Strategic Policy</b>
AM32	Page 86		<b>Road</b>
AM33	Page 86,	SP5 Distribution of Employment Growth	<del>These new employment sites will provide a mix of B1, B2 and B8 uses.</del>  <b><u>In general, occupation by B1*, B2*, B8* and compatible and appropriate sui generis uses will be permitted. Non B class employment such as hotels or food and drink uses may be acceptable as enabling development where these can form a suitable high quality gateway development and cumulatively take up a small proportion of the total employment area.</u></b>  <b><u>B8 uses will be permitted where they are required to meet the objectively assessed need in the Borough (as identified in the</u></b>

Ref	Page	Policy/ Paragraph	Additional Modification
			<b><u>Employment Land Study)</u> but should also allow for sufficient land to be available to allow quantitative and qualitative choice for B1 and B2 uses.</b>  <b>*B1 uses = offices, research and development and light industry, B2 = general industrial, B8 = warehousing and logistics</b>
AM34	Page 87		At bottom of page, add a third risk: <b><u>“ (iii) As part of Duty to Co-operate working with neighbouring and other authorities the Borough Council acknowledges that as these Authorities review their housing requirement, and monitor delivery against this figure, it is possible that the situation could change. In these circumstances, East Staffordshire Council will:</u></b>  <ul style="list-style-type: none"> <li>• <b><u>work collaboratively with these Authorities to establish whether or not it would be reasonable to accommodate the shortfall, or part of it, within the Borough, considering particularly the existence or not of a closely linked and shared local market area overlapping both Authorities’ areas; and</u></b></li> <li>• <b><u>in the event that the work identifies that further provision would be reasonable in East Staffordshire following the consideration of all reasonable alternatives, bring forward an early review of the Local Plan to address this additional need.”</u></b></li> </ul>
AM35	Page 89	5 <sup>th</sup> paragraph	‘with infrastructure partners <b>at</b> Staffordshire...’
AM36	Page 90		Under 2) with <b>Staffordshire</b> the County Council
AM37	Page 92,	SP7 Sustainable Urban Extensions, 1 <sup>st</sup> bullet point	A broad balance and range of housing choice, including both market and affordable housing <b><u>and an appropriate amount of extra-care housing</u></b> ....
AM38	Page 92,	SP7, Sustainable Urban Extensions, employment bullet points and last sentence	<ul style="list-style-type: none"> <li>• A range of different employment uses on a specific part of the allocation will be agreed with the applicant, <b><u>in line with the provisions in SP5</u></b>. Non-B class employment uses such as hotels or food and drink uses may be acceptable as enabling development where these can form a suitable high quality gateway development and cumulatively take up a small proportion of the total employment area.</li> <li>• <del>B8 (warehousing and distribution) uses will be permitted where they are required to meet the objectively assessed need in the Borough (as identified in the Employment Land Study) but should also allow for sufficient land to be available to allow quantitative and qualitative choice for B1 (offices, light industry and research &amp; development), and B2 (general industrial) uses.</del></li> </ul> <p><b>*B1 uses = offices, research and development and light industry, B2 = general industrial, B8 = warehousing and logistics</b></p>
AM39	Page 92,	SP7 Sustainable Urban Extensions, 5 <sup>th</sup> bullet point	“An appropriate level of retail, leisure, social, cultural, <b><u>sport</u></b> , community and health facilities that meet local needs.”

Ref	Page	Policy/ Paragraph	Additional Modification
AM40	Page 93,	paragraph 2 under "Development Outside Settlement Boundaries"	'by adopting and joined-up'
AM41	Page 95,	Strategic Policy 8 Development Outside Settlement Boundaries	Characterization
AM42	Page 97,	Definition of Infrastructure	Flood Alleviation measures: <b><u>Flood water retention, widening river channels, realignment of watercourses, creation of flood barriers.</u></b>
AM43	Page 99,	first sentence	Font
AM43	Page 99,	Policy SP9 Infrastructure Delivery and Implementation, last sentence	Delete "DPD" and replace with " <b><u>Development Plan Document (DPD)</u></b> "
AM44	Page 102,	last paragraph	Area of the availability
AM45	Page 103,	Strategic Policy 11 Bargates/Molson Coors Strategic Allocation	Replace comma with " <b><u>and</u></b> " in seventh bullet point to read "...conservation area <b><u>and</u></b> listed buildings"
AM46	Page 103,	Strategic Policy 11 Bargates/Molson Coors Strategic Allocation	Insert new bullet point: <ul style="list-style-type: none"> <li>• <b><u>Provide good linkages to public transport</u></b></li> </ul>
AM47	Page 104,	Strategic Policy 12, second bullet point	Amend second bullet point: 'provide employment and local <b><u>community</u></b> facilities where appropriate

Ref	Page	Policy/ Paragraph	Additional Modification
AM48	Page 104,	Strategic Policy 12 Derby Road Regeneration Corridor, 4 <sup>th</sup> bullet point	Provide excellent pedestrian routes around <b>and to</b> the development, linking to bus stops along Derby Road
AM49	Page 104,	SP12 Derby Road Regeneration Corridor, 5 <sup>th</sup> bullet	Relates
AM50	Page 104,	SP12 Derby Road Regeneration Corridor, 9 <sup>th</sup> bullet point	create a quality public realm, including appropriate tree planting in line with the National Forest planting standards <b><u>reflecting Burton upon Trent's position as the capital of The National Forest;</u></b>
AM51	Page 104,	SP12 Derby Road Regeneration Corridor	Add new bullet point after bullet point 9:  <b><u>Larger sites should incorporate tree planting and landscaping as required by Strategic Policy 26. This shall include improvements to the public realm and tree planting to the site's frontage reflecting the Derby Road's position as a gateway to The National Forest.</u></b>
AM52	Page 107,	Strategic Policy 13 Burton and Uttoxeter Existing Employment Land Policy	Add new point v)  <b><u>(v) They are appropriate, compatible waste management uses</u></b>
AM53	Page 108,	SP14 Rural Economy	Before Loss of employment section add the following paragraph:  <b><u>Within The National Forest as shown on the Policies Map, development directly related to the woodland economy will be considered favourably where it is of a scale and environmental impact that is compatible with the character of its rural location.</u></b>
AM54	Page 109,	1 <sup>st</sup> paragraph	After National Brewery Centre add ' <b><u>the Brewhouse Arts Centre</u></b> '
AM55	Page 110,	Strategic Policy 15 Tourism,	Amend third bullet point: <ul style="list-style-type: none"> <li>• Make positive use of the natural assets of the Borough, <b><u>such as The National Forest,</u></b> without harming their intrinsic qualities or</li> </ul>

Ref	Page	Policy/ Paragraph	Additional Modification
		Culture and leisure development	adversely affecting the natural environment and designated features of the built environment, including their settings, biodiversity, geodiversity or visual amenity; and
AM56	Page 110,	Strategic Policy 15 Tourism, Culture and leisure development, 3 <sup>rd</sup> paragraph	Tourist accommodation should be provided within existing settlements where it can make use of existing infrastructure and facilities. New <del>build</del> tourist accommodation outside settlements will only be acceptable where it has been demonstrated that it cannot be reasonably located within an existing settlement, or can be provided by conversion of an appropriate existing building, will have good accessibility to existing infrastructure, and will not have an adverse impact on the character and appearance of the countryside, features of historic or landscape value, biodiversity, or the amenities of nearby residents.
AM57	Page 111		Insert the following after the bullet points:  <b><u>"In addition, 1,213 new units of Housing for Older People will be needed - mainstream properties designed to be especially suitable for older people, around 14% of all housing approvals.</u></b>  <b><u>Sustainable Urban Extensions will provide a suitable location for extra-care housing and will have the capacity to accommodate schemes of sufficient size to be sustainable. Strategic Policy 7 requires that they make provision for an appropriate amount of extra-care housing.</u></b>
AM58	Page 111		This means that only a limited amount of new housing for single people and couples is needed in Burton, particularly to meet demand for market rented housing. <b><u>The mix of new housing in Burton will balance the existing supply and be consistent with the Council's objective to provide housing in Burton to meet the needs of higher earning households, particularly those working in the town in order to reduce commuting.</u></b>
AM59	Page 111		The mix of mainstream market housing <del>required</del> <b>needed</b> in different parts of the Borough is <b>identified in the Housing Choice SPD</b> <del>currently as follows</del> and new housing development will need to provide this mix of types and sizes in order to meet the needs of the Borough's changing population. <del>The net dwelling density of housing on a site will be a function of the appropriate housing mix.</del>
AM60	Page 112		Add the following new sentence to justification, between 3 <sup>rd</sup> and 4 <sup>th</sup> paragraphs.  <b><u>Ensuring that different sizes and tenures of housing are fully integrated will ensure that new developments contribute to sustainable mixed communities.</u></b>
AM61	Page 115	SP17 Affordable Housing, last bullet point	Colour of last bullet point

Ref	Page	Policy/ Paragraph	Additional Modification
AM62	Page 116,	Strategic Policy 18 Residential Development on Exception Sites, 6 <sup>th</sup> bullet point	<ul style="list-style-type: none"> <li>The majority of units (dwellings and pitches) provided on the site will be affordable housing or Traveller pitches to meet the need. A minority of the units provided may deliver a mix of market housing that is appropriate to meet local need based firstly on a housing needs survey and secondly on <b>other evidence of need</b> <del>the mix required</del> in that part of the Borough</li> </ul>
AM63	Page 119,	3 <sup>rd</sup> paragraph	Two full stops
AM64	Page 120	, last paragraph	Two full stops
AM65	Page 121,	1 <sup>st</sup> paragraph	To <b>break</b> this up
AM66	Page 121,	SP20 Town and Local Centres	"Strategic Policy 20" to be in capitals
AM67	Page 121,	SP20 Town and Local Centres	After "Rural Centres" heading add " <b>(Strategic Villages – Tier 1)</b> ".
AM68	Page 123,	SP21 Managing Town and Local Centres	In the last three bullet points, replace "developing" with " <b>Develop</b> "; "respecting and enhancing" with " <b>Respect and enhance</b> "; "encouraging" with " <b>Encourage</b> "
AM69	Page 124,	SP21 Managing Town and Local Centres	2 <sup>nd</sup> para: delete "is equal to or above" and replace with " <b>meets</b> ". Under both bullet points for Burton and Uttoxeter replace " <b>and 750 m<sup>2</sup>/500m<sup>2</sup></b> " with " <b>or</b> ". Under the title Retail Frontages, last sentence, change "a use that complements" to " <b>uses that complement</b> ". Under the title Local Centres, third bullet, add text "...detrimental to <b>the amenity of</b> residential or other adjoining <b>users</b> ; and". Fourth bullet – delete comma in "the proposal would, be compliant.." Last para under Local centres - replace "unless they can demonstrate" with " <b>unless it can be demonstrated</b> "
AM70	Page 126,	fifth bullet point	Add "...to enable critical infrastructure to be brought forward <b>and to enable further retail investment</b> ".
AM71	Page 128,	bullet point list	Public access <b>and green transport</b>
AM72	Page 129,	bullet point list	<del>And</del> mitigation <b>and adaptation</b> of climate change
AM73	Page 129,	new paragraph after bullet point list	Add following new paragraph:  <b><u>Green infrastructure can also contribute towards ecosystems services provided by the natural environment that benefit people. Some of these ecosystem services are well known including food, fibre and fuel provision and the cultural services that provide benefits to people through recreation and cultural appreciation of nature. Other services provided by ecosystems are not so well known such as the regulation of the climate, purification of air and water, flood protection, soil formation and nutrient cycling.</u></b>
AM74	Page 129,	3 <sup>rd</sup> paragraph	<del>Countryside</del> <b>environmental</b> stewardship, and Heritage Lottery

Ref	Page	Policy/ Paragraph	Additional Modification
AM75	Page 130,	Strategic Policy 23 Green Infrastructure	Replace points i. to vi with the following: <b><u>i. improve walking and cycling access to and from the urban core and/or rural service centres and where possible improve the wider network; and/or</u></b> <b><u>ii. help to remedy local deficiencies in open space provision and quality, and/or</u></b> <b><u>iii. result in the creation, protection and enhancement of biodiversity habitats, and/or</u></b> <b><u>iv. support the safeguarding of ecological networks, including the restoration and creation of new habitats through the opportunities provided within the Central Rivers Initiative</u></b> <b><u>v. safeguard and enhance heritage assets</u></b>
AM76	Page 132	, first paragraph	Should be clearly articulated clearly
AM77	Page 132,	bullet point list	Add following bullet point:  <ul style="list-style-type: none"> <li>• <b><u>Sport England’s Active Design guidance</u></b></li> </ul>
AM78	Page 133,	Strategic Policy 24 High Quality Design	Development proposals must contribute <b><u>positively</u></b> to the area in which they are proposed and:
AM79	Page 133,	SP24 High Quality Design	Add new bullet point:  <ul style="list-style-type: none"> <li>• <b><u>Within The National Forest, reflect the character of the Forest in their design, through street tree planting, showcasing timber in building construction where appropriate, incorporating wood fuel systems and green roofs, especially in Burton upon Trent, where this will contribute to the town being considered as the Capital of The National Forest.</u></b></li> </ul>
AM80	Page 133,	SP24 High Quality Design, 6 <sup>th</sup> bullet point	<ul style="list-style-type: none"> <li>• <del>Demonstrate consideration of opportunities for the use of Green Infrastructure</del> <b><u>Retain, enhance and expand green infrastructure assets within the development as the basis of the green infrastructure-led design.</u></b></li> </ul>
AM81	Page 133,	SP24 High Quality Design	After penultimate paragraph insert: <b><u>“Developers should refer to the Council’s Supplementary Planning Document on Design for guidance on design matters.”</u></b>
AM82	Page 134,	SP24 High Quality design, last bullet point	Promote (or start “Promote....” as a new bullet point)
AM83	Page 137	SP25 Historic Environment	In third para, remove (as listed)  Heritage-led regeneration <del>which may involve</del> <b><u>and</u></b> the repair.....Add text to fourth para (after first sentence) to state <b><u>“Such regeneration should be informed by relevant historic environment evidence base”</u></b> .

Ref	Page	Policy/ Paragraph	Additional Modification
AM84	Page 138,	SP26 National Forest, first bullet	The Borough Council will support:  (i) <del>The implementation of the National Forest Strategy 2014 – 2024 2004 – 14 and the forthcoming replacement Forest Strategy</del>
AM85	Page 139,	SP26 National Forest	The appropriate mix of landscaping features will depend upon the setting and the opportunities that the site presents. The Borough Council recommends that pre-application discussions are held with the National Forest Company. Implementation of planting and landscaping schemes for approved new development in The National Forest will be secured by means of conditions, a legal agreement, or will be a constituent part of the Community Infrastructure Levy. The measures may include, as appropriate: <ul style="list-style-type: none"> <li>• the means and time-scale for implementation;</li> <li>• arrangements for the management and maintenance of such landscaped areas, including any open space, by an appropriate person or body.</li> </ul>
AM86	Page 142		Replace “breech” with “ <b>breach</b> ”. Delete “against” after “mitigate”. Second bullet: replace “easement from” with “ <b>easement for</b> ”
AM87	Page 144		Add text to preamble to Policy SP28 (after 2nd sentence, 1 <sup>st</sup> para on page 144 to say “ <b><u>The sustainable reuse of historic buildings can represent a reduction in waste to landfill and a reduction in carbon generation during building schemes as well as retaining and enhancing an areas historic character.</u></b> ”
AM88	Page 145,	Strategic Policy 28 Renewable and Low Carbon Energy Generation	Add new paragraph after 4 <sup>th</sup> paragraph:  <b><u>To encourage the development of local wood fuel markets, which will, in turn, make it more viable for the woodlands of The National Forest to be brought into management, the Council will support the development of wood fuel systems which take advantage of the abundance of local woodland thinnings. Applicants will be expected to demonstrate that fuel is being sourced as locally as possible to the installation with an expectation that fuel is to be sourced from within The National Forest.</u></b>
AM89	Page 145,	Strategic Policy 28 Renewable and Low Carbon Energy Generation	Include new bullet point at the end of the second bullet point list: <ul style="list-style-type: none"> <li>• <b><u>The impact on residential amenity</u></b></li> </ul>
AM90	Page 146,	first paragraph	The aim of the 3 <sup>rd</sup> edition SBAP is to focus conservation efforts on the areas within the county that will result in optimum benefit for ecological networks, habitats and species, <b><u>moving to biodiversity gain and allowing</u></b>
AM91	Page 147,	Strategic Policy 29 Biodiversity	Add new bullet point at the end of the first list:

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		and Geodiversity	<ul style="list-style-type: none"> <li>• <b><u>Ensuring development does not disturb or damage soils of high environmental value and, where development is proposed, soil resources are conserved and managed in a sustainable way.</u></b></li> </ul>
AM92	Page150 - 152	SP32 Outdoor Sports and Open Space Policy	<p>Insert into reasoned justification on page 150:</p> <p><b><u>The Council supports the improvement of access by the community to school facilities.</u></b></p>
AM93	Page151	Policy SP32 Outdoor Sports and Open Space Policy	Delete chart and bullet points. Insert cross reference to Appendix 2
AM94	Page 151,	Policy 32 Outdoor Sports and Open Space Policy (now in Appendix 2 as per modification above)	<p>Add the following additional bullet point:</p> <ul style="list-style-type: none"> <li>• <b><u>Multifunctionality and connectivity with the wider GI network</u></b></li> </ul>
AM95	Page 151,	Policy SP 32 Outdoor Sports and Open Space Policy, first sentence	Where appropriate the Borough Council will seek to <del>encourage</del> <b><u>deliver</u></b> new provision.....
AM96	Page 152	, Policy SP 32 Outdoor Sports and Open Space Policy, third para down below bullet points	“The Council will support ‘ <b><u>enhanced quantity and quality of sports facilities and</u></b> ’ the improvement of access to school facilities by ‘ <b><u>working with SCC and school academies</u></b> ’ and securing community use.”
AM97	Page 152,	SP32 Outdoor Sports and Open Space	<p>Add following new paragraph:</p> <p><b><u>The Council will support designation of Local Green Space through Neighbourhood Plans where the space has a special</u></b></p>

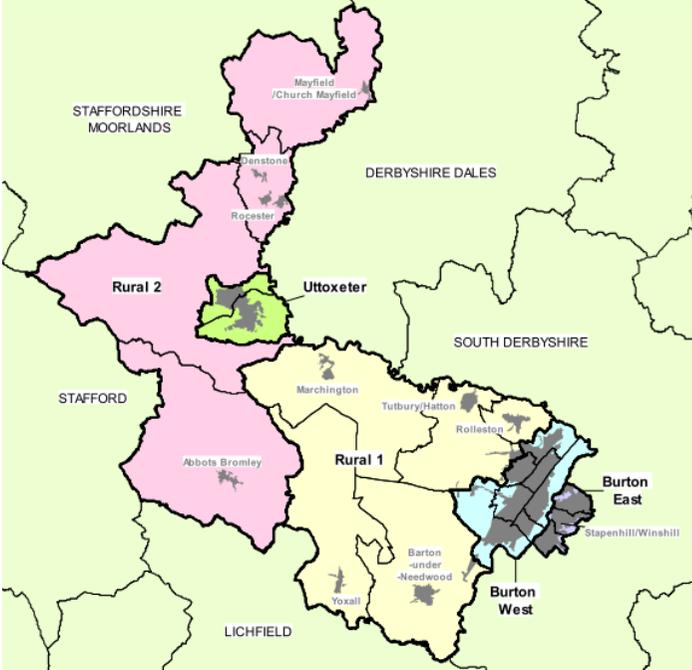
Ref	Page	Policy/ Paragraph	Additional Modification
		Policy	<b><u>character and significance to the local community by virtue of its beauty, historic significance, recreational value or wildlife value.</u></b>
AM98	Page 153	SP33 Indoor Sports	Add the following new paragraph:  <b><u>'The Council will support enhanced quantity and quality of sports facilities and the improvement of access to school facilities by working with SCC and school academies and securing community use'</u></b> .
AM99	Page 154	SP33 Indoor Sports	Delete "Charging Schedule" and replace with " <b><u>s.123 List</u></b> "
AM100	Page 155,	Policy SP34 Health and Wellbeing, first paragraph	Insert 'air' – "...risks such as <b><u>air</u></b> , noise, water and light pollution..."
AM101	Page 156	second paragraph	Transport modelling
AM102	Page 156	– new paragraph	<b><u>There are over 30 level crossings in the East Staffordshire area, both of a vehicular and pedestrian type, some being public rights of way and others being private user crossings only. Development proposals affecting the safety of level crossings in the East Midlands are an extremely important consideration for Network Rail and it is important that possible impacts from development such as increases in vehicular and/or pedestrian traffic are considered to ensure there are no impacts upon safety and service provision. The Council has a statutory responsibility under planning legislation to consult the statutory rail undertaker where a proposal for development is likely to result in a material increase in the volume or a material change in the character of traffic using a level crossing over a railway.</u></b>
AM103	Page 157,	Strategic Policy 35: Accessibility and Sustainable Transport	New paragraph at the end of the policy  <b><u>Rail Network</u></b>  <b><u>Any planning application which may increase the level of pedestrian and/or vehicular usage at a level crossing should be supported by a full Transport Assessment assessing impact and mitigation measures including assessment of closure as a first principle. The developer is required to fund any qualitative improvements required to the level crossing identified as a direct result of the development proposed.</u></b>  <b><u>Network Rail will not allow new level crossings except in exceptional circumstances whereby it may be replacement or</u></b>

Ref	Page	Policy/ Paragraph	Additional Modification
			<u>relocation.</u>
AM104	Page 162,	First sentence	Strategic Policy <b>24</b> sets out the principles that applicants will need <b>to address to meet</b> the Councils commitment to ensuring high standards of design
AM105	Page 162,	Detailed Policy 1: Design of New Development, first bullet point	<ul style="list-style-type: none"> <li>Including the pattern of settlements <b>and surrounding green infrastructure network</b></li> </ul>
AM106	Page 163		Delete "this is all in design guide SPD"
AM107	Page 164		2 <sup>nd</sup> para, 2 <sup>nd</sup> line: replace " SP19" with " <b>SP28</b> "
AM108	Page 164,	Detailed Policy 2, Designing in Sustainable Construction, 5 <sup>th</sup> bullet point	Incorporate ecologically sensitive design and features for biodiversity early on within a development scheme, <b>following guidance in 'Biodiversity by Design' or future revisions</b>
AM109	Page 168,	Detailed Policy 5	Amend title to policy: 'Protecting the Historic Environment: All Heritage Assets, Listed Buildings, and Conservation Areas <b>and Archaeology</b>
AM110	Page 168,	Detailed Policy 5 Protecting the Historic Environment: All Heritage Assets, Listed Buildings and Conservation Areas, 1 <sup>st</sup> paragraph	(designated and <del>un</del> <b>non</b> -designated)
AM111	Page 168,	Detailed Policy 5 Protecting the Historic Environment: All Heritage Assets,	Amend text to Policy DP5, para 2, replace "contextually literate" with "...must <b>respect the context of the character and appearance of such heritage assets</b> in terms of..."

Ref	Page	Policy/ Paragraph	Additional Modification
		Listed Buildings and Conservation Areas, 2 <sup>nd</sup> para	
AM112	Page 170,	Detailed Policy 6: Scheduled Monuments, Archaeology & Archaeology Sites	Move Scheduled Monuments section from Policy DP6 to Policy DP5.
AM113	Page 170,	Detailed Policy 6: Scheduled Monuments, Archaeology & Archaeology Sites	Scheduled Monuments and other nationally important archaeological sites and their settings should be preserved and development proposals should take account of undesignated archaeological sites and sites of potential archaeological interest. This should be informed by relevant information including the <b>Historic Environment Record (HER)</b> , <b>Historic Environment Assessment (HEA)</b> <del>HECA</del> and the <b>Extensive Urban Survey (EUS)</b> (if relevant). Archaeological sites should be subject to appropriate and relevant assessment and field assessment where appropriate, especially to determine whether remains should remain in situ or <del>to</del> be excavated. All subsequent archaeological reports should be deposited <del>to</del> <b>with</b> Staffordshire County Council so that the information is made <del>publically</del> <b>publicly</b> available.
AM114	Page 170,	Detailed Policy 6 Protecting the Historic Environment: Other Heritage Assets, 3 <sup>rd</sup> paragraph	Should take account of <del>un</del> <b>non</b> -designated
AM115	Page 171,	Detailed Policy 6 Protecting the Historic Environment: Other Heritage Assets, last paragraph	<b>P</b> otential
AM116	Page 172	1 <sup>st</sup> and 2 <sup>nd</sup> paras of Reasoned	Delete 2 <sup>nd</sup> para

Ref	Page	Policy/ Paragraph	Additional Modification
		Justification	
AM117	Page 172	DP7 Pollution	Amend policy title and associate heading to 'Pollution <b><u>and Contamination</u></b> '
AM118	Page 173	DP8 Tree Protection	Insert the following additional text:  <b><u>Works to protected trees will only be granted consent where the tree is of public visual amenity value and the works would not adversely affect the appearance of the tree and the contribution it makes to the visual amenity of the locality.</u></b>
AM119	Page 176,	DP10 Advertisements	Remove '9' from the policy title
AM120	Page 177,	Detailed Policy 11 European Sites	<p><i>Replace policy wording with:</i></p> <p><b><u>Development will only be permitted where it can be demonstrated that it will not lead (directly or indirectly) to an adverse effect upon the integrity of a European Site, alone or in combination with other plans or projects.</u></b></p> <p><b><u>Cannock Chase Special Area of Conservation (SAC)</u></b></p> <p><b><u>All development that results in a net increase in dwellings within 15km of Cannock Chase SAC will be required to mitigate any adverse impacts upon the SAC in line with ongoing work by partner authorities to develop a Mitigation and Implementation Strategy SPD. The effective avoidance and/or mitigation of any identified adverse effects must be demonstrated and secured by legal agreement prior to approval of the development.</u></b>  <b><u>Development proposals further than 15km may be required to demonstrate that they will have no adverse effect on the integrity of the SAC.</u></b></p> <p><b><u>We also recommend that the supporting text clarifies that the following strategic growth allocations in Uttoxeter are within the 15km Zone of Influence:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>JCB, Pinfold Road (257 dwellings)</u></b></li> <li>• <b><u>Uttoxeter West (750 dwellings)</u></b></li> </ul>
AM121	Page 178	DP11 European Sites	First sentence of last para – change “much” to “ <b><u>must</u></b> ”

Ref	Page	Policy/ Paragraph	Additional Modification
AM122	Page 183	last sentence	<b><u>Or other elements such as Supplementary Planning Documents or additional Development Plan Documents</u></b> of the Local Development Framework
AM123	Page 187	Strategic Policy 16, third column	<b><u>3. To deliver all homes to lifetime homes standards</u></b>
AM124	Page 188	row for SP20	Colour of all text to be black
AM125	Page 194	Appendix 1 – National Forest Planting Guidelines	<p><b>Appendix 1 - National Forest Planting Guidelines</b></p> <p><b>1. Housing:</b></p> <ul style="list-style-type: none"> <li>a) Sites under 0.5 ha: Normal landscaping appropriate to site</li> <li>b) Sites over 0.5 ha: 20% of development area to be woodland</li> <li><del>c) Sustainable urban extensions over 10h: 30% of the development to be woodland planting and landscaping</del> <b><u>Sites over 10ha and Sustainable Urban Extensions : 30% of the development area to be woodland planting and landscaping</u></b></li> </ul> <p><b>2. Industrial:</b></p> <ul style="list-style-type: none"> <li>a) Sites under 1 ha: Normal landscaping appropriate to the site's setting and landscaping</li> <li>b) Sites over 1 ha: 20% of the development area to be woodland planting and landscaping</li> <li><del>c) Sites over 10 ha within sustainable urban extensions : 30% of the development area to be woodland planting and landscaping</del> <b><u>Sites over 10ha and Sustainable Urban Extensions : 30% of the development area to be woodland planting and landscaping</u></b></li> </ul> <p><b>3. Highway Schemes in the National Forest:</b></p> <p>Highway schemes should achieve well wooded settings with planting adjoining the roadside and off site. Appropriate landscaping should also accompany road improvements.</p>
AM126	Page 195	Appendix 2	Add plan of Analysis areas from Outdoor Sports Delivery and Investment Plan

Ref	Page	Policy/ Paragraph	Additional Modification
			
AM127	Page 195		Last twelve bullet points to be indented
AM128	Appendix 3, Page 196,	Housing Trajectory table	Include additional sites to trajectory
AM129	Page 198 and 201	Glossary	<p>Add definition of “designated” and “undesigned” heritage assets.</p> <p><b><u>Designated Heritage Assets: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.</u></b></p> <p><b><u>Non-designated Heritage Assets: These are buildings, monuments, sites, places, areas or landscapes identified as having a</u></b></p>

Ref	Page	Policy/ Paragraph	Additional Modification
			<u>degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets.</u>
AM130	89		Policy rather than framework
AM131	111		Framework to read NPPF
AM132	116		Framework to read NPPF
AM133	Page 116	Strategic Policy 18 Residential Development on Exception Sites, first paragraph	Where the Council is satisfied in the light of a-evidence that there is <u>a</u> need for new affordable housing
AM134	Page 138	SP26 National Forest, first paragraph	Contained in Appendix i <u>1</u>
AM135	Page 149	Strategic Policy Green Belt and Strategic Green Gaps	The Council will apply the policy guidance as set out in <u>the</u> NPPF