

East Staffordshire Local Plan Examination Report September 2015

APPENDIX

MAIN MODIFICATIONS

Ref	Page (Document A.1)	Policy/ Paragraph	Main Modification
MM1	16		<p><u>Whilst the Council will continue to deliver growth through this Local Plan, in terms of flexibility, the Council has asked itself 'what if things do not go quite to plan'? The current recession has demonstrated to the Council that the delivery of growth is not always straightforward due to reasons beyond the control of the Local Authority. To demonstrate how the strategy can correct itself if delay occurs to key developments or if neighbourhood plans are not forthcoming or are delayed, further Development Plan Documents will be programmed as a vehicle to deliver growth. These documents may change or strengthen policy and/or provide detailed allocations in response to emerging issues. Further information on other actions that have been considered are set out in the Monitoring Framework in Part 5</u></p> <p><u>Following the period of consultation on Pre-Submission Local Plan there have been several events which fall outside the development strategy which have taken place. For example a number of applications, particularly for residential use have been granted permission. In addition the proposed improvements to the A50 at Uttoxeter have been announced. These improvements will provide benefits to the delivery of site allocations, particularly Land West of Uttoxeter however the improvements are not required to deliver the development strategy. It is likely that there will be additional projects and developments over the plan period and flexibility has been built within the plan to respond to unforeseen circumstances.</u></p>
MM2	50	The Vision for Burton upon Trent	“....retail, <u>leisure</u> and cultural centre.”
MM3	52	SO3	To ensure that new development will be supported by effective transport infrastructure and wherever possible , designed in a way that reduces the need and desire to travel by car through encouraging the use of public transport, walking, cycling and rail travel
MM4	53	SO8	To sustain and enhance employment opportunities in the rural part of the Borough by promoting local distinctiveness and in particular make the most of employment and business opportunities associated with the National Forest and rural diversification.
MM5	57	bullet point list	<ul style="list-style-type: none"> • An efficient and safe <u>sustainable</u> local transport network

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		under 2.4																																																				
MM6	57	bullet point list under 2.4	Add bullet point. <ul style="list-style-type: none"> • <u>Social and Community Infrastructure</u> 																																																			
MM7	60	Paragraph 2.12	The strategy in this Local Plan, which is informed by the sustainability appraisal and also by the viability assessment, is to prioritise <u>encourage</u> , economically viable, brownfield land.																																																			
MM8			<i>Reference not taken up</i>																																																			
MM9	68	Bullet point list	Include the following additional bullet point: <ul style="list-style-type: none"> • <u>Focus development in the most sustainable locations</u> 																																																			
MM10	73	Index of Strategic Policies	Amend index to show page numbers and rename SP2 & SP22 as well as including an additional policy to be numbered on the finalisation of the plan. <table border="1" data-bbox="660 798 2112 1372"> <thead> <tr> <th><u>Policy number</u></th> <th><u>Name of policy</u></th> <th><u>Page Number</u></th> </tr> </thead> <tbody> <tr> <td>Principle 1</td> <td>Presumption in Favour of Sustainable Development</td> <td></td> </tr> <tr> <td>SP1</td> <td>East Staffordshire Approach to Sustainable Development</td> <td></td> </tr> <tr> <td>SP2</td> <td>A Strong Network of Settlements <u>Settlement Hierarchy</u></td> <td></td> </tr> <tr> <td><u>SPX</u></td> <td><u>Role of Neighbourhood Plans</u></td> <td></td> </tr> <tr> <td>SP3</td> <td>Provision of Homes and Jobs 2012 – 2031</td> <td></td> </tr> <tr> <td>SP4</td> <td>Distribution of Housing Growth 2012 – 2031</td> <td></td> </tr> <tr> <td>SP5</td> <td>Distribution of Employment Growth 2012 – 2031</td> <td></td> </tr> <tr> <td>SP6</td> <td>Managing the Release of Housing and Employment Land</td> <td></td> </tr> <tr> <td>SP7</td> <td>Sustainable Urban Extensions</td> <td></td> </tr> <tr> <td>SP8</td> <td>Development Outside Settlement Boundaries</td> <td></td> </tr> <tr> <td>SP9</td> <td>Infrastructure Delivery and Implementation</td> <td></td> </tr> <tr> <td>SP10</td> <td>Education Infrastructure</td> <td></td> </tr> <tr> <td>SP11</td> <td>Bargates/Molson Coors Strategic Allocation</td> <td></td> </tr> <tr> <td>SP12</td> <td>Derby Road, Burton upon Trent, Regeneration Corridor</td> <td></td> </tr> <tr> <td>SP13</td> <td>Burton and Uttoxeter Existing Employment Land Policy</td> <td></td> </tr> <tr> <td>SP14</td> <td>Rural Economy</td> <td></td> </tr> </tbody> </table>	<u>Policy number</u>	<u>Name of policy</u>	<u>Page Number</u>	Principle 1	Presumption in Favour of Sustainable Development		SP1	East Staffordshire Approach to Sustainable Development		SP2	A Strong Network of Settlements <u>Settlement Hierarchy</u>		<u>SPX</u>	<u>Role of Neighbourhood Plans</u>		SP3	Provision of Homes and Jobs 2012 – 2031		SP4	Distribution of Housing Growth 2012 – 2031		SP5	Distribution of Employment Growth 2012 – 2031		SP6	Managing the Release of Housing and Employment Land		SP7	Sustainable Urban Extensions		SP8	Development Outside Settlement Boundaries		SP9	Infrastructure Delivery and Implementation		SP10	Education Infrastructure		SP11	Bargates/Molson Coors Strategic Allocation		SP12	Derby Road, Burton upon Trent, Regeneration Corridor		SP13	Burton and Uttoxeter Existing Employment Land Policy		SP14	Rural Economy	
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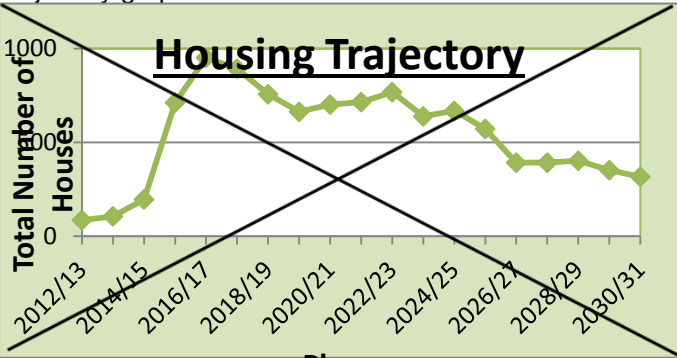
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MM11	74 onwards		Insert paragraph numbers																																										
MM12	77	SP1 East Staffordshire Approach to Sustainable Development	<p>Add new bullet point after second bullet point:</p> <ul style="list-style-type: none"> • <u>retains, enhances, expands and connects existing green infrastructure assets into networks within the site and within the wider landscape.</u> 																																										
MM13	78	SP1, East Staffordshire Approach to Sustainable Development, 10 th bullet point	<ul style="list-style-type: none"> • Would demonstrably help to support the viability of local facilities, businesses and the local community <u>or where new development attracts new businesses and facilities to an area this does not harm the viability of existing local facilities or businesses;</u> 																																										

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MM14	78 and 79	Strategy Policy SP2	A Strong Network of Settlements <u>Settlement Hierarchy</u>
MM15	79		In last para of reasoned justification before Policy SP2, add new sentence to end of para: <u>“The hierarchy of settlements is explained in paras 2.20 to 2.28 above.”</u>
MM16	80	SP2	Tier 3 Small Villages and other settlements (without settlement boundaries) and employment areas without boundaries are treated as open countryside where development will be permitted only in exceptional circumstances as set out in Strategic Policies X , 8, 14, 15, 18, 20 and 21. Where a Neighbourhood Plan has been made then the Neighbourhood Plan takes precedence over this policy.
MM17	80	New Policy	<u>Role of Neighbourhood Plans</u> <u>Neighbourhood Development Plans (Neighbourhood Plans) are part of the suite of community rights brought in by the 2011 Localism Act. A Neighbourhood Plan is a community-led framework for guiding development, regeneration and conservation of an area. Many Parishes in East Staffordshire are proactively taking on this new right, with a significant number writing Neighbourhood Plans.</u> <u>A Neighbourhood Plan must meet the ‘basic conditions’ (see list below), one of which is to be in general conformity with the strategic policies of the development plan for the area. East Staffordshire Borough Council is committed to supporting Neighbourhood Planning areas. To assist groups we have developed the following policy to clearly set out what are considered strategic policies in the development plan.</u> <div style="border: 1px solid black; background-color: #d9ead3; padding: 5px;"><u>STRATEGIC POLICY X</u> <u>Role of Neighbourhood Plans</u> <u>Neighbourhood Planning legislation¹ requires Neighbourhood Development Plans to meet the following basic conditions:</u></div>

¹ [paragraph 8\(2\) of Schedule 4B to the Town and Country Planning Act 1990](#)

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			<ul style="list-style-type: none"> • <u>has regard to national policies and advice</u> • <u>contributes to the achievement of sustainable development.</u> • <u>be in general conformity with the strategic policies of the development plan for the area</u> • <u>be compatible with European Union (EU) and European Convention on Human Rights (ECHR) obligations.</u> <p><u>For the purposes of meeting the basic condition, East Staffordshire Borough Council consider the following Local Plan policies to be strategic:</u></p> <ul style="list-style-type: none"> • <u>P1 – Principle of Sustainable Development</u> • <u>SP1 – East Staffordshire Approach to Sustainable Development</u> • <u>SP2 – Settlement Hierarchy</u> • <u>SP3 – Provision of Homes and Jobs 2012-2031</u> • <u>SP4 – Distribution of Housing Growth 2012 - 2031</u> • <u>SP5 – Distribution of Employment Growth 2012 – 2031</u> • <u>SP8 – Development outside Settlement Boundaries</u> • <u>SP13 – Burton and Uttoxeter Existing Employment Land Policy</u> • <u>SP14 – Rural Economy</u> • <u>SP16 – Meeting Housing Needs</u> • <u>SP17 – Affordable Housing</u> • <u>SP18 – Residential Development on Exception Sites</u> • <u>SP20 – Town and Local Centres Hierarchy</u> • <u>SP32 - Outdoor sports and Open Space</u> <p><u>Neighbourhood Plans will be in general conformity with the relevant requirements set out in the strategic policies. Of particular importance is SP2 which seeks to locate new development within existing settlements. Neighbourhood Plans have the ability to:</u></p> <ul style="list-style-type: none"> • <u>add settlement boundaries to existing settlements (those listed in SP2), or</u> • <u>extend existing settlement boundaries</u> <p><u>In addition, Neighbourhood Plans can plan for more growth than set out in the East Staffordshire Local Plan strategic policies. Where Neighbourhood Plans identify a strategy for</u></p>

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			<p><u>growth the Borough Council will expect the plan to provide sufficient evidence to demonstrate deliverability of the strategy.</u></p> <p><u>For all other policies in the Local Plan there is an opportunity for Neighbourhood Plans to identify a specific local approach, which will only be supported by the Local Authority where there is evidence of a specific local circumstance.</u></p> <p><u>The Borough Council expects all Neighbourhood Plans to include proposals for monitoring the policies in the plan. Should monitoring indicate that the development is not coming forward as envisaged in the Neighbourhood Plan action will be taken by the Borough Council to bring forward sites through a Development Plan Document in accordance with SP6.</u></p>
MM18	81	Strategic Policy 3	<p>Provision of Homes and Jobs 2012 – 2031</p> <p>The Borough Council will provide for 11,648 dwellings over the plan period of 2012-2031. <u>The housing requirement will be delivered in accordance with the following indicative average annual rate:</u></p> <ul style="list-style-type: none"> • <u>466 dwellings per annum for 6 years (2012/2013-2017/2018)</u> • <u>682 dwellings per annum for 13 years (2018/2019-2030/2031)</u> <p>Provision will be made for 40 hectares of employment land which consists of 30 hectares of new provision B1, B2 and B8 employment land and a continuation of 10 hectares of B1, B2 and B8 employment land.</p>
MM19	81	Additional text and moving of text from page 84	<p>In the current economic climate, a build-out rate of around 40 homes per year is considered achievable, having taken advice from the SHLAA Panel of local development experts East Staffordshire Borough Council refer to on the deliverability of housing in the Borough. <u>It is likely though that this cautious delivery figure will improve as economic conditions improve.</u> On the major Sustainable Urban Extensions more than one house builder will is likely to be on site at any one time and the annual delivery rates assumed for these sites have been adjusted accordingly. <u>The Borough Council has also considered directly with the developers/agents of the strategic sites to determine where possible if delivery rates are higher or timescales</u></p>

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			<p><u>compressed based upon their own individual circumstances.</u></p> <p><u>The housing trajectory reflects that the economic climate and associated low house building rates coupled with a strategy with sustainable urban extensions with slow initial delivery timescales requires a stepped trajectory to 'backload' the supply.</u></p>																																								
MM20	85		<p>Trajectory graph</p>  <table border="1"> <caption>Housing Trajectory Data (Estimated)</caption> <thead> <tr> <th>Year</th> <th>Total Number of Houses</th> </tr> </thead> <tbody> <tr><td>2012/13</td><td>100</td></tr> <tr><td>2013/14</td><td>150</td></tr> <tr><td>2014/15</td><td>250</td></tr> <tr><td>2015/16</td><td>500</td></tr> <tr><td>2016/17</td><td>800</td></tr> <tr><td>2017/18</td><td>850</td></tr> <tr><td>2018/19</td><td>750</td></tr> <tr><td>2019/20</td><td>650</td></tr> <tr><td>2020/21</td><td>650</td></tr> <tr><td>2021/22</td><td>650</td></tr> <tr><td>2022/23</td><td>650</td></tr> <tr><td>2023/24</td><td>600</td></tr> <tr><td>2024/25</td><td>600</td></tr> <tr><td>2025/26</td><td>550</td></tr> <tr><td>2026/27</td><td>450</td></tr> <tr><td>2027/28</td><td>450</td></tr> <tr><td>2028/29</td><td>450</td></tr> <tr><td>2029/30</td><td>400</td></tr> <tr><td>2030/31</td><td>400</td></tr> </tbody> </table>	Year	Total Number of Houses	2012/13	100	2013/14	150	2014/15	250	2015/16	500	2016/17	800	2017/18	850	2018/19	750	2019/20	650	2020/21	650	2021/22	650	2022/23	650	2023/24	600	2024/25	600	2025/26	550	2026/27	450	2027/28	450	2028/29	450	2029/30	400	2030/31	400
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MM21	82 and 83	Text before policy SP4	<p>In addition to strategic allocations of development the main towns also receive a development allowance requirement to capture development opportunities that arise over the plan period. This development allowance is informed by a windfall methodology paper and brownfield sites assessment. The evidence demonstrates that historically brownfield site development has formed an important component of growth in the Borough which is likely to continue to present opportunities. The majority of windfall sites <u>contributing towards the development requirement will be brownfield</u>. Greenfield may be acceptable in accordance with Strategic Policy 1 and Detailed Policy 3.</p> <p>Tier 4-3 s <u>Settlements in Tiers 1 and 2 are assigned given a development requirement allowance to capture opportunities that come forward over the plan period and within settlement boundaries. These opportunities could be the development of infill sites, brownfield opportunities that become available, subdivision of properties or the</u></p>																																																												

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			<p><u>conversion of properties into residential development</u> which can either be allocated or come forward as windfall. <u>The development requirement can be accommodated at Tier 1 settlements</u> Tier 1 settlements can accommodate a small allowance without the need to amend settlement boundaries.</p> <p>The Borough Council has engaged with Tier 2 local communities to determine <u>how development will come forward in these village locations. The Borough Council has either amended settlement boundaries in Tier 2 villages to demonstrate that development can be delivered or is relying on neighbourhood plans which many East Staffordshire parishes are signed up to. Amendments to the settlement boundary are known broad locations of growth which is not technically a windfall, however, a current or future as yet undesignated neighbourhood plan could determine a different pattern of growth. Additional growth in Tier 2 villages can be delivered via windfalls within settlement boundaries.</u> which approach to take in delivering their development allowance.</p> <p><u>Tier 3 villages, other settlements or countryside areas have a housing requirement which seeks to accommodate exceptional housing schemes in accordance with Strategic Policy 18 or appropriate re-use of rural buildings in accordance with Strategic Policy 8.</u></p> <p><u>Neighbourhood Plans in any location across East Staffordshire could identify more housing than that set out in Strategic Policy 4 in line with Policy SPX on Neighbourhood Plans.</u></p> <p>In relation to the development requirement allowance housing requirement permissions already granted since the start of the plan period, will form part of the extant permission supply. when the allowance <u>windfall figure</u> has been delivered <u>reached brownfield sites will continue to be considered</u> . no further development within settlements will be allowed.</p> <p>Strategic Policy 4 seeks to accommodate 10,384 284 houses across the Borough. This figure is below the total housing requirement of 11,648 <u>by 1264 dwelling units. This is because at April 2012 there were 1532² extant permissions which</u></p>

² The Burton Road, Tutbury permission is removed from the figures. The permission was therefore not included in the April 2012 monitoring. 1756 extant permissions is lower than the figure recorded in the Preferred Option plan due to a data cleanse in 2012.

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			<u>equate to 1379 permissions when a 10% lapse rate is applied. As at 31st March 2014 there were 1663 extant permissions which equates to 1467³ permissions when a 10% lapse rate is applied which when added to the 10,444 dwellings as set out in the policy equals 11,911 dwellings. This excludes those sites identified in Strategic Policy 4 which have planning permission. In addition there are additional factors that will contribute further to supply including neighbourhood plans and the Council's strong track record for delivering windfall sites in Burton and Uttoxeter.</u>		
MM22	83	Strategic Policy 4 Distribution of Housing Growth 2012 - 2031	<p>Stone Road 100</p> <p>Hazelwalls 350 400</p> <p>Brookside Industrial Estate 150 90</p> <p>Uttoxeter West of Uttoxeter 700 750</p> <p>Total for Uttoxeter 1557 1497</p>		
MM23	83	SP4	<p><u>Development Requirement</u></p> <p><u>The Development Requirement windfall/Development allowance, assigned to the Main Towns and Tier 1 and Tier 2 settlements in the Local Plan will be delivered within settlement boundaries or in accordance with a Made Neighbourhood Plan.</u></p> <p><u>The Development Requirement assigned to Tier 3 settlements and rural areas will be delivered on windfall sites such as on Exception Sites under Strategic Policy 18, in rural areas in accordance with Strategic Policy 8 or in accordance with a Made Neighbourhood Plan. In Tier 1 and Tier 2 settlements brownfield sites will continue to be considered when the windfall allowance has been met.</u></p> <table border="1" data-bbox="667 1161 1816 1222"> <tr> <td>Main Towns (of Burton Upon Trent and Uttoxeter):</td> <td>1359 Development Requirement windfall allowance (minimum)</td> </tr> </table>	Main Towns (of Burton Upon Trent and Uttoxeter):	1359 Development Requirement windfall allowance (minimum)
Main Towns (of Burton Upon Trent and Uttoxeter):	1359 Development Requirement windfall allowance (minimum)				

³ This excludes those sites identified in Strategic Policy 4 which have planning permission

Ref	Page (Document A.1)	Policy/ Paragraph	Main Modification	
			Tier 1: Strategic Villages:	Development allowance - Development Requirement
			Barton under Needwood	25
			Rolleston on Dove	25
			Rocester	25
			Tutbury	26
			Tier 2: Local Service Villages:	Development allowance - Development Requirement
			Abbots Bromley	40
			Yoxall	40
			Marchington	20
			Mayfield	20
			Denstone	20
			Draycott in the Clay	20
			Tier 3: Small Villages, other settlements and the countryside	Development Requirement which includes Housing Exceptions and development acceptable in the countryside (Strategic Policies 8 & 18) Housing Exceptions allowance—see Strategic Policy 18 Include Neighbourhood Plans
			Including Bramshall, Stramshall, Church Leigh, Hanbury, Ellastone, Newborough, Kingstone, Anslow, Rangemore, Tatenhill, Stubwood, Stanton, Lower Leigh, Withington, Wootton and all other settlements not included in Tiers 1 and 2 above. (AM30)	90 250
			Total	1710 1870
			Grand Total	10834 10,384
MM24	86	Strategic Policy 5 Distribution of Employment	The Employment Land Review (ELR) considers the dynamic between supply and demand of employment land. The ELR identifies a shortfall of employment land against identified need. Land is allocated to meet the employment provision	

Ref	Page (Document A.1)	Policy/ Paragraph	Main Modification								
		Growth 2012 – 2031 (allocations)	<p>of Strategic Policy 3 in accordance with the following distribution:</p> <table border="1" data-bbox="663 331 1861 544"> <tr> <td data-bbox="663 331 1061 395">Burton upon Trent</td> <td data-bbox="1061 331 1460 395">Branston Locks</td> <td data-bbox="1460 331 1861 395">20 ha</td> </tr> <tr> <td data-bbox="663 395 1061 544" rowspan="2">Uttoxeter</td> <td data-bbox="1061 395 1460 475">Uttoxeter West</td> <td data-bbox="1460 395 1861 475">10 ha</td> </tr> <tr> <td data-bbox="1061 475 1460 544">Derby Road</td> <td data-bbox="1460 475 1861 544">10 ha</td> </tr> </table> <p>These new employment sites will provide a mix of B1, B2 and B8 uses.</p> <p><u>In general on sites allocated above and sites identified within the ELR, occupation by B1*, B2*, B8* and compatible and appropriate sui generis uses will be permitted. Non B class employment such as hotels or food and drink uses may be acceptable as enabling development where these can form a suitable high quality gateway development and cumulatively take up a small proportion of the total employment area.</u></p> <p><u>B8 uses will be permitted where they are required to meet the objectively assessed need in the Borough (as identified in the Employment Land Study) but should also allow for sufficient land to be available to allow quantitative and qualitative choice for B1 and B2 uses.</u></p> <p><u>*B1 uses = offices, research and development and light industry, B2 = general industrial, B8 = warehousing and logistics</u></p>	Burton upon Trent	Branston Locks	20 ha	Uttoxeter	Uttoxeter West	10 ha	Derby Road	10 ha
Burton upon Trent	Branston Locks	20 ha									
Uttoxeter	Uttoxeter West	10 ha									
	Derby Road	10 ha									
MM25	88	Strategic Policy 6 Managing the Release of Housing and Employment Land	<p><u>Following the adoption of the plan</u>, the Council will review every five years the evidence base which assesses the current and future levels of need and demand for housing to provide an appropriate basis for longer term housing and employment provision. <u>Where there are significant changes to evidence on need and demand for development or within 5 years of the adoption of the plan, whichever is sooner, the Council will undertake a Local Plan Review</u></p>								
MM26	88	Strategic Policy 6 Managing the Release of Housing and Employment Land	<p>Should monitoring indicate that the Council is falling behind on delivering against development targets <u>or Neighbourhood Plans do not come forward</u> or if a revised evidence base indicates that new development targets are required, action will be taken to bring forward sites through a Development Plan Document.</p>								

Ref	Page (Document A.1)	Policy/ Paragraph	Main Modification
MM27	90	3) Health care facilities	It is envisaged that appropriate locations for Health Care facilities will be identified and reserved as part of the development of the Masterplan, <u>particularly at Beamhill, Branston Locks and West of Uttoxeter. In addition as a result of development, there may be a need to expand existing health care facilities.</u>
MM28	92	Strategic Policy 7, Sustainable Urban Extensions, 6 th bullet point	Nursery, primary and, where necessary, Two tier or Three tier secondary educational needs based on up to date data regarding existing and future school capacity and demand
MM29	94	Strategic Policy 8 Development Outside Settlement Boundaries and justification	<p>Development Outside Settlement Boundaries</p> <p>The countryside within East Staffordshire demonstrates a diversity of character and form with many areas of high intrinsic value. Protecting the countryside needs to be balanced with the recognition that the rural economy, including tourism, is a vital part of the Borough's total economy and that it faces continuing change and pressure over the Plan period. It is central government and Borough Council policy to support appropriate rural enterprise and this is reflected in a suitably flexible policy attitude towards necessary development that is of a suitable scale and designed to fit into its landscape.</p> <p>The Borough Council has signed the Staffordshire Rural Declaration, along with over 40 other organisations, which sets out a commitment to make sure Staffordshire's rural areas reach their full potential by adopting and joined-up, pro-active approach which empowers communities and delivers better outcomes in rural areas. It emphasises that rural areas are an asset; that rural people, communities and businesses should be listened to and not feel overlooked because of their location; and that rural people and businesses should be supported and empowered to create a level playing field – especially where the challenges faced are caused or increased by living or working in a rural location.</p> <p>Priorities for rural Staffordshire were identified by a range of stakeholders at an event held in June 2012, and following this, various stakeholder consultations have taken place to refine these priorities. These priorities include balancing the need to protect and develop rural areas; promoting balanced, inclusive, sustainable and empowered rural communities; and supporting a diverse rural economy. All nine priorities identified will be included within a Staffordshire Rural Strategy, for action by organisations within the county with a vested interest in rural communities, businesses and its environment. The Local Plan will inform the Borough's involvement in helping to deliver the Staffordshire Rural Strategy.</p>

Ref	Page (Document A.1)	Policy/ Paragraph	Main Modification
			<p>The Council is anxious to ensure that there is good reason to site new development in the countryside, and will not permit development that would be better situated in an accessible urban location (large-scale retail, for example) or that contributes little to the benefit of the countryside, or where the benefits to the countryside are greatly outweighed by the disbenefits. Appropriate development would be considered to be, but not limited to:</p> <ul style="list-style-type: none"> • extensive outdoor recreational uses that do not involve substantial built development; • development which meets a demonstrated specific local need • infrastructure development where an overriding need for the development to be located in the countryside can be demonstrated; • development necessary to secure a significant improvement to the landscape or the conservation of a feature of acknowledged importance; or • provision for renewable energy generation, of a scale and design appropriate to its location. <p>This policy applies to open countryside and to settlements that do not have a settlement boundary, and should be read in conjunction with Strategic Policies 2 and 24 and Detailed Policies 1, 3, 4, 5 and 6. It applies to all types of development, including housing.</p> <p>The key elements in determining whether or not a development is acceptable in the countryside are:</p> <ul style="list-style-type: none"> • the overall impact on the landscape of buildings and hard features such as yards; • the design of any buildings so they are well integrated into their surroundings with careful choice of materials, landscaping, massing of buildings and attention to local architecture and roofscape design; • recognising the need to maintain land of high agricultural value for food production • impact on local highways, especially where these are narrow lanes; and • proximity to settlements where there are advantages of sustainable linkages, but this should not create unacceptable urban extensions or create the opportunity for unacceptable backfill between the development

Ref	Page (Document A.1)	Policy/ Paragraph	Main Modification
			<p style="text-align: center;">and the urban area.</p> <div style="border: 1px solid black; padding: 10px; background-color: #e1f5fe;"> <p>STRATEGIC POLICY 8</p> <p>Development Outside Settlement Boundaries</p> <p>Development outside settlement boundaries will not be permitted unless it is:</p> <ul style="list-style-type: none"> • essential to the support and viability of an existing lawful business or the creation of a new business appropriate in the countryside in terms of type of operation, size and impact and supported by relevant justification for a rural location; or • providing facilities for the use of the general public or local community close to an existing settlement which is reasonably accessible on foot, by bicycle or by public transport; or • in accordance with a 'made' (i.e. legally in force) Neighbourhood Plan; or • development under the Rural Exception Sites policy (see Policy 18 on Exception Sites); or • <u>Appropriate re-use of Rural Buildings following guidance set out in the Rural Buildings SPD; or</u> • <u>infrastructure development where an overriding need for the development to be located in the countryside can be demonstrated; or</u> • <u>development necessary to secure a significant improvement to the landscape or the conservation of a feature of acknowledged importance; or</u> • <u>provision for renewable energy generation, of a scale and design appropriate to its location.</u> • otherwise appropriate in the countryside. <p>Proposals falling within one of these categories will be judged against the following criteria <u>where applicable:</u></p> </div>

Ref	Page (Document A.1)	Policy/ Paragraph	Main Modification
			<ul style="list-style-type: none"> • The proposed development must not adversely affect the amenities enjoyed by existing land users, including, in the case of proposals for development close to an existing settlement, the occupiers of residential and other property within that settlement. • Proposals do not introduce considerable urban form • <u>Proximity to settlements where there are advantages of sustainable linkages, but this should not create unacceptable urban extensions or create the opportunity for unacceptable backfill between the development and the urban area.</u> There should be no expectation that development to backfill land between the built area and the development would be necessarily acceptable. • The detailed siting of the proposed development and its associated environmental impact are compatible with the character of the surrounding area, • The design of the buildings, structures and materials are visually well-related to the proposed site and its setting <u>with careful choice of materials, landscaping, massing of buildings and attention to local architecture and roofscape design.</u> • Landscaping associated with the proposal takes into account both the immediate impact and distant views of the development. • The proposed development will not have an adverse impact on the transport and highway network and provides adequate access for all necessary users • <u>The need to maintain land of high agricultural value for food production</u> <p>Development proposals that may affect farmsteads and their setting should be assessed using the relevant evidence base including the farmsteads mapping and landscape characterization.</p> <p><u>Where major residential sites are consented and implemented outside but adjacent to the settlement boundary they will be excluded from this policy and for the purposes of decision making on future proposals such as extensions or replacement dwellings will be considered within the built urban area.</u></p>

Ref	Page (Document A.1)	Policy/ Paragraph	Main Modification
MM30	98	Strategic Policy 9 Infrastructure Delivery and Implementation	The Borough Council's Infrastructure Delivery Plan will be used to identify the timing, type and number of infrastructure projects required to support the objectives and policies of the strategy as well as the main funding mechanisms and lead agencies responsible for that delivery. <u>The IDP will be reviewed every 5 years to ensure it is up to date and relevant. Monitoring of Infrastructure Provision associated with strategic site applications will be reported in the Authorities Monitoring Report.</u>
MM31	100	Written statement to Policy SP10, additional text	<u>The Borough Council have been working with Staffordshire County Council since 2011 and will continue to work in partnership to ensure education infrastructure is delivered over the plan period in line with need arising, either predicted or unpredicted. Evidence prepared shows that a secondary school will be required on the west of Burton upon Trent. The Borough Council will continue to work with Staffordshire County Council on ensuring education infrastructure is provided in sustainable locations accessible for the communities it is intended to serve.</u>
MM32	101	Policy SP10 Education Infrastructure	<p>It is expected that new primary school provision will be located in the following strategic allocations:</p> <ul style="list-style-type: none"> • Branston Locks, Burton upon Trent • Branston Depot, Burton upon Trent • Land at Beamhill/Upper Outwoods, Burton upon Trent • Land West of Uttoxeter and/or Hazelwalls Farm, Uttoxeter • <u>It is expected that new first school provision for Uttoxeter will be met through the expansion of existing schools and through the identification of a site within the SUE at West of Uttoxeter.</u> <p>In addition, it is expected that new primary school provision will be provided by enlarging a local school or located within the following strategic allocation:</p> <ul style="list-style-type: none"> • Land South of Branston, Burton upon Trent <p>The Council will work in partnership with Staffordshire County Council and Academies to bring forward <u>additional new schools and</u> extensions to existing primary and secondary schools.</p> <p><u>Proposals for additional schools will be required to demonstrate a need for the development and the proposals role within a wider strategy for education provision. To determine if the location of an education proposal is suitable, applications will be required to demonstrate that the location is accessible for the need for which it is intended to</u></p>

Ref	Page (Document A.1)	Policy/ Paragraph	Main Modification
			<p><u>meet. Policy SP1 will provide the framework for assessing suitability and impacts.</u></p> <p>If necessary, land will be safeguarded in a Site Allocations DPD.</p> <p>Further education Schemes for further education, particularly those which contribute to the viability and viability vitality of centres will generally be supported.</p>
MM33	Page 102 and Page 103	Strategic Policy 11 Bargates/Molson Coors Strategic Allocation	<p>Strategic Policy 11 is a guide for developers to ensure that appropriate development regenerates the area by delivering an attractive town centre development, providing a mix of uses that contributes towards sustainable communities, delivers high environmental standards and links to the surrounding washlands and town centre. A development brief will be produced which sets out the development principles for the two sites and guides development in the area. (AM44) The availability of each site is dependent upon a number of factors, including market conditions, however It is likely that the two sites would be delivered separately. <u>The Borough Council will work in Partnership on the production of a development brief in order to ensure a framework setting out development principles for the area is in place to guide development of the allocations which will recognise the different ownerships, constraints, timing and delivery and character of the two individual parcels of land.</u></p> <div data-bbox="663 935 1890 1366" style="border: 1px solid black; background-color: #e1f5fe; padding: 10px;"> <p>STRATEGIC POLICY 11 Bargates and Molson Coors Strategic Area</p> <p><u>The Strategic Site Area comprises two separate site allocations.</u> The principles are that development should: proposals Proposals for the redevelopment of the Bargates/Molson Coors strategic allocation, informed development brief, will generally be supported, provided they:</p> <ul style="list-style-type: none"> • <u>Contribute positively to a phased approach for the whole area</u> Represent a comprehensive approach for the whole area or demonstrate a phased approach which would not undermine the delivery of the whole site • Include a mix of <u>uses appropriate for the area</u>, particularly retail, office, residential and leisure </div>

Ref	Page (Document A.1)	Policy/ Paragraph	Main Modification
			<ul style="list-style-type: none"> • Include a layout that supports linkages to the Washlands and the High Street • Provide good linkages to public transport (AM46) • Demonstrate a mix of housing types and tenures • Be Are designed to open up to the Washlands and encourage public use • Provide sufficient parking spaces for existing and proposed uses • Is Are of high quality design, reflecting the character of the area, surrounding buildings, the riverside setting, conservation area, and listed buildings (AM45) • Is supported by a Flood Risk Assessment • Includes opportunities for ecological improvements
MM34	Page 107	Burton and Uttoxeter Existing Employment Land Policy	Suitable sites for exceptional major job creating investment proposals will be investigated in partnership with the LEP taking into account whether they can be accommodated where they cannot be accommodated on existing or proposed sites.
MM35	Page 108	2 nd Paragraph	There are three rural Industrial Estates employment areas at on former military camps at Bramshall, Fauld and Marchington. These contribute towards the rural economy and have been developed for employment uses over the years alongside other uses. In addition there are other employment sites in the rural area other areas such as Lancaster Gate that whilst are not identified on the policies map, do provide an important source of employment in the rural area and where development will be supported in accordance with policy SP8 . Development in the rural area at such areas will be determined in light of this policy and policy SP8 and the Council will, if necessary, identify and /or redefine rural industrial estate boundaries or in a future Sites and Allocations DPD.
MM36	Page 108	Strategic Policy 14 Rural Economy	Before new locations or buildings are proposed, applicants should investigate the viability and suitability of re-using redundant buildings on-site (see 'Re-use of Redundant Rural Buildings SPD) and demonstrate to the Council that none were viable or suitable.
MM37	Page 110	Strategic Policy 15 Tourism, culture and leisure development	Development of tourist facilities in the countryside rural area will be limited to those that make use of the natural environment in a sustainable manner.

Ref	Page (Document A.1)	Policy/ Paragraph	Main Modification
MM38	Page 110	Strategic Policy 15 Tourism, culture and leisure development	New build tourist accommodation outside settlements will only be acceptable where it has been demonstrated that it cannot be reasonably located within an existing settlement or an appropriate existing building, that it 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.
MM39	112	Table 3.1 and paragraph following the table	Remove Table 3.1 and first paragraph following table.
MM40	112	4 th paragraph	Building new homes to optional Building Regulations requirement M4(2) where applicable the Lifetime Homes Standard will ensure that new housing is accessible and adaptable to meet people's needs as they change over time.
MM41	112	Strategic Policy 16, first two paragraphs	Residential development in the main towns and Strategic Villages Tier 1 settlements shall provide an appropriate dwelling or mix of dwellings market housing given based on the mix required in that part of the Borough according to the Council's evidence base or other evidence , including Housing for Older People. Residential development elsewhere shall provide the a dwelling or mix of dwellings market housing required to best meet local need based firstly on according to a local housing needs survey carried out in accordance with Housing Choice SPD and secondly on the mix required in that part of the Borough or where applicable the Council's evidence base .
MM42	113	Strategic Policy 16, 6 th Paragraph	All new housing shall meet the Lifetime Homes standard except where this is impracticable (e.g conversion of existing buildings). All newly erected housing providing ground floor living accommodation shall meet Requirement M4(2) of the Building Regulations (accessible and adaptable dwellings).
MM43	113	First paragraph	Affordable Housing The Strategic Housing Market Assessment 2013 (SHMA) has identified that there is a need for new affordable housing to meet the needs of residents whose needs are not met by the market. The annual requirement for new affordable housing is 424 112 units.
MM44	113	First paragraph	This represents around 18% 20% of the total annual housing requirement for the Borough. This is not expected to be unachievable and hence does not require an increase in the total housing target.

Ref	Page (Document A.1)	Policy/ Paragraph	Main Modification
MM45			<i>Reference not taken up</i>
MM46	113	Last paragraph and bullet point	<p>The amount of affordable housing to be provided by an individual market housing led site above the is threshold will be governed by viability and the availability of subsidy.</p> <ul style="list-style-type: none"> The Council's Plan Viability Study indicates how the viable level of affordable housing within subsidy is likely to vary between different types of sites. Given this variation the proportion of affordable housing required on some sites will need to be greater than 25% in order to deliver the average 25% across all sites. <u>Taking account of agreements already reached before adoption of this Local Plan, the affordable housing still needed equates to over 40% of the housing from which the affordable housing contribution has not yet been agreed. The Council's Plan Viability Study assesses that some sites should be able to deliver 40% affordable housing. 40% is therefore the affordable housing target and the maximum amount of affordable housing which will be required from any market housing led scheme, including both on site and off site provision (see below).</u> <u>The SHMA considers the Plan Viability Study alongside other evidence to establish what percentages of affordable housing are likely to be viable from different types of site, and these are indicated in the policy.</u> <u>The Housing Choice SPD sets out the percentage of affordable housing currently expected from sites based on that evidence.</u> <u>Emerging national policy guidance requires a mechanism to allow an applicant to demonstrate that planning obligations would make a development unviable and for obligations to be adjusted accordingly.</u> <p>Hence the amount of affordable housing required from an individual site will be determined taking into account the financial viability of the scheme given other obligations and/or CIL payment required by the Council. <u>The amount of affordable housing which will in practice be secured under the Local Plan without grant is therefore uncertain. Whilst the availability of Government grant funding over the plan period cannot be anticipated, it is to be hoped that grant funded provision will make up any shortfall.</u></p>
MM47	114	Last two paragraphs before Strategic Policy 17 Affordable	<p>The SHMA has assessed that it is necessary to meet some of the need for new affordable housing on site but that some of the need can be met off site by spending commuted sums. <u>The assessed need for on-site affordable housing amounts to 13% of new permissions. Commuted sums will be spent on addressing housing need for example on funding extra-care affordable housing, assisting households to buy market housing, resolving overcrowding, or buying existing homes for affordable housing.</u></p>

Ref	Page (Document A.1)	Policy/ Paragraph	Main Modification
		Housing	<p>Of the affordable housing to be provided by a market housing led site, the amount of onsite affordable housing is therefore as follows to be provided <i>on site</i> is as follows, with the balance commuted off site in accordance with the Housing Choice SPD:</p> <ul style="list-style-type: none"> • On Burton, Uttoxeter, and Strategic Village sites, 13% of dwellings; • On other sites, an amount determined by the housing needs survey <p>The balance of the required amount of affordable housing can be commuted off site.</p> <p><u>New development should avoid an over-concentration of rented affordable housing for general needs on any given site which would endanger the site's integration into the wider community or forego the opportunity to increase the inclusivity and sustainability of the community.</u></p> <p>Further details about how this <u>the following</u> policy will be applied....</p>
MM48	Page 114 and 115,	Strategic Policy 17 Affordable Housing	<p>Policy to read:</p> <p>STRATEGIC POLICY 17</p> <p>Affordable Housing</p> <p>Market housing led residential development that will provide 4 or more dwellings or on a site of 0.14 hectares or more shall provide <u>up to 40%</u> of the dwellings as affordable housing. <u>This threshold may be revised during the lifetime of the plan if national policy changes.</u></p> <ul style="list-style-type: none"> • <u>The affordable housing required from a particular scheme is the following percentage or the amount which is evidenced by an applicant to be viable. The percentages shown may be revised during the lifetime of the plan in the light of updated viability evidence.</u> <ul style="list-style-type: none"> ○ <u>On previously developed land within the built up areas of Burton and Uttoxeter: 25%;</u> ○ <u>On Greenfield sites within and on the edge of Burton and Uttoxeter: 33%;</u> ○ <u>On other land; 40%.</u>

Ref	Page (Document A.1)	Policy/ Paragraph	Main Modification
			<ul style="list-style-type: none"> • <u>To evidence what other amount of affordable housing is viable an applicant will need to submit their development appraisal and supporting evidence to the Council on an open book basis and to fund the Council's costs of assessing this.</u> • <u>An application for development which extends an earlier permission will be treated together with that permission as one scheme.</u> <p>• The percentage required from an individual scheme will be determined following consideration of viability and availability of subsidy and may be higher or lower than the average.</p> <ul style="list-style-type: none"> • Planning permission will be subject to agreement to provide <u>the required amount</u> percentage of affordable housing, and on schemes <u>providing less than 40% and</u> likely to be developed in phases over the longer term to agreement of a suitable mechanism to increase the amount of affordable housing provided over time <u>if</u> as viability improves. • Affordable housing is not required from Self-build Plots of up to 250 square metres in size, from Retirement Housing, or from Market Housing for Rent (<u>definitions in the Glossary</u>). • The amount of affordable housing which must be provided <i>on site</i> will is as follows, with the balance commuted off site in accordance with the Housing Choice SPD: <ul style="list-style-type: none"> ○ On Burton <u>and</u> Uttoxeter and Strategic Village, 13% of dwellings; ○ <u>On Strategic Village sites, an amount consistent with local need;</u> ○ On other sites, an amount determined by the housing needs survey. <p>Residential development permitted in accordance with a Made Neighbourhood Plan on a site which is outside a settlement boundary <u>and not a rural exception site</u> but permitted in accordance with a made neighbourhood plan shall provide an amount of affordable housing determined as above, or the amount required by the neighbourhood plan if greater.</p> <p><u>Well-planned</u> affordable housing led residential development <u>providing an appropriate mix of housing</u> will be welcomed. but shall not normally provide more than 25 affordable rented dwellings</p> <p><u>Extra-care developments are expected to include affordable housing alongside market housing in accordance with identified need, subject to the availability of funding including via the Council from commuted sums.</u></p>

Ref	Page (Document A.1)	Policy/ Paragraph	Main Modification
			<p>On site affordable housing shall be provided as follows:</p> <ul style="list-style-type: none"> Affordable housing will normally be provided on each phase of a development. The mix on Burton and, Uttoxeter and Tier 1 settlement developments shall be agreed with the Council based on the need identified in the Housing Choice SPD. <u>The mix on Strategic Village developments shall be agreed with the Council based on local need</u> The mix on other developments shall be agreed with the Council based on the housing needs survey carried out in accordance with Housing Choice SPD. <u>In accordance with the definitions in the Housing Choice SPD</u> Affordable housing shall be fully integrated by means of dispersal around the site in clusters of no more than eight dwellings <u>so that no street or part of the street is dominated by affordable housing</u>. Affordable housing shall be externally indistinguishable from market housing on the same site
MM49	Page 116	3 rd paragraph	the route to meeting that need is neighbourhood planning. <u>However the identification in a neighbourhood plan of a site outside a settlement boundary does not preclude it from being a rural exception site</u>
MM50	Page 119	4 th Paragraph, second sentence	Include footnote after second sentence ⁴
MM51	Page 121	Strategic Policy 20 Town and Local Centres Hierarchy	Inset new sentence at the start of the policy: <u>Across the Overall Catchment Area (OCA) there is a requirement for 21,100 sq m of comparison goods floorspace and 5,750 sq m of convenience goods floorspace</u>
MM52	Page 121	Strategic Policy 20 Town and	

⁴ **An application for a revised scheme was submitted in 2014 and as at June 2014 the site is currently being marketed for re-sale**

Ref	Page (Document A.1)	Policy/ Paragraph	Main Modification
		Local Centres Hierarchy	Represent floorspace as minimum figures
MM53	Page 121	Strategic Policy 20 Town and Local Centres Hierarchy	<p>Additional comparison goods floorspace of approximately 14,800 sq m across the plan period and a share of the additional convenience floorspace of 5,750 4,025 sq m identified across the Overall Catchment Area (OCA).</p> <p>Additional comparison goods floorspace of approximately 4,200 sq m across the whole plan period and a share of the 5,750 4,205 sq m of convenience floorspace across the Overall Catchment Area OCA.</p>
MM54	Page 122	Strategic Policy 20 Town and Local Centres Hierarchy	Centres of varying size offering a basic level of convenience shopping and service function for the village and immediate rural hinterland. These facilities will be protected and will share a proportion of the 2,100 1,050 sq m of comparison goods identified for 'other locations across the OCA'.
MM55	Page 124	Strategic Policy 21 Managing Town and Local Centres	<p>Local Centres</p> <p>Planning permission for the provision or extension of local convenience shopping facilities in existing local centres will normally be granted provided:</p> <ul style="list-style-type: none"> • the scale of provision is to meet local needs only, • the site is readily accessible on foot or by bicycle • the intensification of any one use does not become detrimental to the amenity of residential or other adjoining uses; and • the proposal would be compliant with the East Staffordshire Design Guide SPD (or any superseding document) <p>Rural Centres</p> <p>In rural centres retail and other uses (including leisure, entertainment, cultural and tourist uses as well as other mixed-uses) that would support the vitality and viability of the centres will be granted provided they:</p> <ul style="list-style-type: none"> • are of a scale and nature that is appropriate to the size and function of the centre, • would not lead to unsustainable trip generation from outside the catchment, and • would not undermine the role or function of other centres within the retail hierarchy

Ref	Page (Document A.1)	Policy/ Paragraph	Main Modification
			<p>'Town centre' proposals will not normally be permitted outside defined town centres unless they can demonstrate <u>it can be demonstrated</u> that there will be no negative impact on town and rural centres and the development would support existing tourism facilities meeting the criteria set out in Policy 15 Tourism. (AM69)</p> <p>Safeguarding retail provision</p> <p>Development leading to the loss of uses within Class A of the Use Classes Order in rural centres will only be permitted if:</p> <ul style="list-style-type: none"> • the facility has been sufficiently and realistically marketed over a 6 month period; • that the current use is demonstrably no longer viable; and • the change of use would not harm vitality and viability of the local centre.
MM56	Page 126	Written Statement to Strategic Policy 22	<p>Additional text</p> <p><u>Community facilities range from local shops, meeting places for the local community, sports venues, cultural buildings, public houses and places of worship.</u></p>
MM57	Page 126	Strategic Policy 22	<p>Supporting Local Communities <u>Locally</u></p> <p>To ensure that local communities have sufficient provision of community facilities the Borough Council will work with public, private and voluntary sector providers to meet demonstrable need.</p> <p>Proposals for new community facilities should:</p> <ul style="list-style-type: none"> • be located where they can be accessed on foot, bicycle or public transport, rather than only by car; • where possible, be developed as part of mixed-use developments so that facilities are better linked to housing, jobs, shopping, leisure and other local services, in order to minimise travel distances; • <u>be proportionate for the community which they will serve.</u> • be located <u>outside but adjacent to an existing settlement boundary or</u> in close proximity to the community that the facility will serve <u>in line with SP8.</u>

Ref	Page (Document A.1)	Policy/ Paragraph	Main Modification
MM58	Page 147	Strategic Policy 29 Biodiversity and Geodiversity	<p>Development proposals that would have a direct or indirect adverse effect on local designated sites, non-protected sites and priority protected species that are considered to have geological and biodiversity value, will not be permitted unless:</p> <ul style="list-style-type: none"> • they cannot be located on alternative sites that would cause less or no harm; • the benefits of the development clearly outweigh the impacts on the features of the site and the wider network of wider habitats; and • Prevention, mitigation and compensation measures are provided. Any replacement assets should be of a comparable or enhanced value. <p><u>Development proposals that would have a direct or indirect adverse effect on European, national or local designated sites, non-statutory sites or Priority habitats and species will not be permitted unless:</u></p> <ul style="list-style-type: none"> <u>• They cannot be located on alternative sites that would cause less or no harm; and</u> <u>• The benefits of the development clearly outweigh the impacts on the feature and the wider habitat network; and</u> <u>• Prevention, mitigation and compensation measures of a comparable or enhanced value are provided.</u>
MM59	Page 149	Strategic Policy 30 Locally Significant Landscape, second paragraph	<p>Within the locally Significant Character Areas the Council will permit development that accords with the policies in the Local Plan, particularly Strategic Policy 8, and also meets the relevant objective for the type of landscape in which it lies.</p> <p><u>Development decisions across the Borough will be informed by the relevant sections of the Landscape Character Assessment for Staffordshire or any subsequent versions, and the Council will expect applicants to demonstrate that they have taken full account of the LCA and its guidelines to produce a scheme which reflects existing landscape character and where possible seeks to enhance landscape quality.</u></p>
MM60	Page 155	Strategic Policy 34 Health and Wellbeing	<p>Add following text to end of the policy:</p> <p><u>The Council's Infrastructure Delivery Plan supports the Local Plan document. It identifies, where possible, the physical, social, community and green infrastructure required to support growth in the Borough.</u></p>
MM61	Page 156	Written	<p>An Implementation Delivery Plan for Burton has also been published, setting out key objectives and areas of improvement across the town, <u>particularly on the main routes across the town where there are known congestion issues at peak</u></p>

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		statement to SP35	<u>times.</u>																																				
MM62	Page 156	Written statement to SP35, additional text	<u>Through adopting Route Based Strategies, the Highways Agency (now Highways England) aim to identify network needs relating to operations, maintenance and where appropriate, improvements to proactively facilitate economic growth. For Burton Upon Trent there are capacity issues along the A38, particularly at the Clay Mills junction. Large scale proposals will need to consider implications on the network and where necessary contribute towards the any projects identified as part of the Route Based Strategy.</u>																																				
MM63	Page 157	Strategic Policy 35 Accessibility and Sustainable Transport	<ul style="list-style-type: none"> • Securing appropriate provision or contributions towards the cost of any necessary highway improvements, provision of public transport services and facilities, and walking and cycling facilities <u>in line with the most up to date Staffordshire County Council Integrated Transport Strategy;</u> • Requiring developments which are likely to have an impact on the wider highway infrastructure to be accompanied by a transport assessment clearly setting out how the likely impacts of the development will be addressed. <p><u>The Council's Infrastructure Delivery Plan supports the Local Plan document. It identifies, where possible, the physical, social, community and green infrastructure required to support growth in the Borough.</u></p>																																				
MM64	Page 161	Index of Detailed Policies	<table border="1"> <thead> <tr> <th><u>Policy Number</u></th> <th><u>Name of Policy</u></th> <th><u>Page Number</u></th> </tr> </thead> <tbody> <tr> <td>DP1</td> <td>Design of New Development</td> <td></td> </tr> <tr> <td>DP2</td> <td>Designing in Sustainable Construction</td> <td></td> </tr> <tr> <td>DP3</td> <td>Design of New Residential Development, Extensions and Curtilage Buildings</td> <td></td> </tr> <tr> <td>DP4</td> <td>Replacement Dwellings in the Countryside</td> <td></td> </tr> <tr> <td>DP5</td> <td>Protecting the Historic Environment: All Heritage Assets, Listed Buildings, and Conservation Areas and Archaeology</td> <td></td> </tr> <tr> <td>DP6</td> <td>Protecting the Historic Environment: Other Heritage Assets</td> <td></td> </tr> <tr> <td>DP7</td> <td>Pollution and Contamination</td> <td></td> </tr> <tr> <td>DP8</td> <td>Tree Protection</td> <td></td> </tr> <tr> <td>DP9</td> <td>Advertisements</td> <td></td> </tr> <tr> <td>DP10</td> <td>Water Recreation and Blue Infrastructure</td> <td></td> </tr> <tr> <td>DP11</td> <td>European Sites</td> <td></td> </tr> </tbody> </table>	<u>Policy Number</u>	<u>Name of Policy</u>	<u>Page Number</u>	DP1	Design of New Development		DP2	Designing in Sustainable Construction		DP3	Design of New Residential Development, Extensions and Curtilage Buildings		DP4	Replacement Dwellings in the Countryside		DP5	Protecting the Historic Environment: All Heritage Assets, Listed Buildings, and Conservation Areas and Archaeology		DP6	Protecting the Historic Environment: Other Heritage Assets		DP7	Pollution and Contamination		DP8	Tree Protection		DP9	Advertisements		DP10	Water Recreation and Blue Infrastructure		DP11	European Sites	
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			DP12	St George's Park
MM65	Page 175	Blue Infrastructure Policy and written statement	<p data-bbox="658 347 1249 371">Blue Infrastructure and water based recreation</p> <p data-bbox="658 405 2145 555">The Borough contains the important natural watercourses of the River Trent and the River Dove, the River Tean and the Trent and Mersey Canal. The Local Plan seeks to protect rivers and watercourses from developments that would have an adverse affect on their drainage functions, on water quality, nature conservation or their landscape value whilst encouraging development that contributes to the delivery of Blue Infrastructure, as a multifunctional green space and an important component of social infrastructure.</p> <p data-bbox="658 624 2152 863">Some of these watercourses and canals perform a variety of important recreation functions, which can include fishing, rowing and canoeing, or riverside walks and bike rides. Opportunities to extend public access to rivers and canals will be supported provided that their primary functions are protected. The Borough Council, working with partner organisations such as the Central Rivers Initiative <u>and neighbouring authorities, will investigate opportunities for a joined-up approach to the Trent Valley area in order to balance the objectives of increased public access to river areas, recreation and leisure with landscape restoration and change, wildlife interests and mineral workings. The Council where possible will ensure that the objectives of the Central Rivers Initiative are embedded into the early design of proposals, particularly for sustainable urban extensions and restoration projects.</u></p> <p data-bbox="658 935 2107 1082">Delivery of the Central Rivers Initiative has the potential to be an important element of Green and Blue Infrastructure. The Central Rivers Initiative is a broadly based partnership working together to shape and guide the progressive restoration and revitalisation of the river valley between Burton-on-Trent, Lichfield and Tamworth. The overall objective is to create a landscape linking Burton with Tamworth that people are proud of and enjoy, with healthy rivers, lakes and valleys attracting wildlife and a thriving, sustainable, economy.</p> <div data-bbox="658 1185 1890 1367" style="border: 1px solid black; padding: 5px;"> <p data-bbox="674 1193 1088 1217">DETAILED POLICY 10-9 (AM119)</p> <p data-bbox="674 1267 1263 1291">Blue Infrastructure and water based recreation</p> <p data-bbox="674 1331 1794 1355">Proposals for recreational and tourist development on the boroughs river, canal or lake areas to</p> </div>	

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			<p>improve public access and for suitable water sports, including fishing, swimming, rowing and canoeing, will be encouraged provided that they do not adversely affect water quality, carrying capacity of the watercourse, amenity, visual quality, navigation or value as a wildlife habitat of a watercourse, associated wetlands and surrounding environment.</p> <p>Developments should be integrated into the existing footpath, cycleway and public transport network and highway access and parking issues should be satisfactorily resolved.</p> <p><u>Central Rivers Initiative</u></p> <p>The Borough Council, as a partner in the Central Rivers Initiative, will continue to support its objectives <u>and work with appropriate partners</u> to help realise the unique economic and tourism benefits of the Trent Valley corridor. Proposals related to the Trent River Corridor Central Rivers Initiative will be positively supported and promoted where they:</p> <ul style="list-style-type: none"> • are of local relevance and significance • are consistent with the Central Rivers Initiative strategy • <u>maximise opportunities for landscape and agricultural restoration which</u> contribute to positive landscape and ecological change • create a network of safe mixed use routes for walking, running, cycling, wheelchair, pushchair and equestrian access which, where possible link to or incorporate other local places of interest • lead to the formation or use of lakes from former gravel quarries which offer a variety of recreation activities. • include tranquil areas for wildlife and quiet activities • contribute towards long term water and habitat management • maximise opportunities for businesses both directly and indirectly • maximise opportunities for landscape and agricultural restoration • do not conflict with other planning policies in this document. <p><u>For large scale mixed use developments in the Trent Valley Corridor the Council will encourage early consideration of the aims of the Central Rivers Initiative in the design process.</u></p>

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MM66	Page 190	Monitoring Table	Reformatting and arranging of table to ensure correct target and indicator is with correct policy. Additional columns included relating to the relevant objective and trigger points for contingency.
MM67	Page 185	Monitoring Table indicator for Strategic Policy 7	Ensure that Sustainable Urban Extensions deliver the quantum and mix of uses set out in the policy <u>Commitments and completions on</u>
MM68	Page 185	Monitoring Table indicator for Strategic Policy 9	Monitor Contributions <u>secured in line with</u> against the IDP
MM69	Page 185	Monitoring Table indicator for Strategic Policy 10	Monitor infrastructure provision against the policy <u>Education infrastructure provision as set out in the policy</u>
MM70	Page 187	Monitoring Table target for Strategic Policy 16	<u>3. To deliver homes to Building Regulations requirement M4(2) where applicable</u>
MM71	Page 187	Monitoring Table indicator and target for Strategic Policy 17	1 To deliver 424 <u>112</u> affordable homes per year across the plan period 2. Number of houses delivered on exceptions sites 2. Deliver 90 affordable houses on exceptions sites across the plan period
MM72	Page 189	Monitoring Table indicator for Strategic Policy 24 and 25	Number of policies <u>proposals</u> refused on design principles <u>and historic environment impacts</u>

Ref	Page (Document A.1)	Policy/ Paragraph	Main Modification
MM73	Page 189	Monitoring Table indicator and target for Strategic Policy 26	Indicator Through the development control process <u>Contributions secured through S.106 agreements</u> Target Contributions secured through S.106 agreements <u>Planting of new woodland in line with National Forest Strategy</u>
MM74	Page 189	Monitoring Table indicators and targets for Strategic Policy 27	Indicators 1. Developments permitted contrary to advice from Environmental Agency and Staffordshire County Council 2. Developments permitted in flood risk areas. <u>3. Developments incorporating sustainable urban drainage systems (SUDS)</u> Targets 1. No development is permitted contrary to advice from Environmental Agency and Staffordshire County Council <u>2. No development is permitted in flood risk areas.</u> <u>3. All new development to incorporate SUDS where required.</u>
MM75	Page 190	Monitoring table target for SP28	<u>In line with national targets for renewable energy generation</u>
MM76	Page 190	Monitoring table indicator and target for Strategic Policy 29 and 30	Indicator Through the development control process <u>Number of developments impacting on biodiversity or landscape</u> Target No application approved contrary to policy <u>Development will only be permitted where it delivers a net gain for biodiversity</u> <u>Development accords with landscape character type</u>
MM77	Page 190	Monitoring table indicator and target for	Indicator Applications approved in Green Belt/SGG contrary to policy

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		Strategic Policy 31	Target No application approved contrary to policy
MM78	Page 190	Monitoring table target for Strategic Policy 32 and 33	1. No net loss of open spaces or facilities 2. <u>New and improved</u> open spaces and facilities in areas of deficiency and new development to provide new facilities
MM79	Page 191	Monitoring table indicator and target for Strategic Policy 34	Indicator 1. Number of planning permissions granted for development with secured Health Impact Assessments <u>2. Applications providing community growing space.</u> Target <u>1. All major development applications to be supported by a Health Impact Assessment</u> <u>2. Major development to provide community growing space where possible.</u>
MM80	Page 191	Monitoring table target for Detailed Policy 5 and 6	1. <u>Ensure development has a positive impact on the natural and historic environment</u> 2. <u>Protect and enhance the Borough's heritage assets, historic character and designated conservation areas.</u>
MM81	Page 192	Monitoring table indicator for Detailed Policy 12	Through the development control process <u>Applications in relation to St Georges Park</u>
MM82	196	Appendix 3, Housing trajectory table	New trajectory table – see end of document.
MM83	197	Glossary	Affordable Rented Housing: Housing which meets the Housing Corporation's Design and Quality Standards (or replacement standards) and which is let by a Registered Provider of Social Housing to a person allocated that Dwelling in accordance with the Council's Allocation Scheme at a controlled rent of no more than 80% of the local market rent.
MM84	198	Glossary,	<u>Dwelling: An individual self-contained unit of accommodation containing the normal facilities for cooking, eating, washing and sleeping associated with use as a dwelling house. Includes self-contained units within a development</u>

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		additional text	<u>which may also provide communal facilities and services and non self-contained accommodation.</u>
MM85	199	Glossary	<p>Extra-care Housing: Dwellings suitable for people individual households with varying care needs which are clustered together along with communal facilities, where occupiers are provided with and required to pay for accommodation based services, and specifically where overnight accommodation based care and support services are provided to occupiers so that people they are able to remain in their own home as their care needs increase.</p> <p><u>A development of clustered dwellings and communal facilities for households with varying care needs where overnight on-site care services will be available to occupiers so that they are able to remain in their own home as their care needs increase. May also include accommodation for staff.</u></p>
MM86	200	Glossary	<p><u>Housing for Older People:</u> Bungalows or houses which are specifically designed with for older people <u>wanting to downsize in mind, offering for example a downstairs bathroom and/or</u> including a level access or low threshold shower. <u>These are mainstream market dwellings which will be</u> and which are sold freehold without any <u>age restriction or</u> requirement to pay service charges. <u>Applicants will need to evidence that proposed dwellings have been designed with older people in mind.</u></p>
MM87	200	Glossary	<u>Lifetime Homes Standard:</u> the standard published by Habinteg on behalf of the Lifetime Homes Foundation
MM88	201	Glossary	<p>Insert the following:</p> <p><u>'Overall Catchment Area (OCA): This is the area defined by the population and existing volume of retail expenditure for residents within the local area. Factors that influence consumers' decisions on where to shop include, presence and strength of 'anchor' traders, volume, quality and mix of retail provision, additional services and facilities, accessibility, parking and shopping environment</u></p>
MM89	202	Glossary	<p>Retirement Housing: <u>A development of clustered dwellings and communal facilities meeting Requirement M4(3) of the Building Regulations (wheelchair user dwellings) with occupation restricted to older people. May also include other accommodation for staff.</u> Dwellings which are specifically designed for and sold to older people, which are clustered together with communal facilities, and where occupiers are provided with and required to pay for age-related services</p>
MM90	202	Glossary	<u>Social Rented housing:</u> Housing which meets the Housing Corporation's Design and Quality Standards (or replacement standards) and which