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6 March 2026

Dear Councillor,

Cabinet

6:00pm on Monday 16 March 2026

Meeting to be held in the Esperance Room, Civic Centre, Cannock

You are invited to attend this meeting for consideration of the matters itemised in the following Agenda.

Yours sincerely,

T. Clegg
Chief Executive

To:

Councillors:

Thornley, S.	Leader of the Council
Samuels, G.	Deputy Leader of the Council and Regeneration and High Streets Portfolio Leader
Williams, D.	Community Wellbeing Portfolio Leader
Preece, J.	Environment and Climate Change Portfolio Leader
Thornley, S.J.	Housing and Corporate Assets Portfolio Leader
Johnson, T.	Parks, Culture and Heritage Portfolio Leader
Prestwood, J.	Resources and Transformation Portfolio Leader

Agenda

Part 1

1. Apologies

2. Declarations of Interests of Members in Contracts and Other Matters and Restriction on Voting by Members

To declare any interests in accordance with the Code of Conduct and any possible contraventions under Section 106 of the Local Government Finance Act 1992.

3. Adoption of the Cannock Chase Local Plan 2018-2040

Report of the Head of Economic Development and Planning (Item 3.1 – 3.646).

Adoption of the Cannock Chase Local Plan 2018 - 2040

Committee:	Cabinet
Date of Meeting:	16 March 2026
Report of:	Head of Economic Development and Planning
Portfolio:	Regeneration and High Streets

1. Purpose of Report

- 1.1. To inform members of the content of the Inspectors Report and to seek approval to formally adopt the Cannock Chase Local Plan (2018-2040).

2. Recommendations

- 2.1. That Cabinet note the content of the Inspectors Report including the recommendation to adopt the Local Plan.
- 2.2. That Cabinet recommend to Council to agree to adopt the Cannock Chase Local Plan 2018-2040 under Section 23 of the Planning and Compulsory Purchase Act 2004 including:
 - 2.2.1. Appendix 1 to the Inspector's report – Schedule of Proposed Main Modifications set out in Appendix 2b.
 - 2.2.2. Schedule of Additional Modifications set out in Appendix 4a.
 - 2.2.3. Schedule of Additional Modifications to the Policies Map as set out in Appendix 4b.
 - 2.2.4. The Cannock Chase Local Plan 2018 – 2040 Policies Map.
- 2.3. That delegated authority is provided to the Head of Economic Development and Planning to publish an Adoption Statement and Sustainability Report, (part of the Integrated Assessment) and any other requirements in accordance with Regulation 26 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 2.4. That cabinet agree additional funding from budget support reserve for 2025-26 £58,000 to cover additional planning inspectorate costs.

3. Reasons for Recommendations

- 3.1. Local planning authorities must prepare a local plan which sets planning policies in a local authority area. The Local Plan sets out a vision and a framework for the future development of Cannock Chase District, addressing needs and opportunities in relation to housing, the economy, community facilities, and essential infrastructure in addition to conserving and enhancing the natural and historic environment, mitigating, and adapting to climate change, and achieving well designed places.

- 3.2. The Cannock Chase District Local Plan has been in development since 2018 and is intended to replace the existing Local Plan which was adopted in 2014. Elements of the existing plan are out of date and cannot be given full material weight when determining planning applications. The development needs set out in the 2014 plan are no longer relevant and it is necessary to adopt a new Local Plan containing site allocations to plan positively for growth in the District.
- 3.3. The Planning Inspectorate (PINS) has received the Inspector's Report and informed the Council that it is able to adopt the Plan. The Report makes clear that the Plan is capable of adoption subject to inclusion of the Main Modifications, which are explained in the main report. This is a significant achievement for the Council. If the Plan is adopted this will mean the Council has an up-to-date plan which can be given full weight when determining applications providing certainty for developers, local communities, and other stakeholders. It will also deliver new sites for housing, employment and other uses providing a positive development framework for the 15-year plan period.
- 3.4. It should be noted that in developing the Local Plan over the course of 7 years, this takes considerable resource in commissioning and developing the evidence to justify the plan, determining appropriate development sites and it has been subject to five separate 6-week public consultations including the most recent consultation on the Main Modifications. The plan has been subject to Examination for a year which involved written statements and 3 weeks of hearing sessions in May, June, and July 2025. It is therefore recommended that this significant investment from the Council and everyone that helped shape the document through their comments or participation at Examination is realised by adopting the new local plan.
- 3.5. In summary, adoption of the plan with modifications is recommended for the following reasons:
- Provides a local up-to-date framework for planning decisions.
 - Shapes growth and development through a plan which has been created with community input.
 - Provides a supply of sites to meet development needs.
 - Supports provision of necessary infrastructure.
 - Provides policies to protect the green infrastructure network, heritage and environmental designations, address climate change and promotes good design and health and well-being
- 3.6. The implications of not adopting the Local Plan would be significant and are set out under 'Key Issues' and Section 6. In summary the Council would not have an up-to-date plan with sufficient sites to maintain the mandatory five-year supply. This means that the District would be vulnerable to speculative development, and without a plan in place there would be no mechanism to coordinate significant infrastructure projects or up to date policies to help manage development and inform applications. A new plan would need to be produced working to the government's new housing target which is double the number of dwellings that has been planned for in this Local Plan. Whilst this is unavoidable the adoption of this plan would provide a buffer for five years using the former lower housing target.

- 3.7. It is recommended that the Council takes the positive step to replace the 2014 Local Plan with the new Local Plan which has been independently scrutinised and found to be sound and legally compliant.

4. Key Issues

- 4.1. The options available to the Council are to adopt the plan (with modifications) or to not adopt the plan. There is no option to adopt the plan without modifications as the Inspector has deemed these necessary to make the plan sound.
- 4.2. The Government are in the process of reforming the plan making system. The plan was produced under the transitional arrangements and therefore this key decision is not affected by the planned introduction of the substantially revised NPPF or the regulations related to the new 30-month timescale for plan production. More information on this is provided in the main report.
- 4.3. One of the key issues is consideration of the representations made on the Regulation 19 plan, in addition to the consultation on Main Modifications. The Inspector has assessed these and resolved that there is no outstanding issue which makes the plan unsound, however some parties may still have concerns about issues raised, or the level of development being planned for.
- 4.4. Whilst there have been objections to the plan from members of the public with regard to the release of Green Belt sites, it should be noted that failing to adopt the plan will not result in a reprieve from new development, or necessarily protect sites earmarked for allocation in the plan. It may actually have the opposite effect, increasing the vulnerability of sites including land in the Green Belt to development, due to the inability of the Council to demonstrate a 5-year pipeline of development sites combined with a higher housing target than has been planned for. These implications are set out below:
- The Council would not have an up-to-date Local Plan and in such circumstances paragraph 14 of the National Planning Policy Framework (NPPF) sets a clear presumption in favour of approving development applications that can demonstrate their sustainability. Development decisions would therefore be guided by the NPPF rather than locally agreed planning policy with the emphasis on approval.
 - The Council do not have a 5-year supply of housing sites. The position is currently 1.61 years supply. This means that the area is more vulnerable to speculative development. The new plan contains site allocations for housing and other uses including strategic extensions to employment areas which should bolster the supply of sites, reducing the vulnerability of the District to unplanned development. If the plan is not adopted there is no positive mechanism to restore the 5-year land supply.
 - The revised NPPF introduced in December 2024 doubled the annual housing requirement for the District. However, as the plan had already been submitted for Examination by this point, the housing target in the new Local Plan is based on the original lower figure (264 dwellings per annum as opposed to 527 dwellings per annum). If the Council adopts the new Local Plan this lower target can be used as the baseline for a period of 5 years from adoption (with a small buffer) in line with the transitional arrangements set out in the NPPF. This would be advantageous to the Council as it provides time to adjust to a

much higher building rate and should help to restore the five-year housing supply.

- There would be no strategic context for further plan making in the District, and there would be no plan in place to initiate and guide strategic infrastructure projects.

4.5. Other implications are set out in Section 7.

5. Relationship to Corporate Priorities

5.1. Adopting an up-to-date development plan which sets out sites for housing and economic development, supports our town centres, and delivers local planning policies to help guide development is considered to contribute to all corporate priorities. The aspiration to adopt a new Local Plan for the District is referenced in the Corporate Plan as one of the specific outcomes to achieve over the 4 years (2022-2026) in relation to Priority 3 The Community.

6. Report Detail

6.1. Following the Council decision to publish and submit the Local Plan to the Secretary of State for examination on 9 October 2024 the Local Plan was formally submitted on 28 November 2024. Independent Planning Inspector Andrew McCormack BSc (Hons) MRTPI, was appointed to conduct the examination. Hearing sessions were held in three-week blocks between May - July 2025 at the Council's Civic Centre. These sessions considered all aspects of the Plan to test its legal compliance and soundness. As part of the examination process the Council set out a series of minor modifications and also asked the Inspector to consider making Main Modifications to the plan if necessary to make the plan sound. Links are provided in the Background Papers Section.

6.2. The Main Modifications underwent a period of public consultation ending on 1 December 2025. The representations received, together with a summary and Council response to these representations were forwarded to the Planning Inspector for further consideration. The summary table is attached to this report as Appendix 1. The minor modifications (known as additional modifications) help provide clarity without affecting policy and are therefore not required to undergo further consultation.

6.3. The Inspector's final report was received on 5 March 2026 which marked the end of the examination. The report is attached as Appendix 2. As required the report was published as soon as practically possible and notice given on the Council's website, at the Civic Centre and at libraries in the District and to statutory consultees required to be informed by regulations and including those on the Local Plan database who requested to be informed.

6.4. In his report the Inspector considered whether the Plan was sound and compliant with legal requirements, including the Duty to Co-operate. The report covers all aspects of the Plan from the Vision, Strategic Objectives, Spatial Strategy and Priorities, High Quality Development, Community Infrastructure, Housing, Employment, Transport and Infrastructure, the Environment including the Green Belt and the Site Allocations.

Inspectors Report – Summary of main findings

- 6.5. **Duty to Co-operate** - The Inspector found that the Council has a longstanding record of co-operation and joint working with neighbouring and statutory authorities, and that the submitted evidence demonstrates that the Council has made considerable effort to engage effectively with all relevant organisations and prescribed bodies throughout the preparation of the Plan. The Inspector concludes that the Council has met the requirements of the Duty to Co-operate. The key areas where agreement has been reached are:
- With the Greater Birmingham and Black Country Housing Market Area (GBBCHMA) Authorities on the contribution of 500 dwellings to the shortfall
 - With South Staffordshire DC, Lichfield DC, Stafford BC and Walsall Council on housing supply and delivery
 - With South Staffordshire Functional Economic Market Area on employment land and economic development
 - With Historic England on the approach to heritage assets
 - With Natural England on environmental impact and habitats
 - With Sport England on the approach to new provision and loss of facilities
 - With site promoters and developers to demonstrate to deliver sustainable development in the District during the Plan period
- 6.6. **Vision, Strategic Objectives, Spatial Strategy and Priorities** – The Inspector find that the Vision looks to create a prosperous District for all, provide good quality homes and economic opportunities, protect the environment, and ensure efficient and affordable transport links. The Inspector considered the clarity of the Vision and the elements that will contribute towards its achievement are not sufficiently evident or clear, as such a Main Modification was proposed to rectify this and ensure that the Plan is clear and effective.
- 6.7. The Inspector recognised that the Plan period to 2040 will not meet the minimum 15-year requirement from adoption of the Plan. However, given the anticipated adoption of the Plan in early 2026 and that the Plan period from adoption will likely be 14years, the Inspector concludes that the Plan should be adopted, and an early review of the adopted Plan be undertaken to consider afresh the medium and longer-term development implications of the District. The Inspector considers this to be a pragmatic and appropriate approach to ensure that Cannock Chase has a sound and deliverable Plan in place for at least the medium term.
- 6.8. **Housing** – The Inspector agrees that the standard method identifies a local housing need of 5,808 dwellings to be accommodated within the District. In addition, Cannock Chase identifies 500 dwellings to help meet the shortfall of the GBBCHMA. Whilst this level of contribution was contested as part of the examination process the Inspector finds that the basis for this contribution to the unmet need in the HMA reasonable, robust, and justified. The Inspector accepts the Council's stepped approach to the housing trajectory to reflect the anticipated pattern of delivery and to not defer necessary provision.
- 6.9. With regards to the Housing Land Supply the Inspector is satisfied that the Council can demonstrate a deliverable five-year housing land supply at adoption of the Plan, and that the Council has established an appropriate mechanism for rolling forward the supply through annual monitoring.

- 6.10. **Affordable Housing** – The Inspector accepts the Council's approach to remove the minimum percentage requirement for First Homes from the policy to increase the provision of social rented housing in line with the most recent Housing Needs Assessment (2024). Further to this, the Inspector finds the request to update Table D to align the affordable housing percentages with the evidence contained in the Viability Study (2024) are necessary for precision and accuracy within the policy and for it to be effective.
- 6.11. **Green Belt Release** - The Inspector is satisfied that the approach to Green Belt Release within the Local Plan is proportionate for plan-making and consistent with national policy in identifying firstly, the contribution of parcels of land to the Green Belt; secondly, the relative degree of harm from release; and thirdly the short-listed locations where any necessary release would be least harmful. The Inspector finds that the proposed releases are justified by the evidence, with boundaries capable of enduring beyond the Plan period and appropriate mitigation secured through the policy and the infrastructure framework.
- 6.12. **Cannock Chase SAC** – Local Plan policy deals with habitat sites, including the Cannock Chase SAC. The policy makes clear that development will not be permitted where it would have adverse impacts on habitats sites and that effective avoidance and/or mitigation must be demonstrated. The Inspector is satisfied that the policy recognises the potential for adverse effects, as noted in the submitted Habitats Regulations Assessment, and that subject to a modification to the policy wording that the soundness issues are largely resolved and the policy is supported by Natural England.
- 6.13. **Other Policies**
- **High Quality Development** – The Inspector finds that subject to the modifications identified, that the Plan's approach to delivering high quality development that is distinctive attractive and safe to be suitable evidence-based and justified.
 - **Community Infrastructure** – The Plan seeks to provide community infrastructure and opportunities for healthy living through the policies in Strategic Objective 2. The Inspector concludes, that subject to modifications, the Plan provides for creating community infrastructure and healthy living opportunities and is accordingly positively prepared, justified, effective and consistent with national policy and therefore sound.
 - **Economy** – The Plan strategy facilitates provision of 74ha of employment land during the Plan Period and includes the allocation of two strategic sites requiring release from the Green Belt. Subject to the proposed modifications, the Inspector is satisfied that the policy will assist in creating the conditions for new employment sites in which businesses can invest, expand, and adapt, aligning with the NPPF.
 - **Sustainable Transport and Communications Infrastructure** – Subject to modifications, the Inspector identifies that the Plan's approach to the provision of sustainable transport and communications infrastructure is an effective strategy that is based on clear and robust evidence.
 - **Town and Local Centres** – The Local Plan looks to safeguard existing town centre services, the redevelopment of Cannock, Hednesford and Rugeley Town Centres and provision of a specific town centre design policy, the

Inspector concludes that subject to the identified modifications, that the Plan's approach to creating attractive town and local centres is justified and effective.

- **Natural Environment** – Strategic Objective 7 of the Plan concerns the protection and enhancement of the Natural Environment. The Inspector finds that subject to modifications that the Plan's approach to protecting and enhancing the natural environment is justified and effective.
- **Supporting a Greener Future** - The Local Plan considers low and zero carbon energy and heat production, achieving net-zero carbon development, achieving sustainable design, and aspirations for development proposals to avoid air, water, soil, noise, and light pollution. A number of modifications are proposed including the removal of reference to zero carbon to align with the September 2023 NPPF requirements for low carbon development. The Inspector concludes that subject to the identified modifications, that the Plan and its relevant policies effectively support a greener future and the approach and policies are justified and consistent with national policy.
- **Monitoring and Implementation** – The Inspector finds that the Plan sets out a clear framework for the effective delivery and monitoring of the policies within it that can be measured and assessed.

6.14. Site Allocations

- **SH1: Land South of Lichfield Road, Cannock** – The allocation is proposed to be split into two parts, the northern part is to be released from the Green Belt to facilitate the provision of approximately 700 dwellings and a primary school, and the southern part is to remain within the Green Belt to be enhanced and utilised as Community Parkland. The Inspector finds that exceptional circumstances do exist for the release of the land from the Green Belt, and that subject to the necessary modifications that the Policy is deliverable, justified, and effective.
- **SH2: Land East of Wimblebury Road, Heath Hayes** – The allocation is proposed to be released from the Green Belt to facilitate the provision of approximately 435 dwellings, the Wimblebury Road Relief Road, and relevant infrastructure contributions. The Inspector finds that exceptional circumstances do exist for the release of the land from the Green Belt and that subject to the necessary modifications that the Policy is deliverable, justified, and effective.
- **SH3: Land to the rear of Longford House, Watling Street** – The allocation is on the urban edge of Cannock, the undeveloped part of the site is in the Green Belt and therefore is required to be released from the Green Belt in the Plan to facilitate the provision of approximately 45 dwellings. The Inspector finds that exceptional circumstances do exist for the release of the land from the Green Belt and that the proposed modifications are required to ensure consistency, clarity, flexibility, and effectiveness within the policy.
- **SH6: Former Hart School, Burnthill Road, Rugeley (Hagley Park)** – The allocation is located on the edge of Rugeley and was previously in use as a school and as such consists partly of brownfield land. However, the allocation does require a portion of the site to be released from the Green Belt. The Inspector finds that exceptional circumstances do exist for the release of the land from the Green Belt and that the proposed modifications are required for clarification purposes and to ensure the policy is effective.

- **SE1: Kingswood Lakeside Extension 2, Norton Canes** – The allocation is located on the urban edge of Cannock and is situated east of the existing Kingswood Industrial Estate and north of the Kingswood Lakeside Employment Park. As the site lies within the Green Belt, the proposal to develop it will result in its release from the Green Belt. The Inspector is satisfied having regard to all relevant submitted evidence that it provides reasonable and evidential support for this site and policy.
 - **SE2: Watling Street Business Park Extension** – The allocation forms an extension to the existing employment area of Watling Street Business Park, and the site owner proposes to undertake a full regeneration of the existing site in conjunction with the extension. As the proposed allocation and existing employment area are within the Green Belt, the site and the existing business park are proposed to be released from the Green Belt to enable the development proposal to move forward. The Inspector concludes that the proposed modifications will provide clarity and enable the policy to be effective.
 - **Non-Strategic Allocations and Safeguarded Land** – The Plan proposes a number of additional site allocations to meet the identified housing figure; these sites do not require the release of land from the Green Belt. In order to meet longer-term development needs stretching well beyond the Plan period, the Plan identifies four site allocations for safeguarded land to be removed from the Green Belt, the policy sets out clearly that these sites cannot come forward for development before the end of the Plan period or unless another Local Plan Review is undertaken. On both elements the Inspector concludes that subject to the identified modifications that the Site Allocations are justified and effective.
- 6.15. The Inspector concludes that with the recommended Main Modifications set out in Appendix A of the Final Report (Appendix 2), Cannock Chase Local Plan 2018 – 2040 has met the duty to co-operate, satisfies the requirements of Section(2)(5)(a) of the 2004 Act and has meets the criteria for soundness in the NPPF September 2023.
- 6.16. The Main Modifications are summarised as follows:
- Changes to the presentation and layout within the Plan of the Vision, Strategic Objectives, Spatial Strategy and Strategic Priorities to reflect a clearer and effective overall strategy within the Plan.
 - Insertion of new policies SS1, SS2, SS3, SS4 and SS5 to ensure that the Spatial Strategy and Strategic Priorities within the Plan are clearly set out and effective for each defined area within Cannock Chase District.
 - Modifications to the Plan to clarify and distinguish between strategic and non-strategic policies within the Plan and to ensure consistency with national policy.
 - Changes to the wording of policies to ensure that the Plan is effective and consistent with national policy.
 - Modifications within policies to remove unnecessary cross-referencing to other policies and to C in the clarity and effectiveness of the Plan.
 - Modifications to Table D of Policy SO3.2 to reflect up to date information and evidence relating to affordable housing provision and modifications to Table E of Policy SO3.2 in relation to housing mix.

- Amendments and corrections to the housing trajectory calculation and its presentation to present the up-to-date housing supply position for the Plan period.
- Amendments and corrections to the Employment Site Allocations (Table F, Policy SO4.2) to present the up-to-date employment land supply position for the Plan period.
- Modifications to the Plan to correctly reflect the Plan's approach in terms of 'low carbon' rather than 'net-zero carbon' development.
- A number of other modifications to ensure the Plan, as a whole, is positively prepared, justified, effective and consistent with national policy.

6.17. **Changes to the plan making system**

- 6.18. Proposed reforms to the plan making system have been in development since the Conservative Government published a consultation in July 2023 covering proposals to streamline the plan making system. A key aim was to achieve universal plan coverage and reduce the time taken to produce and adopt a Local Plan (an average of 7 years). This was supported by the Levelling Up and Regeneration Act 2023 (LURA) which introduced the statutory framework for many of the planned reforms. The current Labour Government published their response to the consultation in February 2025 and have recently published a consultation on a substantially revised NPPF which builds on the legislation set out in the Act.
- 6.19. The consultation aligns with the summary of regulations which sets out the key steps and detailed guidance on preparing a Local Plan in a 30-month timeframe. It also presents new national decision-making policies designed to avoid duplication in Local Plans which will be more focused on-site allocations and policies necessary to deliver these. New style Local Plans will also be digitally based, as well as more visual, adopting a map based digital format with a reduction in written policy. As opposed to previous more incremental changes to the NPPF, there appears to be a more fundamental reset which it is expected authorities will have regard to with immediate effect.
- 6.20. Cannock Chase District Council will respond to the Governments consultation on the NPPF which closes on 10 March 2026. It should be noted that nothing in the consultation has a bearing on the decision about the adoption of this Local Plan. Guidance still exists on the current plan making system which is still applicable to any authority still preparing to submit their Local Plan by December 2026. The government has expressed that it wants local planning authorities to continue bringing forward plans as quickly as possible ahead of the new system coming into force¹. It is therefore preferable to have an up-to-date plan in place which requires review, as opposed to not have an up-to-date plan and risk government intervention (see section 6 Implications).

¹ 27/11/25 Matthew Pennycook Minister of State for Housing and Planning, Written Ministerial Statement UIN HCWS1104 Reforming Local Plan-Making
<https://questions-statements.parliament.uk/written-statements/detail/2025-11-27/hcws1104>

6.21. Next steps

- 6.22. Should the Council resolve to adopt the Local Plan in light of the Inspectors report and recommendations, an adoption statement will be produced. This statement will be sent to any person who has asked to be notified of the adoption of the local plan in addition to the Secretary of State. The Local Plan will be published and made available in public venues including the Civic Centre and local libraries.

7. Implications

7.1 Financial

There has been a significant cost to the authority in developing the plan since 2018 including staffing, commissioning, and updating complex evidence base documents and the cost of financing the Examination including the Inspectors and Programme Officers fees. The report sets out a request for additional funding as the costs are higher than the budget available by approximately £58,000 due to additional planning inspectorate costs. It should be noted that this figure includes an estimate for the final invoice yet to received. Funding is proposed to be met from the budget support reserve as the local plan reserve has been fully utilised.

Adopting a local plan also offers significant financial benefits to the local authority and the community by providing a predictable framework for development, attracting investment, and generating revenue in the form of council tax, business rates, CIL and S106 agreements which can fund improved local infrastructure and deliver biodiversity net gain.

7.2 Legal

The Planning and Compulsory Purchase Act 2004 (as amended) (the “Act”). Section 15 (1) of the Act requires local authorities to prepare and maintain a development plan (which includes the Local Plan). The new plan is designed to replace the existing 2014 Local Plan.

The Act does not impose an absolute duty on a local planning authority to adopt a local development plan, as recently tested through a legal case *Jones v Wrexham County Borough Council and Ors* (2024). In this case developers who had sites allocated in the plan presented a legal challenge to the Council's decision not to adopt the plan. The High Court ruled in favour of the developers however this was overruled in the Court of Appeal. The ruling clarified that Section 67² of the Planning and Compulsory Purchase Act 2004 grants a discretionary power, not a mandatory duty, to adopt a plan.

Whilst there is no legal duty to adopt the plan, the Government could intervene in relation to the timetable for any new plan through the authorities Local Development Scheme.

Section 15(4) of the Planning and Compulsory Act 2004 (the 2004 Act) provides that: the Secretary of State may direct the local planning authority to make such amendments to the scheme as they consider is appropriate for the purpose of ensuring full and effective coverage (both geographically and with regard to

² Section 67 for Wales as this was a Welsh case Section 23 for England which mirrors one another

subject matter) of the authority's area by the development plan documents (taken as a whole) for that area.

As a recent example, the Minister of State for Housing and Planning wrote to Stockport Council on 16 September 2025 directing them to amend their Local Development Scheme with prescribed dates in order to progress the stalled plan. For context, their existing plan was adopted in 2011, three years before Cannock Chase District Council adopted the current plan, but they have failed to meet targets set out in their Local Development Scheme towards adoption of a new plan.

There are also other Secretary of State intervention criteria outlined in section 27 of the 2004 Act. However, these powers generally relate to intervention in the preparation of the development plan documents rather than to the local planning authorities decision whether or not adopt a particular plan.

In the absence of an up-to-date local plan, national planning policy contained within the NPPF may carry increased weighting in the decision-making process, further to this failure to progress an up-to-date local plan may increase the risk of government intervention in the plan-making process.

7.3 Human Resources

None.

7.4 Risk Management

The risks associated with adopting the Local Plan are considered minimal. An external party could challenge the lawfulness of the decision by seeking a judicial review of the decision within six weeks of adoption of the plan. This could lead to additional legal costs. However, there is no indication that any party seeks to challenge the decision at this stage, and a judicial review could also be made in the case that the Council determines not to adopt the plan.

The Examination offered any party the opportunity to challenge the soundness and legal compliance of the plan in both written and verbal hearing sessions. The Council are acting on recommendations by the Planning Inspectorate to adopt the plan, and there are no foreseen grounds for challenge.

The risk of the Council not adopting the plan are considered to greater, as set out in this section and section 3 of the main report.

7.5 Equalities and Health

The Local Plan was supported by an Equality Impact Assessment and Health Impact Assessment as part of a wider Integrated Impact Assessment produced by consultants LUC. This was published at each key stage of development at the point at which the plan was subject to public consultation. The Local Plan has therefore been drafted in compliance with the Equality Act 2010 and with consideration of delivering positive health outcomes.

7.6 Climate Change

Climate change is a cross-cutting theme of the Local Plan, with some policies specifically aiming to mitigate the impact of climate change through new development. The plan strikes a necessary balance between development viability and introducing actions to tackle climate change such as improving

energy efficiency, promoting low carbon emission development, ensuring development is directed to the most sustainable, accessible locations and protecting and delivering green infrastructure. The plan is supported by the process of Sustainability Assessment, demonstrating that the policies have been developed through consideration of their impact on a number of sustainability themes.

Appendices

Appendix 1: Summary of responses to the Main Modifications consultation

Appendix 2a: Inspector's Final Report

Appendix 2b: Appendix to Inspector's Final Report – Schedule of Proposed Main Modifications

Appendix 3: Inspector's Letter dated 5th March 2026

Appendix 4a: Schedule of additional Modifications

Appendix 4b: Schedule of additional Modifications to the Policies Map

Appendix 5a: The Cannock Chase Local Plan 2018-2040

Appendix 5b: Cannock Chase Local Plan 2018-2040 Policies Map

Previous Consideration

Cannock Chase Local Plan 2018:2040: Regulation 22 Submission, Cabinet 26th September 2024, Council 9th October 2024

Local Development Scheme 2024, Cabinet 26th September 2024, Council 9th October 2024

Background Papers

1. Cannock Chase Local Plan: [Cannock Chase Local Plan Pre-Submission Regulation 19 Document](#)
2. [MOD1 Schedule of Proposed Main Modifications to the Cannock Chase Local Plan](#)
3. [MOD2 Schedule of Proposed Additional Modifications to the Cannock Chase Local Plan](#)
4. [MOD3 Schedule of Proposed Additional Modifications to the Policies Map](#)
5. [MOD4 Integrated Impact Assessment of Main Modifications - Cannock Chase Local Plan](#)
6. [MOD5 Habitats Regulations Assessment of Main Modifications - Cannock Chase Local Plan](#)

Contact Officer:	Sushil Birdi
Telephone Number:	01543 464326
Ward Interest:	All
Report Track:	Cabinet: 16/03/26 Council: 23/03/26
Key Decision:	Yes



Appendix 1

Cannock Chase District Local Plan

Summary of representations - Main
Modifications consultation

December 2025



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Introduction

Public consultation on the Main Modifications to the Cannock Chase District Local Plan (2018-2040) was undertaken for a period of six weeks from 20th October 2025 - 5pm 1st December 2025. There were 16 individuals/organisations that responded, many making multiple representations. There were also 5 representations which are marked as not duly made. The reasons are provided in Appendix 1.

The consultation was hosted by Cannock Chase District Council with a link provided on the Planning Policy News Page. A press release was issued and the consultation advertised on the Councils social media page with regular updates sent out. Paper copies of the documents and forms were provided in the Councils office, the Civic Centre in Cannock. Letters were sent to all contacts on the Local Plan contact database, this included all statutory consultees and anyone that had asked to be notified about the Local Plan.

Both email or written submissions were accepted.



1. VISION

Modification reference	Relevant part of the plan	Summary of main issues raised	CCDC officer response	Respondent name(s)/ref
PMM1	Vision	Supports the change in wording for the Vision which includes providing a 'platform for healthier lifestyles' and the 'transition to a low carbon economy.' Supports the additional text proposed for justification which make explicit the focus on well designed sustainable places; opportunities for healthy living; low carbon transport, and low carbon development.	Support noted. No change.	Natural England (MA0004)
PMM1	Vision	The Vision rightly emphasises healthy communities, wellbeing, inclusion, and town-centre renewal but does not recognise the social, spiritual, and relational dimensions of wellbeing, nor the partners who deliver them. This is inconsistent with the Council's Corporate Plan and the Sustainability Appraisal. Suggests wording to address this.	Agree that there are more factors inherent in supporting wellbeing and that other partners are important in delivery. The Local Plan is not intended to work in isolation and will be used in tandem with other Council initiatives on healthy living such as 'Cannock Can' program, as well as programs by external providers. The plan is principally a plan for development and the new Vision is succinct and all-encompassing and therefore is not able to expand on detailed elements.	Rising Brook (MA0005)



			Proposed further modification is not considered necessary to make the plan sound. No change.	
PMM1	Vision	Concern is raised that the proposed Vision contains the plan period to 2040. This is inconsistent with national policy as it does not enable a 15 year plan coverage and therefore does not meet development needs. The Vision should be modified to extend the plan period to 2042 and further sites including land adjacent to SH1 should be allocated to meet development needs.	The modification does not introduce a new plan period. The appropriateness of the plan period was discussed at the hearing sessions, as was the requirement to immediately review the plan upon adoption. Proposed further modification is not considered necessary to make the plan sound. No change.	Cameron Homes (MA0010)
PMM1	Vision	Support the reference to the historic environment within the Vision.	Support Noted. No Change.	Historic England (MA0015)

2. STRATEGIC OBJECTIVES

Modification reference	Relevant part of the plan	Summary of main issues raised	CCDC officer response	Respondent name(s)/ref
PMM2	Strategic Objective 7	Supports the MM as introduces a sound and flexible framework for reviewing Green Belt boundaries and	Support noted. No change.	24 Carbon Ltd - Mr O Olutunde (MA0001)



		allocating sustainable edge of centre sites when exceptional circumstances exist. Consider the MM to be compliant with NPPF 137 -151 and 84-86.		
PMM2	Strategic Objective 7	Supports the modification to the wording to make the distinction between the National Landscape and the Green Belt, and that certain sections will be released where needed.	Support noted. No change.	Natural England (MA0004)

3. THE SPATIAL STRATEGY

Modification reference	Relevant part of the plan	Summary of main issues raised	CCDC officer response	Respondent name(s)/ref
PMM3	Spatial Strategy - Policy SS1	Supports the MM as introduces a sound and flexible framework for reviewing Green Belt boundaries and allocating sustainable edge of centre sites when exceptional circumstances exist. Consider the MM to be compliant with NPPF 137 -151 and 84-86.	Support noted. No change.	24 Carbon Ltd - Mr O Olutunde (MA0001)
PMM3	Spatial Strategy - Policy SS1	Proposed Modification after clause e: "...In an future Local Plan review, the Council will consider the safeguarding	Proposed modification is not necessary for soundness. No Change.	24 Carbon Ltd - Mr O Olutunde (MA0001)



Modification reference	Relevant part of the plan	Summary of main issues raised	CCDC officer response	Respondent name(s)/ref
		and potential allocation of edge-of-settlement land that adjoins existing built form and performs a limited Green Belt function, where exceptional circumstances are demonstrated through the Green Belt assessment and landscape evidence.”		
PMM3	Spatial Strategy - Policy SS1	Supports the Spatial Strategy Policy which directs development away from the National Landscape and Green Belt. Support additional text under bullet point I relating to infrastructure provision	Support noted. No change.	Natural England (MA0004)
PMM3	Spatial Strategy - Policy SS1	Concern is raised that the proposed Spatial Strategy contains the plan period to 2040. This is inconsistent with national policy as it does not enable a 15 year plan coverage and therefore does not meet development needs. The Spatial Strategy should be modified to extend the plan period to 2042 and further sites including land adjacent to SH1 (clients site) should be allocated to meet development needs.	The modification does not introduce a new plan period. The appropriateness of the plan period was discussed at the hearing sessions, as was the requirement to immediately review the plan upon adoption. Proposed further modification is not considered necessary to make the plan sound. No change.	Cameron Homes (MA0010)



Modification reference	Relevant part of the plan	Summary of main issues raised	CCDC officer response	Respondent name(s)/ref
PMM3	Spatial Strategy - Policy SS1	Amendment to update the housing requirement wording from 5,808 dwellings to 6,308 dwellings is noted. As set out in the response to PMM57 it is considered that the Plan as currently drafted cannot demonstrate a Five Year Housing Land Supply (5YHLS) upon adoption. Proposed modification to the wider Plan for the sites identified as 'safeguarded to meet future needs' to be included as allocations within the Plan along with further Green Belt release. Reference made to Bloor Homes' Statements EXAM38A-D, and the example of Uttlesford and South Worcestershire Development Plan where Inspectors have found that a Plan can be found sound even without a 5YHLS upon adoption, but acknowledges that additional, non-allocated sites, will need to come forward to ensure that the LPA is able to demonstrate a 5YHLS. This approach could be taken here.	Comments noted. The Council note that no party raised concerns during the hearing sessions with regards to the trajectory and/or five-year supply where opportunity was provided for discussion on all matters relating to the Plan. Following the hearing sessions additional work was undertaken by the Council following requests from the Inspector, and two consultations were undertaken with one on the update to the Meeting Housing Needs Topic Paper (EXAM39) to correct non-intentional errors to a small number of sites within the trajectory and the final calculation of the 5YHLS. As identified within the Council's response at EXAM38H the changes to the trajectory did not have any impact on the numbers used to calculate the 5YHLS, an error in the final calculation resulted in an error in the figures that led to the Council showing the incorrect 5YHLS figure for the Plan upon adoption. The Council consider the Inspectors response in EXAM 40 to conclude the matters with regards to the 5YHLS.	Turley, Bloor Homes (MA0012)



Modification reference	Relevant part of the plan	Summary of main issues raised	CCDC officer response	Respondent name(s)/ref
			As set out by the Inspector during the hearing sessions, the Cannock Chase Local Plan is the subject of this examination. No Change.	
PMM3	Spatial Strategy - Policy SS1	Support the inclusion of Policy SS1 and alphabetical labelling of subsections, however objects to the reference in sub section g to 'up to 74ha of land' as it is unclear if this is a gross or a net figure. The main modification should be amended to make clear that the quantum of employment land set out at section g of policy SS1 is a gross figure. This is necessary to ensure that the plan is clear, precise, and effective.	General support noted. The Council do not consider it necessary to apply the word gross in every instance of the reference to the employment requirement, however it is appreciated this may add additional clarity. Policy SO2.4 Provision for new employment sites will primarily be applied in reference to this target where a modification has been proposed to apply 'gross' in the policy itself. Proposed further modification is not considered necessary to make the plan sound. No change.	RPS, Indurant (MA0013)
PMM4	Spatial Strategy - Policy SS2	Supports the MM as introduces a sound and flexible framework for reviewing Green Belt boundaries and allocating sustainable edge of centre sites when exceptional circumstances exist. Consider the MM to be	Support noted. No change.	24 Carbon Ltd - Mr O Olutunde (MA0001)



Modification reference	Relevant part of the plan	Summary of main issues raised	CCDC officer response	Respondent name(s)/ref
		compliant with NPPF 137 -151 and 84-86.		
PMM4	Spatial Strategy - Policy SS2	Note that in this modification and throughout the document all uses of “net zero” have been deleted. Consider this to be unsound on the grounds that there is abundance of scientific evidence to infer that without net zero, or controlling carbon emissions, there will be little point to planning being indulged in.	No issues raised which have not been considered as part of the examination to date. No change.	Dr K Dixon (MA0003)
PMM4	Spatial Strategy - Policy SS2	Bullet points E,F) The wording explicitly states a network of open space, supporting natural assets and new cycle/footpath networks.	Observation noted. No change.	Natural England (MA0004)
PMM4	Spatial Strategy - Policy SS2	Seeks specific reference to Hednesford Hills Raceway and Hednesford Town Football Club in the strategy for Hednesford and seeks allocation of the stadium on the Policies Map. Considers the issues raised at examination have not been resolved through the proposed modifications.	No issues raised which have not been considered as part of the examination to date. Proposed further modification is not considered necessary to make the plan sound. No change.	Spedesworth Motorsports (MA0009)



Modification reference	Relevant part of the plan	Summary of main issues raised	CCDC officer response	Respondent name(s)/ref
PMM4	Spatial Strategy - Policy SS2	Objects to the proposed boundary amendments to the Green Belt in Heath Hayes. Considers the proposed boundary would leave a modest parcel within the Green Belt which would be bounded on three sides by residential development and no longer meet the purposes of Green Belt. Suggests further amendment to the Green Belt boundary to address issues raised.	No issues raised which have not been considered as part of the examination to date. Proposed further modification is not considered necessary to make the plan sound. No change.	Cameron Homes (MA0010)
PMM5	Spatial Strategy - Policy SS3	Supports the MM as introduces a sound and flexible framework for reviewing Green Belt Boundaries and identifying safeguarded land, and ensuring new development enhances local green infrastructure and biodiversity. Identifies a site that is considered to meet these policy aims.	Support noted. No change.	24 Carbon Ltd - Mr O Olutunde (MA0001)
PMM5	Spatial Strategy - Policy SS3	Bullet points F,G) The new wording explicitly states improvements to cycle/footpaths networks, the protection and enhancement of space through G.I. and active travel.	Observation noted. No change.	Natural England (MA0004)
PMM6	The Spatial Strategy for	Bullet point D) The new wording explicitly states new biodiversity links will be made between Sutton Park,	Support noted. No change.	Natural England (MA0004)



Modification reference	Relevant part of the plan	Summary of main issues raised	CCDC officer response	Respondent name(s)/ref
	Norton Canes SS4	Cannock Chase and Cannock Chase Extension Canal; this is welcomed.		
PMM6	The Spatial Strategy for Norton Canes SS4	Support modification. However, policy point (c) relating to recreational cycle/footpath route to Kingswood Lakeside and safe crossing over A5 to Grove Colliery requires further clarification to be effective. This should be described in Policy SE1 at para 5 and/or shown on the concept diagram at p.188 of the Local Plan as well as modifications to Policy SE2 and Policies Map. Presents additional wording and map showing routes which will be included in Neighbourhood Plan.	This issue was considered and discussed during the Examination and the Inspector did not direct the Council to make any further modifications to make the plan sound with regard to this point. The Neighbourhood Plan is the appropriate document to add further detail on preferred routes. Proposed further modification is not considered necessary to make the plan sound. No change.	Norton Canes Parish Council (MA0006)
PMM6	The Spatial Strategy for Norton Canes SS4	Considers that Clause E should be clear that the significance of heritage assets will be protected. Acknowledges that they always seek enhancements for the historic environment, but that it should be clear that assets will be protected and conserved.	Agree that heritage assets should be protected and conserved and this is addressed within the Plan (see policy SO1.1). Proposed further modification is not considered necessary to make the plan sound. No Change.	Historic England (MA0015)



Modification reference	Relevant part of the plan	Summary of main issues raised	CCDC officer response	Respondent name(s)/ref
PMM6	Spatial Strategy - SS4	Consider that the proposed modification to use the term 'proportionate' is overly restrictive and does not align with the NPPF's presumption in favour of sustainable development. It is not sufficiently flexible to allow <i>sustainable</i> development that delivers upon strategic objectives to come forwards. The supporting text to SS4 proposed by PPM6 (Paragraphs 5.20 to 5.22) are not considered necessary for the following reasons: Para 5.20: The significant growth referenced has contributed significant funds to CCDC and SCC (through S106 and CIL payments), which has yet to be spent on the improvements to infrastructure. Additionally, Policy SO2.1 and SO5.4 ensure that local infrastructure capacity supports developments proposed to come forward, it is considered that this paragraph places unnecessary restrictions on future development at Norton Canes.	The wording has been refined to develop a full spatial strategy policy from the original non-policy wording; the proposed modification isn't considered to have a meaningful implication on implementation of the policy. The supporting text has been included in consideration of providing a full picture in creating the spatial strategy and comprises of factual information provided to the Council at the time. It is considered that as it is supporting text to further explain the approach taken that there is not an issue of soundness.	Turley, Bloor Homes (MA0012)



Modification reference	Relevant part of the plan	Summary of main issues raised	CCDC officer response	Respondent name(s)/ref
		Para 5.21: Once prepared and adopted, the Neighbourhood Development Plan will form part of the Development Plan, until this point it should not be reference within the Plan. Para 5.22: There is no evidence that a new school is required, it did not form part of the examination of this Plan and therefore should not be included within the Plan in line with Para 35b of the NPPF (2023). The submission of a report by EFM in response to EXAM38 which assessed existing school capacity, provided evidence that there is sufficient capacity to accommodate Bloor's proposed residential development without need to deliver a new primary school. References to how land can be released from the Green Belt do not align with the NPPF and should be removed as other policies within this Plan are correctly drafted and cover this point.		



Modification reference	Relevant part of the plan	Summary of main issues raised	CCDC officer response	Respondent name(s)/ref
PMM7	Spatial Strategy - SS5	Supports the MM as introduces a sound and flexible framework for reviewing Green Belt Boundaries and identifying safeguarded land, and ensuring new development enhances local green infrastructure and biodiversity. Identifies a site that is considered to meet these policy aims.	Support noted. No change.	24 Carbon Ltd - Mr O Olutunde (MA0001)
PMM7	Spatial Strategy - SS5	Supports bullet B which explicitly states 'great weight' will be given to enhancing Cannock Chase National Landscape. Strongly welcomes wording that Management Plans will be created to provide guidance for the National Landscape management	Support noted. No change.	Natural England (MA0004)
PMM7	Spatial Strategy - SS5	Seeks for a reference to the historic environment and the role of heritage landscapes within this context, which are particularly relevant to Cannock Chase AONB to be reinstated in the Policy wording	The removal of the reference to the historic environment in the forming of Policy SS5 was non-intentional. A further amendment to Clause B is not opposed to if this provides additional clarity, however, it is not considered this is necessary for soundness.	Historic England (MA0015)
PMM8	Schedule of Strategic and	Considers the policy is not fully positively prepared or effective because it excludes a major category	The comment is not related to the proposed modification which seeks to	Rising Brook (MA0005)



Modification reference	Relevant part of the plan	Summary of main issues raised	CCDC officer response	Respondent name(s)/ref
	Detailed Policies	of community infrastructure providers: faith-based organisations and community-led wellbeing hubs. Without naming these providers, the policy risks being undeliverable in practice.	provide a list of strategic and detailed policies in the plan. No change.	

4. PLANNING POLICIES

Modification reference	Relevant part of the plan	Summary of main issues raised	CCDC officer response	Respondent name(s)/ref
PMM9	Policy SO1.1	Welcome the inclusions to the historic environment policy.	Support noted. No Change.	Historic England (MA0015)
PMM9	Policy SO1.1	RPS considers this modification is unsound and ineffective because: - It lacks evidential basis and ignores the national policy principle of proportionality, which focuses on significance rather than treating all assets equally. - National policy does not reference “artistic or architectural” significance.	The wording has been agreed with Historic England in a Statement of Common Ground (Exam 9) and is considered necessary to make the plan sound. Proposed further modification is not considered necessary to make the plan sound. It is not intended that the proposed amendments to the policy go beyond the requirements of national policy, but provide guidance on areas that contribute to significance of a heritage asset.	RPS, Taylor Wimpey (MA0011)



Modification reference	Relevant part of the plan	Summary of main issues raised	CCDC officer response	Respondent name(s)/ref
		Guidance from Historic England (2008) defines heritage values as evidential, historical, aesthetic, and communal, not artistic or architectural.	No change.	
PMM9	Policy SO1.1	Raised previously at Reg 19 that the 4th bullet point should be modified to read: 'Identify all those designated heritage assets and non-designated heritage assets that could be are affected by the development proposal and explain their historic, archaeological, artistic or architectural significance...' Consider the proposed modification at PMM9 to be unsound on the basis that it is not effective. Raise issue with the evidence basis for the specific aspects in the draft policy. The criteria in the national policy based on 'proportionality' and 'significance' is now addressed through the modified wording proposed at SO1.1(d)(ii). Raise that national policy makes no reference to 'artistic or architectural' significance in terms of assessing the potential	The wording has been agreed with Historic England in a Statement of Common Ground (Exam 9) and is considered necessary to make the plan sound. Proposed further modification is not considered necessary to make the plan sound. It is not intended that the proposed amendments to the policy go beyond the requirements of national policy but provide guidance on areas that contribute to significance of a heritage asset. No change.	RPS, Indurant (MA0013)



Modification reference	Relevant part of the plan	Summary of main issues raised	CCDC officer response	Respondent name(s)/ref
		impact on designated or non-designated heritage assets.		
PMM12	Policy SO1.2	Support is given for the removal of unnecessary cross-referencing between the Plan's policies which provides clarity within the Plan to make the Plan effective.	Support noted. No change	RPS, Taylor Wimpey (MA0011)
PMM12	Policy SO1.2	Support is given for the removal of unnecessary cross-referencing between the Plan's policies which provides clarity within the Plan to make the Plan effective.	Support noted. No change	RPS, Indurent (MA0013)
PMM13	Policy SO2.1	Seeks specific reference to Hednesford Hills Raceway and Hednesford Town Football Club in the policy and the Policies Map. Considers the issues raised at examination have not been resolved through the proposed modifications. Considers the amendment to replace the word 'facilities' with 'venues' is not sufficient to remove their objections.	This issue was considered and discussed during the Examination and the Inspector did not direct the Council to make any further modifications to make the plan sound with regard to this point. The agreed action point was made to strengthen the reference to sports venues which would help to protect stadia. No change.	Spedesworth Motorsports (MA0009)
PMM13-22	Policy SO2.1, SO2.2, SO2.3,	Supports the strengthened commitment to healthy living but considers this only physical (active travel, green space, sport) and does	Agree that healthy living spans more than physical elements and that these are important to address, however the Local Plan is a plan for development and does	Rising Brook (MA0005)



Modification reference	Relevant part of the plan	Summary of main issues raised	CCDC officer response	Respondent name(s)/ref
	SO2.4, SO2.5	not reflect mental, spiritual wellbeing, social connection or addiction recovery essential to tackling deprivation and low wellbeing. Suggests additional wording to address this.	address healthy living within its scope (see policy SO2.2). Proposed further modification is not considered necessary to make the plan sound. No change.	
PMM15	SO2.2	Support is given for the removal of unnecessary cross-referencing between the Plan's policies which provides clarity within the Plan to make the Plan effective.	Support noted. No change	RPS, Taylor Wimpey (MA0011)
PMM15	Policy SO2.2	Support is given for the removal of unnecessary cross-referencing between the Plan's policies which provides clarity within the Plan to make the Plan effective.	Support noted. No change	RPS, Indurent (MA0013)
PMM16	SO2.3	Considers the issues raised at examination have not been resolved through the proposed modifications. It is unclear if Policy SO2.3 applies to sports venues. A modification is proposed to clarify reference to sports venues including specific reference to Hednesford Hills Raceway and Hednesford Town Football Club.	This issue was considered and discussed during the Examination and the Inspector did not direct the Council to make any further modifications to make the plan sound with regard to this point. No change.	Spedesworth Motorsports (MA0009)



Modification reference	Relevant part of the plan	Summary of main issues raised	CCDC officer response	Respondent name(s)/ref
PMM16	Policy SO2.3	Supportive of the additional wording proposed in the modification.	Support noted. No Change.	Sport England (MA0016)
PMM18	Policy SO2.3	Consider that the proposed modification fails to provide clarity as to which evidence base documents are relevant to identifying need. A modification is proposed to include the relevant evidence base documents within the supporting text to provide clarity which will ensure the policy is more effective. If it is deemed that there might be evidence base documents which have to be produced (not just simply updates to existing documents) then it might be beneficial to remove the reference to it completely.	This issue was considered and discussed during the Examination. The agreed action point was made to provide clarity and flexibility within the Plan and the policy. The supporting text at paragraphs 6.63, 6.64 and 6.65 as well as the list of relevant evidence are considered to adequately identify the relevant evidence base. No change.	Sport England (MA0016)
PMM20	Policy SO2.3	Disagree with policy clause e as they consider that it seeks to obtain contributions not directly related to a development contrary to regulations. It also contradicts the NPPF-compliant criteria included at an earlier part of the policy.	The comment is not related to the proposed modification. The only amendment to the identified clause is a formatting change. These issues were raised previously and have been considered through the examination. Proposed further modification is not considered necessary to make the plan sound.	RPS, Taylor Wimpey (MA0011)



Modification reference	Relevant part of the plan	Summary of main issues raised	CCDC officer response	Respondent name(s)/ref
			No change.	
PMM22	Policy SO2.5	Support is given for the removal of unnecessary cross-referencing between the Plan's policies which provides clarity within the Plan to make the Plan effective.	Support noted. No change	RPS, Taylor Wimpey (MA0011)
PMM23	Policy SO3.1	Lacks clarity in whether the target density applies to allocated sites and suggests addition of wording to clarify that it should only apply to sites not allocated in the plan, as they have their own target densities.	There is no change in the meaning of this policy clause which has changed from 'average' site density to 'target' site density in line with action point 21 to provide clarity within the Plan and to make the Plan effective. The issue with whether this applies to allocated or non-allocated sites has not previously been raised, however it would apply to any site, unless otherwise specified in a site allocation policy. Proposed further modification is not considered necessary to make the plan sound. No change.	RPS, Taylor Wimpey (MA0011)
PMM25	Policy SO3.2	The sixth paragraph, which requires all proposals to provide a broad mix in accordance with the Local Housing Needs Assessment 2024 and Table E using the word "must", is overly prescriptive and does not allow	Comment not related to the proposed modification wording. No issues raised which have not been considered as part of the examination to date.	RPS, Taylor Wimpey (MA0011)



Modification reference	Relevant part of the plan	Summary of main issues raised	CCDC officer response	Respondent name(s)/ref
		sufficient flexibility to respond to changing market demands or local circumstances.	Proposed further modification is not considered necessary to make the plan sound. No change.	
PMM26	Policy SO3.2	The alignment of the affordable housing policies in Policy SO3.2 with Table 6.1 of the Viability Study (2024) is not supported and is considered would result in a significant decrease in the number of affordable homes delivered over the Plan period. The proposed modification does not include a map setting out the boundaries of each zone in Table D, As the zonal structure continues to rely on ward boundaries that were superseded in 2023, several of the newly defined wards now fall across multiple zones, which makes the policy difficult to interpret and risks inconsistent application in decision making. Without a clear up to date map the proposed policy wording lacks clarity and fails to meet the tests of effectiveness and certainty required for sound plan making.	The alignment with the Viability Study (2024) was considered and discussed during the Examination. The agreed action point was made for precision and effectiveness of the policy, and to ensure use of the most up-to-date evidence at the time. The policy has never included a map to identify the different areas, and this was not raised by any party during the hearing sessions when the policy was discussed. The amendments to Table D of Policy SO3.2 corrects the identification from ward to area. The changes to the ward boundaries are not considered to have an impact on the area categories as identified in Table D, and are considered to be clearly identifiable within the District, it is not considered that the lack of a map effects the effectiveness of the Policy, though the Council are not opposed to providing one if	Turley, Bloor Homes (MA0012)



Modification reference	Relevant part of the plan	Summary of main issues raised	CCDC officer response	Respondent name(s)/ref
		Consider that the main modification does not introduce a clear affordable housing target or any effective monitoring framework for Policy SO3.2, and that the emerging Local Plan contains no quantified expectation of the number of affordable homes it seeks to deliver over the plan period, nor any trajectory or benchmark against which performance can be assessed. As there is no mechanism to identify whether delivery is falling short or to trigger remedial action, this is considered inconsistent with national policy and undermines the effectiveness of the policy. PMM26 is not supported.	the Inspector deems it necessary for the soundness of the Plan. It is considered that the requirement for a monitoring framework to be addressed through PMM26 is outside the scope of the amendments proposed to Table D of Policy SO3.2.	
PMM26	Policy SO3.2	Consider the replacement Table D: Affordable Housing Provision per site to be legally compliant and sound and reflects the most up to date position.	Support Noted. No Change.	Pegasus, Richborough Estates (MA0014)
PMM30	Policy SO3.2	Consider it to be legally compliant and sound for the policy to reference the opportunity for developers to use a	Support Noted. No Change.	Pegasus, Richborough Estates (MA0014)



Modification reference	Relevant part of the plan	Summary of main issues raised	CCDC officer response	Respondent name(s)/ref
		viability assessment to consider the level of affordable housing provision.		
PMM35	Policy SO4.2	This MM is reliant on changes to the identified employment site allocations as amended by PMM36. The inclusion of E15 is agreed with on the basis that the most recent planning history for the site was consent for change of use to class E. It is considered if E15 is included on the basis of its most recent planning history then site E6 should be omitted as set out in our Matter 6 Statement, based on the most recent planning history for this site was granted for permission for proposed residential and respite care home. Inclusion of site E6 in the supply is not considered sound as it is not justified based on the planning history of the site. Accordingly, the change to the supply of employment site allocations proposed through this main modification is also unsound as it is not justified based on up-to-date evidence.	The Council note that no party raised concerns during the hearing sessions with regards to the identified employment sites. The base date for site allocations was determined through the hearing sessions to be the SHLAA and ELAA 2023. The agreement for the inclusion of site E15 is noted. The change of use to class E was identified through a Planning permission granted in 2021 and site E15 (Cannock Elim Church - CE75) is identified within the 2023 ELAA, the amendment is to ensure alignment with the base date. The inclusion of site E6 was based on the evidence available at the time with the last commenced development being for employment use based on the 2023 base data. No Change.	RPS, Indurent (MA0013)



Modification reference	Relevant part of the plan	Summary of main issues raised	CCDC officer response	Respondent name(s)/ref
		The net effect of these changes is that the overall total supply from employment site allocations should be $28.83 - 0.14 = 28.69\text{ha}$. Propose that the MM is amended so that the overall supply of employment land from allocations is 28.69ha. This is considered to make the Plan sound by ensuring that it is based on up to date evidence and therefore justified.		
PMM36	Policy SO4.2	The inclusion of E15 is agreed with on the basis that the most recent planning history for the site was consent for change of use to class E. It is considered if E15 is included on the basis of its most recent planning history then site E6 should be omitted as set out in our Matter 6 Statement, based on the most recent planning history for this site was granted for permission for proposed residential and respite care home. Inclusion of site E6 in the supply is not considered sound as it is not justified based on the planning history of the site. Accordingly, the change to the	The Council note that no party raised concerns during the hearing sessions with regards to the identified employment sites. The base date for site allocations was determined through the hearing sessions to be the SHLAA and ELAA 2023. The agreement for the inclusion of site E15 is noted. The change of use to class E was identified through a Planning permission granted in 2021 and site E15 (Cannock Elim Church - CE75) is identified within the 2023 ELAA, the amendment is to ensure alignment with the base date. The inclusion of site E6 was based on the evidence available at the time with the last commenced development being for	RPS, Indurent (MA0013)



Modification reference	Relevant part of the plan	Summary of main issues raised	CCDC officer response	Respondent name(s)/ref
		supply of employment site allocations proposed through this main modification is also unsound as it is not justified based on up-to-date evidence. The net effect of these changes is that the overall total supply from employment site allocations should be $28.83 - 0.14 = 28.69\text{ha}$. Propose that the MM is amended so that the overall supply of employment land from allocations is 28.69ha. This is considered to make the Plan sound by ensuring that it is based on up to date evidence and therefore justified.	employment use based on the 2023 base data. No Change.	
PMM37	Policy SO4.2	MM37 should refer to a provision for up to 94 hectares (gross) instead of 74 hectares (gross). The plan should refer to how any shortfall between the requirement and supply will be met. Notes that the related modification to the supporting text (PAM65) is inconsistent because it refers to net figures	The supporting text references are to clarify the recommendations from the EDNA both in terms of the net and gross range. This is not inconsistent with the modification PMM37 as it is clear that the policy is using the gross requirement. The appropriateness of the figure was discussed during the examination. No change.	Nurton Developments (MA0007)



Modification reference	Relevant part of the plan	Summary of main issues raised	CCDC officer response	Respondent name(s)/ref
PMM37	Policy SO4.2	The inclusion of gross within paragraph 2 is supported, as this provides clarity and is precise. Maintain the position outlined at Reg 19 and during the relevant hearing sessions that the total quantum of employment land being planned for is insufficient to meet the employment needs of the District, is not adequately justified on the available evidence, is not consistent with the district's wider economic strategy, is not positively prepared, and has not been properly tested through the sustainability appraisal. Consider it therefore to not be sound.	Support for the inclusion of gross is noted. The appropriateness of the figure was discussed during the examination. No change.	RPS, Indurant (MA0013)
PMM39	Policy SO4.4	Supports the removal of unnecessary cross references in the policy. However, the requirement for 'no adverse impacts' on designated environmental assets is inconsistent with Paragraphs 32 and 180a of the September 2023 NPPF and is overly prescriptive. Suggests additional modification to add in the word 'significant'.	Comment not related to the proposed modification wording. No issues raised which have not been considered as part of the examination to date. Proposed further modification is not considered necessary to make the plan sound. No change.	RPS, Indurant (MA0013)



Modification reference	Relevant part of the plan	Summary of main issues raised	CCDC officer response	Respondent name(s)/ref
PMM40	Policy SO5.1	Support the modification which is necessary to ensure the Plan and Policy is justified, effective and consistent with national policy.	Support noted. No change.	RPS, Taylor Wimpey (MA0011)
PMM40	Policy SO5.1	Support the modification which is necessary to ensure the Plan and Policy is justified, effective and consistent with national policy.	Support noted. No change.	RPS, Indurant (MA0013)
PMM41	Policy SO5.1	Support addition of the wording “new development should be located in sustainable locations” This gives greater clarity and strength to the policy, which should focus on choosing sustainable locations for development.	Support noted. No change.	Natural England (MA0004)
PMM47	Policy SO5.3	Policy 5.3(a)(i) should be deleted because its purpose is unclear, ambiguous, and does not comply with Paragraph 16d. Suggest (a)(ii) should be more flexible, allowing case-by-case appraisal of EV infrastructure needs based on local circumstances, as there is no supporting evidence for stricter requirements.	The amendments to the policy were considered necessary under action points AP48a and AP49. Some of the issues raised are applicable to the original wording of the policy and were discussed at the hearings. Point (a)(ii) - it was considered the reference to the enhancement of public transport was ambiguous and this was deleted.	RPS, Indurant (MA0013)



Modification reference	Relevant part of the plan	Summary of main issues raised	CCDC officer response	Respondent name(s)/ref
		(a)(iii): Needs clarification on whether it applies to construction or operational stages. Current wording is imprecise and inappropriate for all applications. Proposes further modifications to the policy.	Point (a)(ii) the policy is evidence based supported by the Climate Adaptation and Mitigation Strategy. All proposals will be looked at a case-by-case basis but applicants can set out how they are supporting low carbon transport options. Point (a)(iii) has been amended to state 'where applicable' and therefore is not necessary for all applications. Proposed further modifications are not considered necessary to make the plan sound. No change.	
PMM48	Policy SO5.3	Consider that the amendment to Policy 5.3(a)(ii) conflicts with PMM47. Notwithstanding the comments made on PMM47, it is not considered that the retention of references to electric vehicle charge points to be appropriate given that this is not addressed by June 2022 Part S building regulations.	The amendment in PMM48 is proposed in line with Action Point 10, to address wording in the Plan relating to net zero carbon emissions. It is not considered contrary to PMM47 which addresses the amendments to the policy considered necessary under action points AP48a and AP49. No change.	RPS, Indurent (MA0013)
PMM50	Policy SO5.4	Supports the amendment to the 1st bullet point which includes the words "promote walking and cycling" in	Support noted. No change.	Natural England (MA0004)



Modification reference	Relevant part of the plan	Summary of main issues raised	CCDC officer response	Respondent name(s)/ref
		relations to sustainable modes of transport. This ensures the policy is effective.		
PMM51	Policy SO5.4	Support the modification which is necessary to ensure Policy SO5.4 is consistent with national policy.	Support noted. No change.	RPS, Taylor Wimpey (MA0011)
PMM51	Policy SO5.4	The modification is necessary to ensure Policy SO5.4 is consistent with national policy including paragraphs 11 and 32 of the NPPF	Support noted. No change.	RPS, Indurant (MA0013)
PMM52-56	Town Centre Regeneration Strategy	MM52–56 strengthen the regeneration strategy but remain unsound on deliverability because they focus heavily on retail, residential and public realm improvements, without recognising the essential role of community and faith-based organisations in increasing footfall, activating vacant units, and generating social vibrancy. Town-centre renewal cannot be achieved through infrastructure alone — it requires social infrastructure partners. Suggests wording to address this.	Comment does not relate to the MM's which predominantly relate to formatting/removal of cross referencing and the deletion of the allocation at Beecroft Road. Proposed further modification is not considered necessary to make the plan sound. No change.	Rising Brook (MA0005)



Modification reference	Relevant part of the plan	Summary of main issues raised	CCDC officer response	Respondent name(s)/ref
PMM57	Strategic Objective 7, Bullet Point 2	Welcome the amendment to this strategic objective including wording relating to the protection of the Cannock Chase National Landscape, this relates to PMM7.	Support noted. No change.	Natural England (MA0004)
PMM57	Strategic Objective 7, Bullet Point 2	The proposed modification wording clarifies that the Green Belt will be protected except where strategic release has been identified to meet growth requirements. As it is considered that the Council cannot demonstrate a 5YHLS, Green Belt boundaries will need to be reviewed by CCDC immediately upon adoption. This is considered to be contrary to paragraph 148e of the NPPF that the Plan should be able to demonstrate that the Green Belt boundaries will not need to be altered at the end of the Plan period. As such, it is considered to be appropriate to allocate the whole of land to the west of Hednesford Road, Norton Canes or failing this that the whole site should be identified as a	As set out in the response to the comments on PMM3 from Turley (Bloor Home's) it is considered that the additional work undertaken by the Council following the hearing sessions and the Inspector's response (EXAM 40) concludes the matters with regards to the 5YHLS. The Council have released sufficient Green Belt land to meet the requirements for the current Plan period and additional safeguarded land to meet the future needs of the District, as such it is considered the Council meet the requirements of paragraph 143e. The Council do not consider it necessary to allocate the whole site for either a residential allocation or safeguarded land, as the Council meets the 5YHLS requirements and is consistent with national policy.	Turley, Bloor Homes (MA0012)



Modification reference	Relevant part of the plan	Summary of main issues raised	CCDC officer response	Respondent name(s)/ref
		safeguarded site, and it is proposed as a modification to the Plan.		
PMM58	Policy SO7.1	Support this modification which includes the support of the Cannock Chase SAC and focus on considering ecological linkages with new and existing habitats	Support noted. No change.	Natural England (MA0004)
PMM59	Policy SO7.1	Supports modification to policy paragraph f as this accords with paragraph 32 of the September 2023 NPPF and is therefore sound. Objects to policy paragraph i which conflicts with NPPF paragraph 180a because it imposes a stricter threshold than national policy by applying an “adverse impacts” and “benefits” test to all biodiversity sites. This creates a blanket policy inconsistent with NPPF paragraph 174a, where protection should be proportionate to a site’s statutory status or quality. Suggests modification to add the word ‘significant’ before ‘adverse effects’.	Support for modifications to paragraph f noted. The further comment on paragraph i is not related to the proposed modification wording. Paragraph i also states ‘taking into account the hierarchy of legal protection and whether the mitigation hierarchy has been followed’ thereby confirming that the approach to mitigation or compensation measures is proportionate. Proposed further modification is not considered necessary to make the plan sound. No change.	RPS, Indurant (MA0013)



Modification reference	Relevant part of the plan	Summary of main issues raised	CCDC officer response	Respondent name(s)/ref
PMM60	Policy SO7.2	Pleased to see the policy has been clarified to not apply to irreplaceable habitats. Natural England made comments on the requirement of this specification during the Reg. 19 consultation.	Support noted. No change.	Natural England (MA0004)
PMM61	Policy SO7.2	Biodiversity net gain off site, should preferentially be located on land adjacent to or functionally related to a site. RPS previously suggested alternative wording more widely in paragraph 3. However, PMM61 follows off-site considerations and it is considered the previously suggested modification can be added to paragraph 3 to improve the effectiveness.	Comment does not relate to the MM's which have been made to remove cross referencing to other policies in the plan. Proposed further modification is not considered necessary to make the plan sound. No change.	RPS, Taylor Wimpey (MA0011)
PMM62	Policy SO7.2	Supports wording "long term management of biodiversity features retained and enhanced" it will be made effective by including a legal agreement and where applicable a Habitat Management and Monitoring Plan.	Support noted. No change.	Natural England (MA0004)



Modification reference	Relevant part of the plan	Summary of main issues raised	CCDC officer response	Respondent name(s)/ref
PMM63	Policy SO7.3	Supports the requirement for a HRA to be conducted for proposals that will increase concentrations of NOx , NH3, and nitrogen deposition. Notes the wording has been amended so that mitigation will be provided “for the full impact” which is positive.	Support noted. No change.	Natural England (MA0004)
PMM64	Policy SO7.4	RPS retains its concerns to the draft criteria SO7.4, bullet point 6 (vi) because, as drafted, the policy fails to recognise that not all development sites may have an opportunity to provide ‘links to the Strategic Green Network’.	Comment not related to the proposed modification wording. No issues raised which have not been considered as part of the examination to date. Proposed further modification is not considered necessary to make the plan sound. No change.	RPS, Taylor Wimpey (MA0011)
PMM65	Policy SO7.6	Consider PMM65 would be more effective if the wording of Policy SO7.6 simply referred back to the NPPF, it is considered that the policy is silent on national policy. Proposed modification to Policy SO7.6 to align with the NPPF “ <i>proposals for development within the Green Belt will be considered in line with national planning policy.</i> ”	Comment not related to the proposed modification wording. Proposed further modification is not considered necessary to make the plan sound. No change.	Turley, Bloor Homes (MA0012)



Modification reference	Relevant part of the plan	Summary of main issues raised	CCDC officer response	Respondent name(s)/ref
PMM66	Policy SO7.7	Supports modification to paragraph a of policy SO7.7. It provides clarification and addresses a previous uncertainty regarding the removal of both the existing Watling Street Business Park and the extension area from the Green Belt. By providing this clarity the main modification is sound.	Support noted. No change.	RPS, Indurant (MA0013)
PMM67	Policy SO7.7	Pleased to see the amended wording which stresses the compensation needed for the loss of Green Belt land.	Support noted. No change.	Natural England (MA0004)
PMM67	Policy SO7.7	Support the modification. Amending the last paragraph wording from 'would' to 'should' and include 'and/or' in the penultimate paragraph to assist in providing sufficient flexibility to adapt to the context of each site and not mandate every criterion to be applied is consistent with the NPPF and therefore supported.	Support noted. No change.	RPS, Taylor Wimpey (MA0011)
PMM67	Policy SO7.7	Supports modification. Amending the last paragraph wording from 'would' to 'should' and include 'and/or' in the penultimate paragraph to assist in providing sufficient flexibility to adapt to the context of	Support noted. No change.	RPS, Indurant (MA0013)



Modification reference	Relevant part of the plan	Summary of main issues raised	CCDC officer response	Respondent name(s)/ref
		each site and not mandate every criterion to be applied is consistent with the NPPF and therefore supported.		
PMM71	Policy SO8.2	Supports amendments to Policy SO8.2. Cites ongoing case law regarding the December 2023 Written Ministerial Statement and considers that Local Plans must not exceed minimum energy efficiency standards for new buildings to be compliant. The modification removing net zero references is therefore in alignment with case law.	Support noted. No change.	RPS, Indurant (MA0013)
PMM74	Policy SO8.3	The requirement for all residential development proposals should meet the standards set out by the Home Quality Mark is considered unreasonable. The Home Quality Mark was replaced BREEAM UK New Construction Residential in April 2025 and is a non-mandatory accreditation. It is also considered not clear how such a requirement has been assessed through the Viability Study.	As discussed at the hearing sessions and outlined with the MIQ 10.12, the standards referred to would date the plan and the policy should defer to updated building regulations or building standards. The proposed modification through PMM74 introduces the compliance with the most current national building standards. The existing text as considered by Turley sets out the Home Quality Mark or equivalent providing flexibility for the most up-to-date standards at the time to be applied to.	Turley, Bloor Homes (MA0012)



Modification reference	Relevant part of the plan	Summary of main issues raised	CCDC officer response	Respondent name(s)/ref
		Proposed modification for reference to the Home Quality Mark to be removed and for the policy to state: <i>“all residential development proposals should comply with the most current national building regulations.”</i> This approach would allow flexibility within the policy to meet the most up to date requirements of building regulations without placing unnecessary and unviable burdens on future developments.	Policy SO8.3 and the requirements set out within it are assessed within the Local Plan Policies Matrix in the Viability Study. The modification as proposed through PMM74 is not considered to result in a material change to the policy. No change.	
PMM75	Policy SO8.3	Supports amendments to Policy SO8.3 which they consider aligns with wording in the NPPF paragraph 9 and 126 emphasising the word ‘should’ as opposed to ‘must’.	Support noted. No change.	RPS, Indurant (MA0013)
PMM77		Supports amendments to Policy SO8.5. Whilst there preference is to adopt wording suggested by Indurant in their Reg 19 representation for clarity, it is considered that this proposed modification provides suitable flexibility ensuring that the policy is effective and sound.	Support noted. No change.	RPS, Indurant (MA0013)



5. SITE ALLOCATIONS

Modification reference	Relevant part of the plan	Summary of main issues raised	CCDC officer response	Respondent name(s)/ref
PMM78	Policy SH1	Objects to the proposed boundary amendments to the Green Belt in Heath Hayes. Considers the proposed boundary would leave a modest parcel within the Green Belt which would be bounded on three sides by residential development and no longer meet the purposes of Green Belt. Suggests further amendment to the Green Belt boundary to address issues raised and provide 132 homes in a sustainable location.	Comment not related to the proposed modification wording. No issues raised which have not been considered as part of the examination to date. Proposed further modification is not considered necessary to make the plan sound. No change.	Cameron Homes (MA0010)
PMM79	Policy SH1	Seeks further amendment to vehicular access wording - specifying access from the A5190 as opposed to Lichfield Road, given the potential for confusion with the road also being referred to as Cannock Road. Seeks the addition of 'the' to A5190 and removal of Lichfield Road from page 192. Expressed concerns that one of the modifications is not shown as a PMM	The reference to Lichfield Road was intended for consistency and was not intended to have any impact on the point of access to the site along the A5190. A further amendment is not opposed to if this provides additional clarity, however, it is unclear whether this is necessary for soundness. The further modification is referenced in the Schedule of Additional Modifications (MOD2) as PAM138.	Staffordshire County Council (MA0008)



Modification reference	Relevant part of the plan	Summary of main issues raised	CCDC officer response	Respondent name(s)/ref
PMM81	Policy SH1	Objects to proposed wording changes. Supports wording regarding early delivery of the school, however the new text proposed at the end of the third sentence should be removed as it is not relevant, necessary or substantiated; & the entirety of the fourth sentence should be deleted as reference to the S106 is no longer valid.	This particular wording was discussed extensively during the hearing sessions including additional written consultation between relevant parties, and whilst it may not allay all concerns, a middle ground was reached which resulted in this modification. Proposed further modification is not considered necessary to make the plan sound. No change.	Staffordshire County Council (MA0008)
PMM81	Policy SH1	Consider it appropriate for the policy to leave it for the development management process and S106 agreement to determine the requirements for occupation/completions on the site in consideration of when the school site is transferred. Consider the removal of the phrase within PMM81 to be legally compliant and sound.	Support Noted. No Change.	Pegasus, Richborough Estates (MA0014)
PMM83	Policy SH1	Welcome the change which will not require Parcel C116a to require a screening assessment for European sites, and potentially a HRA. Stress the	Support noted, although consider there may have been a typo in the representation as Parcel C116a is required to have screening and potential HRA. No change.	Natural England (MA0004)



Modification reference	Relevant part of the plan	Summary of main issues raised	CCDC officer response	Respondent name(s)/ref
		importance assessment of potential 'likely significant effects' on any European designations.		
PMM84	Policy SH1	Welcome the amendment in the Plan.	Support noted. No Change.	Historic England (MA0015)
PMM89	Policy SH2	Support the Modification changing the sites capacity to 435 dwellings. However, considers the first bullet point of the bullet point is reworded so that its clear land is being released from the Green Belt, not 'will be'.	The plan is clear in Policy SO7.7, Policy SH2 and the accompanying Policies Map that the site is released from the Green Belt. Proposed further modification is not considered necessary to make the plan sound. No change.	RPS, Taylor Wimpey (MA0011)
PMM90	Policy SH2	Support the explicit phrasing in this amendment to require screening and potentially HRA and the added clarification on level of adverse impact to be determined.	Support noted. No change.	Natural England (MA0004)
PMM90	Policy SH2	Support the modification which is consistent with national policy and necessary for clarification on the level of adverse impact to be determined through the Policy and the effectiveness of the Policy and the Plan.	Support noted. No change.	RPS, Taylor Wimpey (MA0011)



Modification reference	Relevant part of the plan	Summary of main issues raised	CCDC officer response	Respondent name(s)/ref
PMM91	Policy SH2	Support the modification which is necessary to make a factual correction, for clarification and the effectiveness of the Policy and the Plan.	Support noted. No change.	RPS, Taylor Wimpey (MA0011)
PMM93	Policy SH2	Support the explicit phrasing in this amendment to require screening and potentially HRA and the added clarification on level of adverse impact to be determined.	Support noted. No change.	Natural England (MA0004)
PMM93	Policy SH2	The modification wording lacks clarity. It's referring to the HRA process separately in relation to different sites. By stating there will be no impacts this pre-empts the results of the assessments that the policy requires. Areas of Biological Importance should be Sites, not Areas. Suggests alternative wording for this modification.	The comments relate to wording in the plan and do not relate to the proposed modification which states 'the proposal will be subject to screening to determine whether it is likely to have a significant effect on the conservation objectives of a designated site. An Appropriate Assessment may be required.' This wording was agreed through the Statement of Common Ground with Natural England (SOCG8) and applies to all strategic allocations in the Green Belt. No change.	RPS, Taylor Wimpey (MA0011)



Modification reference	Relevant part of the plan	Summary of main issues raised	CCDC officer response	Respondent name(s)/ref
PMM 102-105	Policy SE1	Object on soundness grounds. Modifications are not clear or precise with regard to the footpath/cycle route between site SE1 and Norton Canes and do not address matters raised at examination. Presents further modification to clarify the pedestrian route should avoid use of Washbrook Lane as amendment to policy para 5.	No issues raised which have not been considered as part of the examination to date and no action point was identified by the Inspector in this regard. Proposed further modification is not considered necessary to make the plan sound. No change.	Norton Canes Parish Council (MA0006)
PMM105	Policy SE1	Support the explicit phrasing in this amendment to require screening and potentially HRA and the added clarification on level of adverse impact to be determined.	Support noted. No change.	Natural England (MA0004)
PMM106-108	Policy SE2	The proposed modifications to Policy SE2 by omission, do not provide for a crossing of the A5 to make the Local Plan effective or sound. This omission does not reflect the wording in proposed Policy SS4 (Spatial Strategy for Norton Canes) which refers to the A5 crossing and is therefore not effective. Representation explains the importance of this crossing, as well as its role in regenerating Grove Colliery and that the plan does not show how	No issues raised which have not been considered as part of the examination to date and no action point was identified by the Inspector in this regard. Proposed further modification is not considered necessary to make the plan sound. No change.	



Modification reference	Relevant part of the plan	Summary of main issues raised	CCDC officer response	Respondent name(s)/ref
		this will be delivered in the Local Plan timeframe. Consider it was supported by Staffordshire County Council at examination. Suggest amendment to the Policies Map to show crossing and wording added to Policy SE2 to reference the crossing.		
PMM106	Policy SE2	Support the amendments to Policy SE2, as set out in PMM106. It is considered that this proposed modification provides clarification ensuring that the policy is effective and sound.	Support noted. No change.	RPS, Indurent (MA0013)
PMM107	Policy SE2	Support the amendment to Policy SE2 set out in PMM107. It is considered that this proposed modification provides flexibility ensuring that the policy is effective and sound. Consider paragraph d as drafted to be inconsistent with PAM164 which introduces the use of ' a minimum of 20% of <u>car</u> parking spaces will be for EV Charging' into the description of development. As drafted the paragraph d of policy SE2 is unclear when read alongside	Support noted. The Council acknowledge that the wording proposed in PAM164 is not identical to the wording as set out in clause d of Policy SE2, the Council would expect a minimum of 20% and does not consider that the wording restricts the provision of more spaces, where viable, in line with the requirements of Policy SO8.3 on parking spaces for low emission vehicles. No Change.	RPS, Indurent (MA0013)



Modification reference	Relevant part of the plan	Summary of main issues raised	CCDC officer response	Respondent name(s)/ref
		the description of development following PAM164 and is therefore inefficient and unsound. Proposed modification to Policy SE2 Paragraph d to amend the wording to include 'for <u>a minimum</u> of 20% of the <u>car</u> parking spaces...'		
PMM108	Policy SE2	Support the explicit phrasing in this amendment to require screening and potentially HRA and the added clarification on level of adverse impact to be determined.	Support noted. No change.	Natural England (MA0004)
PMM108	Policy SE2	Consider the modification wording to be clear to readers of the Plan. As modified and read in conjunction with part j of policy SE2 it refers to the HRA process separately in relation to different sites, it is suggested that this be rationalised into discussing that the HRA process will be required in relation to all NSN sites. Consider that as proposed the main modification is unclear and sets out two different approaches to considering the impact of the proposed development on	This wording was agreed through the Statement of Common Ground with Natural England (SOCG8) and applies to all strategic allocations in the Green Belt. No change.	RPS, Indurent (MA0013)



Modification reference	Relevant part of the plan	Summary of main issues raised	CCDC officer response	Respondent name(s)/ref
		designated sites. This is considered not effective and unsound. Proposed modification for the removal of the proposed new wording to paragraph f, and replacement of paragraph j with the following: <u>‘In line with Policy SO7.3, any proposal for this site will be subject to Habitats Regulations Assessment screening to determine whether it is likely to have significant effect on any National Sites Network site. Where required, an Appropriate Assessment will be undertaken. Development proposals must demonstrate that they will not result in adverse effects on the integrity of the Cannock Extension Canal SAC or Cannock Chase SAC or on the environmental quality of other relevant statutory nature conservation designations.’</u>		
PMM109	Policy SA1 - Table C	Consider that the modification is not sound because the following sites should be removed because they are not ‘deliverable’ or developable’:	The Council note that no party raised concerns during the hearing sessions with regards to the allocation of sites within the Plan. The additional work undertaken by	Turley, Bloor Homes (MA0012)



Modification reference	Relevant part of the plan	Summary of main issues raised	CCDC officer response	Respondent name(s)/ref
		H38, H39, H43, H63, H49, H50.	the Council following the hearing sessions addressed the comments raised in Exam38G by Turley in relation to sites H38, H63, H49 and H50 in EXAM38H, and confirmed as agreed with the Inspector during the hearing sessions that the 2023 SHLAA/ELAA provides the base date for the sites. The Council consider the Inspectors response in EXAM 40 to conclude the matters with regards to these sites and the trajectory. Sites H39 and H43 were not raised in EXAM38G. The proposed modifications are considered to be outside the discussions at the hearing sessions, the subsequent work undertaken by the Council and the scope of the proposed modification (PMM109). No Change.	
PMM111	Site Specific Policy: M1	Welcome the amendment in the Plan.	Support noted. No Change.	Historic England (MA0015)
PMM112	Site Specific Policy: M1	Welcome the clarification in wording which makes clear the sustainable	Support noted. No change.	Natural England (MA0004)



Modification reference	Relevant part of the plan	Summary of main issues raised	CCDC officer response	Respondent name(s)/ref
		travel modes which will be maintained its access.		
PMM114	Site Specific Policy: H32/M5	Welcome the amendment in the Plan.	Support noted. No Change.	Historic England (MA0015)
PMM117	Site Specific Policy: H36	Welcome the amendment in the Plan.	Support noted. No Change.	Historic England (MA0015)
PMM118	Site Specific Policy: H37	Welcome the amendment in the Plan.	Support noted. No Change.	Historic England (MA0015)
PMM119	Site Specific Policy: H38	Welcome the amendment in the Plan.	Support noted. No Change.	Historic England (MA0015)
PMM120	Site Specific Policy: H39	Welcome the amendment in the Plan.	Support noted. No Change.	Historic England (MA0015)
PMM121	Site Specific Policy: H40	Welcome the amendment in the Plan.	Support noted. No Change.	Historic England (MA0015)
PMM122	Site Specific Policy: M4	Welcome the amendment in the Plan.	Support noted. No Change.	Historic England (MA0015)
PMM123	Site Specific Policy: M2	Welcome the amendment in the Plan.	Support noted. No Change.	Historic England (MA0015)
PMM124	Site Specific Policy: H43	Welcome the addition of this amendment, it will contribute to benefiting nature in the site.	Support noted. No change.	Natural England (MA0004)
PMM125	Site Specific Policy: H60	Welcome the amendment in the Plan.	Support noted. No Change.	Historic England (MA0015)



Modification reference	Relevant part of the plan	Summary of main issues raised	CCDC officer response	Respondent name(s)/ref
PMM129	Site Specific Policy: H49	Welcome the amendment in the Plan.	Support noted. No Change.	Historic England (MA0015)
PMM130	Site Specific Policy: H50	Welcome the amendment in the Plan.	Support noted. No Change.	Historic England (MA0015)
PMM131	Site Specific Policy: H52	Welcome the amendment in the Plan.	Support noted. No Change.	Historic England (MA0015)
PMM132	Site Specific Policy: H53	Welcome the amendment in the Plan.	Support noted. No Change.	Historic England (MA0015)
PMM133	Site Specific Policy: H67	Welcome the amendment in the Plan.	Support noted. No Change.	Historic England (MA0015)
PMM134	Site Specific Policy: H69	Welcome the amendment in the Plan.	Support noted. No Change.	Historic England (MA0015)
PMM135	Site Specific Policy: E6	Welcome the amendment in the Plan.	Support noted. No Change.	Historic England (MA0015)



6. SUSTAINABILITY APPRAISAL AND HABITATS REGULATION ASSESSMENT

Relevant Document	Summary of main issues raised	CCDC officer response	Respondent name(s)/ref
Integrated Impact Assessment	Acknowledgment of the MMs having no significant adverse impact on biodiversity of landscape receptors.	Comment noted. No Change.	24 Carbon Ltd - Mr O Olutunde (MA0001)
Integrated Impact Assessment	Natural England agree with the conclusions in Section 1.25 that “LUC has reviewed all of the proposed Main Modifications and found that most of them will not affect the IIA assessment or findings”	Support noted. No change.	Natural England (MA0004)
Integrated Impact Assessment	Suggests SA should have a monitoring indication for “use of vacant units by community/faith organisations.”	The SA is not a monitoring tool. The Council do monitor some change of use applications such as loss of employment to housing uses and support vacant buildings being brought back to use. No change.	Rising Brook (PMM05)
Integrated Impact Assessment	Support SA conclusions but recommend adding monitoring indicators on: • number of community/faith groups using town-centre venues; • wellbeing activities delivered; • engagement of isolated or vulnerable groups.	The SA is not a monitoring tool. No change.	Rising Brook (PMM05)



Relevant Document	Summary of main issues raised	CCDC officer response	Respondent name(s)/ref
Habitats Regulations Assessment	Acknowledgment of the MMs having no significant adverse impact on biodiversity of landscape receptors.	Comment noted. No Change.	24 Carbon Ltd - Mr O Olutunde (MA0001)
Habitats Regulations Assessment	Acknowledge and welcome the updated HRA for the Main Modifications. The report has been produced to consider the modifications and the potential impacts on European sites. Note that the overall quantum of development remains unchanged. Natural England agree with Section 2.15: <i>“The proposed Main Modifications will not affect the conclusions of the Reg. 19 HRA or its addendum”</i>	Support noted. No change.	Natural England (MA0004)

7. POLICIES MAP

Modification reference	Relevant part of the plan	Summary of main issues raised	CCDC officer response	Respondent name(s)/ref
N/A	General	Agrees Green Belt designation mapped and with conclusions of Rugeley recognised as a main	Comment noted. Call for Sites form provided. No Change.	24 Carbon Ltd - Mr O Olutunde (MA0001)



Modification reference	Relevant part of the plan	Summary of main issues raised	CCDC officer response	Respondent name(s)/ref
		settlement for growth, requests their site be record as a future 'safeguarded' parcel on the monitoring register for review.		

8. GENERAL COMMENTS

Modification reference	Relevant part of the plan	Summary of main issues raised	CCDC officer response	Respondent name(s)/ref
N/A	General	Respondents land has not been put forward for lifting the green belt, however, believe it should have been due to it being commercially for over 30years.	No specific comments made in relation to the main modifications' wording. Site has been assessed through Site Selection Methodology and was put forward for Residential and Gypsy, Traveller and Travelling Showpeople site through Preferred Options Representations. No change.	Mr Adrian Boot (MA0002)
N/A	Spatial Strategy	The provisions within these new policies were previously set out in the Visions and Objectives	Noted. No change	Natural England (MA0004)



Modification reference	Relevant part of the plan	Summary of main issues raised	CCDC officer response	Respondent name(s)/ref
		chapter of the Local Plan and have now been turned into strategic policies. These policies will not result in likely significant effects because, although they set out the principles that underpin the sites selected for allocation within the Local Plan, they do not themselves result in new development. No Appropriate Assessment is required.		



Appendix 1 - Non duly made representations

Date	Consultee	Content	Reason for rejection
16/10/25	Network Rail	Standing advice	• Comment does not specify modification or is not related to the consultation documents • Not using representation form
21/10/25	Cllr Jeff Hall	Theatre is an important asset to the town	• Comment does not specify modification or is not related to the consultation documents • Not using representation form
27/11/25	Canal and Rivers Trust	No comment to make	• No comment on modifications • Not using representation form
30/11/25	Don Armitage	Objects to the loss of Green Belt	• Not using representation form
30/11/25	Jacqueline Armitage	Objects to the loss of Green Belt	• Not using representation form



Report to Cannock Chase Council

by A McCormack BSc (Hons) MRTPI
an Inspector appointed by the Secretary of State

Date: 05 March 2026

Planning and Compulsory Purchase Act 2004

(as amended)

Section 20

Report on the Examination of the Cannock Chase District Local Plan 2018 - 2040

The Plan was submitted for examination on 29 November 2024

The examination hearings were held between 13 May and 11 July 2025

File Ref: PINS/X3405/429/11

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Abbreviations used in this report

AMR	Authority Monitoring Report
AONB	Area of Outstanding Natural Beauty
BNG	Biodiversity Net Gain
DPD	Development Plan Document
DPA	Dwellings Per Annum
DPH	Dwellings Per Hectare
DtC	Duty to Co-operate
EDNA	Economic Development Needs Assessment
ELAA	Employment Land Availability Assessment
GTAA	Gypsy and Travellers Accommodation Assessment
GTTS	Gypsies, Travellers and Travelling Showpeople
HE	Historic England
HIA	Heritage Impact Assessment
GBBCHMA	Greater Birmingham and Black Country Housing Market Area
HRA	Habitats Regulations Assessment
IDP	Infrastructure Delivery Plan
IFS	Infrastructure Funding Schedule
IIA	Integrated Impact Assessment
LDS	Local Development Scheme
LEA	Local Education Authority
LHN	Local Housing Need
MHCLG	Ministry for Housing, Communities and Local Government
MM	Main Modification
NE	Natural England
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
PPS	Playing Pitch Strategy
PPTS	Planning Policy for Traveller Sites
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SCC	Staffordshire County Council
SCI	Statement of Community Involvement
SE	Sport England
SGS	Strategic Growth Study
SHLAA	Strategic Housing Land Availability Assessment
SOCG	Statement of Common Ground
SRFI	Strategic Rail Freight Interchange
SSSI	Site of Special Scientific Interest

Non-Technical Summary

This report concludes that the Cannock Chase District Local Plan 2018 – 2040 provides an appropriate basis for the planning of the Cannock Chase District, provided that a number of main modifications (MM) are made to it. Cannock Chase Council has specifically requested that I recommend any MMs necessary to enable the Plan to be adopted.

Following the hearings, the Council prepared a schedule of the proposed modifications and, where necessary, carried out a sustainability appraisal (SA) and a habitats regulations assessment (HRA) of them. The MMs were subject to public consultation over a six-week period. In some cases, I have amended their detailed wording and/or added consequential modifications where necessary. I have recommended their inclusion in the Plan after considering the further SA and HRA work and all representations made in response to consultation on them.

The main modifications can be summarised as follows:

- Changes to the presentation and layout within the Plan of the Vision, Strategic Objectives, Spatial Strategy and Strategic Priorities to reflect a clearer and effective overall strategy within the Plan.
- Insertion of new policies SS1, SS2, SS3, SS4 and SS5 to ensure that the Spatial Strategy and Strategic Priorities within the Plan are clearly set out and effective for each defined area within Cannock Chase District.
- Modifications to the Plan to clarify and distinguish between strategic and non-strategic policies within the Plan and to ensure consistency with national policy.
- Changes to the wording of policies to ensure that the Plan is effective and consistent with national policy.
- Modifications within policies to remove unnecessary cross-referencing to other policies and to C in the clarity and effectiveness of the Plan.
- Modifications to Table D of Policy SO3.2 to reflect up to date information and evidence relating to affordable housing provision and modifications to Table E of Policy SO3.2 in relation to housing mix.
- Amendments and corrections to the housing trajectory calculation and its presentation to present the up-to-date housing supply position for the Plan period.
- Amendments and corrections to the Employment Site Allocations (Table F, Policy SO4.2) to present the up-to-date employment land supply position for the Plan period.
- Modifications to the Plan to correctly reflect the Plan's approach in terms of 'low carbon' rather than 'net-zero carbon' development.
- A number of other modifications to ensure the Plan, as a whole, is positively prepared, justified, effective and consistent with national policy.

Introduction

1. This report contains my assessment of the Cannock Chase District Local Plan 2018 - 2040 (the Plan) in terms of Section 20(5) of the Planning and Compulsory Purchase Act 2004 (as amended) (the 2004 Act). It considers first whether the Plan's preparation has complied with the Duty to Co-operate (DtC). It then considers whether the Plan is compliant with the legal requirements and whether it is sound. Paragraph 35 of the National Planning Policy Framework (September 2023) (NPPF), the version of the NPPF against which the Plan is being assessed, makes it clear that for it to be sound, a Local Plan should be positively prepared, justified, effective and consistent with national policy. In this report, I refer to documents submitted to the published examination document library on the Council's examination website.
2. The starting point for the examination is the assumption that the Council has submitted what it considers to be a sound plan. The Cannock Chase District Local Plan 2018 – 2040, submitted in November 2024, is the basis for my examination. It is the same document as was published for consultation in February 2024.

Main Modifications

3. In accordance with Section 20(7C) the 2004 Act, the Council requested that I should recommend any MMs necessary to rectify matters that make the Plan unsound and/or not legally compliant and thus incapable of being adopted. My report explains why the recommended MMs are necessary. The MMs are referenced in bold in the report in the form **MM1**, **MM2**, **MM3** etc, and are set out in full in the Appendix attached to this report.
4. Following the examination hearings, the Council prepared a complete schedule of proposed MMs and, where necessary, carried out an updated SA and HRA on them. The proposed MM schedule was subject to public consultation for six weeks from 20 October to 1 December 2025. I have taken account of the consultation responses in reaching my conclusions in this report. In light of this, I have made some amendments to the detailed wording of some main modifications and added consequential modifications where these are necessary for consistency or clarity. None of the changes significantly alter the content of the modifications published for consultation nor do they undermine the participatory processes and SA and HRA that have been undertaken. Where necessary, I have highlighted such amendments in this report.

Policies Map

5. The Council must maintain an adopted policies map which illustrates geographically the application of the policies in the adopted development plan including, for reasons that will become clear, various Green Belt boundaries. When submitting a local plan for examination, the Council is required to provide a submission policies map showing the changes to the adopted policies map that would result from the proposals in the submitted local plan. In this case, the submission policies map comprises the plan

identified as Cannock Chase Local Plan Policies Map, as set out in [SD2]. A digital interactive version was also submitted as the Cannock Chase Local Plan Interactive Policies Map [SD2A].

6. The policies map is not defined in statute as a development plan document (DPD) and so I do not have the power to recommend any modifications to it. However, several of the MMs to the Plan's policies require further corresponding changes to be made to the policies map. In some cases, where the geographic illustration of policies on the submission version of the map is not justified or clear, changes to the map are needed to ensure that the relevant policies are effective. These further changes to the policies map were published for consultation alongside the MMs. In this report I have identified any amendments needed relating to those further changes in the light of the consultation responses made.
7. Should the Plan be adopted, to comply with the legislation and give effect to the Plan's policies, the Council will need to update the policies map to include all changes identified in the Local Plan Interactive Policies Map [SD2A] and the further changes published with the MMs, incorporating any necessary amendments identified in this report.

Context of the Plan

8. The Plan is proposed to replace the Cannock Local Plan 2014 Part 1 [AD1] and it will constitute the full development plan for the Cannock Chase District. It is designed and intended to form part of the overall development plan for the District, together with plans for minerals and waste prepared by Staffordshire County Council (SCC) and neighbourhood plans. There are adopted Neighbourhood Plans for Hednesford and Cannock Wood, and four designated areas (Brereton & Ravenhill, Heath Hayes and Wimblebury, Norton Canes and Rugeley) where neighbourhood plans are in preparation.
9. The Cannock Chase District lies within southern Staffordshire on the northern edge of the Black Country areas. The District area consists of around 60% Green Belt land and there are several land designations within it. These include the nationally significant Cannock Chase National Landscape (formerly the Cannock Chase Area of Outstanding Natural Beauty (AONB)) and the Cannock Chase Special Area of Conservation (SAC). The District also acts as a strategic link between wider Staffordshire to the north and the West Midlands conurbation to the south.
10. Between 2011 and 2021, the population in Cannock Chase rose by 3.1% to 100,519 residents, according to the 2021 Census. As the Plan indicates, 2018-based population estimates project that the District's population will rise by almost 15% to 115,178 by 2043. Furthermore, due to its proximity to the West Midlands conurbation, the District experiences pressure for development, particularly housing. As such, the Plan is tasked with balancing the provision of sufficient housing within the context of a Plan Area that is substantially and significantly subject to the protection of several land designations.

Public Sector Equality Duty

11. Throughout the examination I have had due regard to the aims expressed in S149(1) of the Equality Act 2010 and the equality impacts of the Plan in accordance with the Public Sector Equality Duty. This, amongst other matters, sets out the need to advance equality of opportunity and to foster good relations between people who share a protected characteristic and people who do not share it. This has included my consideration of several matters during the examination. These are, for example, policies in the submitted Plan concerning housing for older people and those with health problems, disabilities and specific needs (Policies SO3.2 and SO3.3), for Gypsies, Travellers and Travelling Showpeople (GTTS) (Policy SO3.4) and a range of other policies which should directly benefit those with protected characteristics.
12. I have also noted the findings of the Council's Integrated Impact Assessment (IIA) for the Plan (Land Use Consultants) February 2024 [SD4] submitted with the Plan and the updated IIA (October 2025) [MOD4] which was produced in relation to the proposed modifications to the Plan. Based on this evidence, I am satisfied that the Plan overall would result in no significant negative effects on people with protected characteristics as most of its policies would result in neutral or positive impacts. Furthermore, the identified modifications to the submitted Plan would have no substantive adverse impact on the those with protected characteristics and therefore would not change the assessment within the IIA update [MOD4]. As such, considering all relevant matters and evidence, I agree with the conclusion of the IIA update.
13. Overall, it is my assessment that the disadvantages these identified groups may suffer would be diminished and their needs met in so far as they are different to those without a relevant protected characteristic through the relevant policies of the Plan. As a result, the Plan, when considered as a whole, would not bear negatively or disproportionately on these groups or others within this category.

Assessment of Duty to Co-operate

14. Section 20(5)(c) of the 2004 Act requires that I consider whether the Council complied with any duty imposed on it by Section 33A in respect of the Plan's preparation.
15. The Council's Duty to Co-operate Statement of Compliance [SD11], as well as the evidence contained in the hearing statements, sets out the various steps the Council has undertaken to engage and co-operate with neighbouring authorities, prescribed bodies and other public bodies at key stages in the preparation of the Plan. This evidence explains in detail how the Council has worked with these bodies on strategic and cross-boundary matters affecting the District including meeting housing needs; contributing towards addressing the unmet need of the GBBCHMA; meeting economic needs; planning for infrastructure; protecting the Green Belt; meeting the needs of GTTS; conserving and enhancing heritage assets; mitigating the impacts of climate change; the

enhancement and protection of designated landscape areas and strategic cross-boundary site allocations.

16. It is evident that the Council has a longstanding record of co-operation and joint working with neighbouring and statutory authorities and its approach to the Plan has continued in that positive way. This work has been undertaken through a range of activities including regular engagement, meetings and joint working with key partner organisations and bodies. This has led, in some cases, to the sharing of data to monitor the housing and employment shortfall across the GBBCHMA and different functional economic market areas, jointly procuring evidence to present a consistent evidence base to inform respective local plans and providing a contribution towards the unmet need of the GBBCHMA in the Plan. The activities described have assisted in identifying the strategic matters relevant to the Plan. Further evidence of the Council's approach to meeting the DtC is provided through several Statements of Common Ground (SOCGs) which have been agreed and signed by all relevant bodies.
17. SOCG's on various strategic matters and key issues have been prepared in conjunction with key stakeholders. These statements summarise, for example, the discussions and resolutions, where appropriate, of matters relating to heritage assets [EXAM9], housing supply and delivery [SOCG1-4 inclusive, SOCG6, SOCG9-13 inclusive, EXAM10, 10A and 10B], highways infrastructure [SOCG11, EXAM13], environmental impact and habitats [SOCG8] and employment land and economic development [SOCG5]. There are also SOCGs between the Council and site promoters and developers [SOCG9-13 inclusive] which demonstrate a level of effective and on-going communication and co-operation between those key stakeholders to deliver sustainable development in the District during the Plan period.
18. The evidence demonstrates that the Council has made considerable efforts to engage effectively with all relevant organisations and prescribed bodies throughout the preparation of the Plan and that a framework of meetings, officer working groups and regular communication and engagement with other organisations and statutory bodies remains in place. The Council has been diligent and thorough in its procedures and activities under the DtC. From relevant submissions, it is evident that it has done so proactively and effectively. Therefore, I am satisfied that the Council has engaged constructively, actively and on an on-going basis with all necessary and statutory parties in the preparation of the Plan and that the DtC has, as a result, been met.

Assessment of Other Aspects of Legal Compliance

19. The Plan has been prepared in accordance with the Council's Local Development Scheme (LDS) [SD9]. Consultation on the Plan and the MMs was carried out in compliance with the Council's Statement of Community Involvement (SCI) [SD8].
20. The Council carried out a SA of the Plan [SD3], prepared a report of the findings of the appraisal, and published that report along with the Plan and other submission

documents under Regulation 19. The SA was updated to assess the MMs in a way that is adequate [MOD4]. The SA overall has used a framework to appraise the policies of the Plan against a set of defined objectives which have been adequately justified. It has also suitably addressed reasonable alternatives. Overall, the SA has found that there would be no significant adverse impacts on the defined objectives set out resulting from the policies and proposals of the Plan. Accordingly, I am satisfied that the approach to the SA is robust and the necessary procedural and legal requirements have been met.

21. The Cannock Chase Local Plan HRA Report for the Regulation 19 Consultation (January 2024) [SD5] sets out that the Plan may have some negative impacts which requires mitigation. This mitigation has been secured through the Plan within the requirements of its policies, as modified. The HRA has been updated at various stages of the process [SD17 and MOD5] as required and in response to representations, new information and the MMs proposed and confirmed. As such, the Plan complies with the Habitats Regulations. The HRA is incorporated into an overall IIA and suitably sets out why an Appropriate Assessment is not necessary. The HRA concludes that, whilst there may be some negative impacts, with appropriate mitigation, the Plan is unlikely to lead to any significant adverse effects (either alone or in combination) on any European Sites. I find this to be a reasonable conclusion based on the robust evidence, noting Natural England's (NE) support of the HRA and the identified mitigation measures.
22. The Plan, taken as a whole, includes policies to address the strategic priorities for the development and use of land in the local planning authority's area. It also includes policies designed to secure that the development and use of land in the authority's area contributes to the mitigation of, and adaptation to, climate change. I consider these matters in further detail below. Accordingly, I conclude that the Plan, as modified, achieves this statutory objective.
23. The Plan complies with all other relevant legal requirements, including the 2004 Act (as amended) and the 2012 Regulations.

Assessment of Soundness

Main Issues

24. Taking account of all representations, written evidence and the discussions that took place at the examination hearings, I have identified several main issues upon which the soundness of the Plan depends. This report deals with these under the following headings regarding the main matters of soundness. It does not respond to every point or issue raised by representors. Nor does it refer to every policy, policy criterion or allocation in the Plan. Policies and designations which do not raise main issues and are considered sound are not referred to in this report.

Issue 1: Whether the vision, strategic objectives, spatial strategy and priorities of the Plan are positively prepared, justified, effective and consistent with national policy.

Vision

25. The Council, through the Plan, seeks to achieve its overall Vision as set out within its Corporate Plan (2022-2026). In simple terms, the Vision looks to create a prosperous District for all, provide good quality homes and economic opportunities, protect the environment and ensure efficient and affordable transport links. The approach of generating economic growth while protecting the built and natural environment is in very clear accordance with the NPPF and cannot reasonably be criticised.
26. The Plan provides a Vision of the changes to take place across the District to 2040 and outlines the physical, economic, social and environmental characteristics of the District that will evolve and change over that time. However, the clarity of the Vision and the elements that will contribute towards its achievement are not sufficiently evident or clear. As such, this adversely impacts the overall effectiveness of the Plan.
27. To rectify this and ensure that the Plan is clear and effective in its overall aim and purpose, modification to the opening sections of the Plan is necessary. This is achieved through **MM1** which addresses the change required and restructures how the Vision, alongside the Strategic Objectives and Spatial Priorities, is presented and considered within the Plan. The modification to the wording in the Vision, set out in **MM1**, builds on that in the submitted Plan and does not introduce anything previously not included in the Plan. Its purpose is to present a clear, concise and effective statement on the overall aim and purpose of the Plan and for that reason it is necessary for soundness.
28. The Plan period to 2040, as set out in the Vision, will not meet the minimum 15-year period from adoption of the Plan that NPPF Paragraph 22 states should be considered. Nonetheless, I have considered the anticipated adoption of the Plan in early 2026 and the Plan period from adoption will likely be 14 years, to 2040. Although this will be less than the 15-year period and inconsistent with the NPPF, in my view the Plan should be adopted, if possible, and an early review of the adopted Plan be undertaken to consider afresh the medium and longer-term development implications for the District.
29. To my mind, this is a pragmatic and appropriate approach to ensure that Cannock Chase has a sound and deliverable Plan in place for at least the medium term. The Plan, subject to modifications and once adopted, will deliver the development required to meet the District's needs for the period to 2040. Prolonging the examination and delaying adoption of the Plan to extend the post-adoption Plan period by perhaps only 12 months does not serve the best interests of delivering certainty of development within Cannock Chase District in a plan-led planning system. However, an early Plan review should be made to ensure that emerging and ongoing matters, including future housing land requirements and supply, are addressed in future and applied across a full 15-year post-adoption Plan-period. As a result, with the recommendation identified and considering the above, I find the Plan period to 2040 within the Plan to be acceptable.

Strategic Objectives

30. The Plan identifies eight Strategic Objectives aligned to the development proposals within the District, particularly those at Heath Hayes. The Objectives set out specific requirements for proposals within the Plan and feed into specific policies informing decisions on proposals that will come forward in the Plan period. In this regard and all other respects, I find the Strategic Objectives to be positively prepared, robust in their requirements and justified and effective in providing an appropriate basis for sustainable development within Cannock Chase for the Plan period.

Spatial Priorities and Spatial Strategy

31. The Plan sets out six Spatial Priorities following on from the Vision and Strategic Objectives. These include the re-use of brownfield land, supporting existing settlements and their characteristics, the rejuvenation of town centres, ensuring infrastructure delivery to support growth, safeguarding natural and historic assets and the delivery of the Council's ambition to be low carbon. These priorities have been repositioned within the Plan, through **MM1**, to ensure a more logical and clearer flow to the overall development strategy. This is necessary for the Plan to be effective and sound.
32. The Spatial Strategy is set out as a series of bullet point statements and priorities relating to the identified geographical areas and settlements within the Plan area. Whilst these statements and priorities are evident within the Plan, their importance to the overall strategy and delivery of the Vision and Strategic Objectives is not sufficiently clear, nor given the necessary weight within the Plan for decision-making. To address this, modifications to the Spatial Priorities and Spatial Strategy are necessary in relation to overall presentation and clarification and therefore to make the Plan effective. These are set out within **MM2, MM3, MM4, MM5, MM6** and **MM7** which present these statements and priorities as strategic policy and afford them the necessary significant weight to ensure that the Plan is effective in terms of decision-making.
33. The modifications listed above introduce Policies SS1, SS2, SS3, SS4 and SS5 with associated amendments to policy wording and supporting text. The purpose of these modifications is to provide clearer referencing of each statement and give them priority as they relate to relevant policies within the Plan, making it and its policies effective.
34. I have considered points made about the introduction of the strategic policies relating to Heath Hayes and Norton Canes. In my assessment, no further amendments to Policies SS3 and SS4 are necessary for them to be sound. In relation to Policy SS5 and the reinstatement of a reference to the historic environment and the role of heritage landscapes, the removal of such a reference was unintentional by the Council in the drafting of the policy. Therefore, for clarity within Policy SS5 and to ensure it is effective and sound, an amendment to the proposed modification consulted upon is needed to include this reference within cause (b) of Policy SS5. This is set out in **MM7**.

35. For the Plan to be effective and consistent with national policy, it is necessary to ensure there is clarity regarding what are strategic and non-strategic policies. This is remedied through **MM8** which inserts a table at the end of the Local Plan Vision & Objectives section of the Plan and should be read and used in concert with the other modifications relating to this section of the Plan, as set out above.

Conclusion

36. Considering the above, subject to the modifications I have set out, I am satisfied that the Plan's overall development Vision, Strategic Objectives, and Spatial Strategy are positively prepared, justified, effective and consistent with national policy and provide an effective basis to deliver sustainable development within the District, having regard to relevant trends and challenges.

Issue 2: Whether the Plan provides for high quality development that is distinctive, attractive and safe and the Plan's approach is positively prepared, justified, effective and consistent with national policy.

Policy SO1.1

37. Policy SO1.1 is concerned with the protection, conservation and enhancement of the distinct local heritage environment within Cannock Chase District. This includes that which relates to designated and non-designated heritage assets such as conservation areas, listed buildings scheduled monuments and designated landscapes and locally important parks and gardens.
38. As written in the Plan, Policy SO1.1 uses terms which are not consistent with national policy, including 'preserve' rather than 'conserve'. It is acknowledged that the policy is not intended to reproduce national policy. As such, there are elements of consideration referenced in the policy, such as 'artistic or architectural' that provide more locally specific guidance within the Plan. This does not go beyond the requirements of national policy as might be considered under aesthetic significance. Nonetheless, for Policy SO1.1 to be effective and consistent with national policy, **MM9** is necessary.
39. In terms of setting requirements for additional detail on the impact and mitigation of proposals on the historic environment beyond that required by a heritage statement, the wording of Paragraph 6.6 in the supporting text for the policy requires amendment. The text is designed to provide more guidance to applicants on what is anticipated from a heritage statement. However, the wording regarding applications for Listed Building Consent exceeds national requirements in relation to requiring more detail from a Conservation Architect for all but the simplest applications. To avoid this, a modification to the text is needed (**MM10**) stating that such action can require more detail, and it is recommended that advice is 'sought' from a suitably qualified and experience Conservation Architect rather than required. This is necessary to ensure the policy is effective and consistent with national policy.

40. Similarly, Paragraph 6.7 of the Plan states that the provision of a detailed Heritage Statement should be proportionate to the scale of development and in all cases, all such documents be prepared by a suitably experienced historic environment specialist. I acknowledge that the Council's intention here is to ensure quality submissions. However, this latter requirement exceeds national requirements. To rectify this, **MM11** amends Paragraph 6.7 to recommend the action rather than stipulate that it must be done in all cases. The modification is necessary for the Plan to be effective and consistent with national policy.

Policy SO1.2

41. Policy SO1.2 is concerned with enhancing the quality of the built environment. The policy covers development proposals being in conformity with local plan policies and local design guides and sets out the need for all development proposals to include a Design and Access Statement. Within the policy, as with several others, a list of relevant policies relating to the purpose of Policy SO1.2 are set out. The inclusion of these references within policy is unnecessary and repetitive. The Plan is to be read 'as a whole.' Therefore, to include the 'signposting' of other relevant policies within the policies of the Plan is not effective and does not result in a positively prepared Plan.
42. As such, it is necessary to remove such references from within the policies and, where appropriate, set them out within the supporting text. It is acknowledged that there is merit in linking relevant policies across the Plan. However, these references are superfluous and unnecessary within the policies themselves. In the case of Policy SO1.2, **MM12** moves reference to relevant policies from the policy to the supporting text and is required for the policy and the wider Plan to be clear and effective. Furthermore, the removal of policy references from within policy to supporting text is to be consistently applied throughout the Plan through modifications.

Conclusion

43. In considering the above and subject to the modifications identified, I find the Plan's approach to delivering high quality development that is distinctive, attractive and safe to be suitably evidence-based and justified. Moreover, I conclude that in this regard, the Plan and relevant policies seeking to achieve high quality development are positively prepared, justified, effective and consistent with national policy.

Issue 3: Whether the Plan provides for creating community infrastructure and healthy living opportunities and is positively prepared, justified, effective and consistent with national policy in that regard.

Policy SO2.1

44. Policy SO2.1 relates to safeguarding the provision of community facilities which aligns with the Plan's strategic objective to safeguard existing services and guard against the unnecessary loss of valued services and community facilities. **MM13** replaces the word 'facilities' with 'venues' and provides sufficient flexibility within the policy to include and

consider all aspects of community infrastructure in the District, such as those concerned with sports and sporting events. In addition, as with Policy SO1.1, the policy does not use terms consistent with national policy. As such, **MM13** is required to ensure that the policy is consistent with national policy.

45. In accordance with the consistent application of moving policy references from policy to supporting text throughout the Plan, a further modification to Policy SO2.1 (**MM14**) is required. This removes policy references set out within the fifth paragraph of Policy SO2.1 and places them in the supporting text. This consistency of approach and application with related modifications is necessary to ensure that the Plan and all relevant policies are positively prepared and effective.

Policy SO2.2

46. NPPF Paragraph 92 requires local plans, through their policies, to create places that are safe, inclusive and accessible and which promote health and well-being in local communities. Local plans should enable and support healthy lifestyles especially where this would address identified local health and wellbeing needs. Policy SO2.2 of the Plan is supported by evidence such as the Indoor Built Facilities Study (May 2019) [LR1] and the Sport and Leisure Facilities Needs Assessment (August 2018) [LR2] alongside the Staffordshire Education Infrastructure Contributions Policy which identified community, sports and educational infrastructure needs in the local area and helped to clarify how new development could address those needs.
47. As such, the policy lists a range of factors which could impact on health and amenity that should be considered. It is understood that the intention of the policy is to be applied quite broadly to enable any type of application to be assessed and determine whether it has negative impacts on health and amenity rather than focussing on specific uses or types of development that are most likely to result in harm. Therefore, the policy enables a reasonable consideration of what is appropriate within any proposal based on the locality and any adjacent uses. In that respect, it provides sufficient detail to be flexible and effective.
48. The policy takes account of the need to protect new development from unacceptable external factors on health and well-being that can be mitigated through consideration of its location and impact and because of its aim to ensure inclusivity by making sure that people with limited mobility can have access to new developments.
49. Whilst the policy is reasonable and appropriate, positively prepared, justified and consistent with national policy, for it to be fully effective and consistent with other policies within the Plan, a modification to its wording is needed (**MM15**). This involves the removal of references to other policies in the policy to the supporting text which aligns with other modifications. This provides clarity within the policy and makes it effective. Accordingly, **MM15** is necessary to ensure that is the case.

Policy SO2.3

50. Policy SO2.3 concerns the provision of existing and new open space, sports and recreational buildings and land, including playing fields. It is informed through an assessment of existing facilities, maintenance requirements and where there is a surplus to requirements or a specific need where existing provision is inadequate. The policy sets out that where proposals would result in a reduction in existing provision, there must be a clear justification provided for it or demonstrate that a suitable replacement will be provided. It also encourages proposals where new provision is identified and where this does not conflict with other policies in the Plan. The policy is also supported through the identified needs set out within the Cannock Chase Playing Pitch Strategy (PPS) and all proposals assessed against the policy will be considered in that context and that of any subsequent updates to the PPS.
51. Throughout the preparation of the Plan, Sport England (SE) has worked with the Council and raised concerns relating to wording in terms of the policy being effective and consistent with national policy. I have had regard to SE's input relating to Policy SO2.3 and note the collaborative work undertaken between it and the Council on these matters, noting also the Statement of Common Ground [SOCG7]. With this in mind, it is clear to me that for Policy SO2.3 to be effective and consistent with national policy, modifications are necessary.
52. Regarding all sites and the potential for loss of existing playing fields, **MM16** is required to ensure that the change in demand and/or supply of playing pitches within the District is considered throughout the Plan period and is applied to all development proposals, including all site allocations.
53. I have considered points relating to both the PPS and wider evidence base and also note that the Council envisages that the New Development Calculator will be used to determine financial contributions. This is an accurate tool to determine outdoor sports provision. However, modifications to Policy SO2.3 through **MM16**, **MM18**, **MM19** and **MM20** and to the Table within the supporting text (**MM17**) are necessary for the policy to have flexibility in terms of relying upon relevant up-to-date evidence and is positively prepared, justified, effective and consistent with national policy.

Policy SO2.4

54. Policy SO2.4 concerns the impact of development proposals on allotments and community gardens. It seeks to protect such facilities unless an overriding sustainable development justification is made for a proposal. The policy requires that, in such instances, the replacement of any lost facilities in a location appropriate to demand is to be provided.
55. The policy is clear in its support for such facilities whilst resisting the loss of any existing supply to maintain existing provision. It is, therefore, consistent with NPPF Paragraph 92c to enable access to healthier food and allotments. Furthermore, I am satisfied that

the policy has been positively prepared and is justified having considered the standards and evidence set out in the Open Space Assessment [LR5]. However, Policy SO2.4 needs to be clear about the standards against which proposals will be assessed. To achieve this, reference to the relevant standards should be explicitly identified within the policy. **MM21** provides additional policy text and clarity of the supporting evidence in the relevant Table within the Plan and is needed for the policy to be effective.

Policy SO2.5

56. Policy SO2.5 relates to the provision of opportunities for healthy living and activity through active design. NPPF Paragraph 130 requires local plans to create places that are inclusive and accessible for existing and future users which promote health and well-being. The policy considers the support of organisations and bodies including SE and Active Travel England in incorporating active design into policies on healthy living and activity. The policy is justified by incorporating the principles of active design as best practice in SE guidance.
57. The policy is positively prepared and justified through evidence and consistent with national policy. It is also effective in providing health opportunities for healthy living and activity. However, Policy SO2.5 is not consistent with the identified approach throughout the Plan to avoid unnecessary repetition of references in policy to other policies in the Plan. As such, **MM22**, in line with other modifications, is necessary to ensure that Policy SO2.5 is effective.

Conclusion

58. In considering the above, subject to the modifications identified, the Plan provides for creating community infrastructure and healthy living opportunities. Accordingly, I conclude that the Plan, in that regard, is positively prepared, justified, effective and consistent with national policy and therefore sound.

Issue 4: Whether the Plan provides for housing in a way that is positively prepared, justified, effective and consistent with national policy.

59. This issue considers whether the Plan establishes a positively prepared, justified and effective strategy for identifying and meeting housing needs over the Plan period (2018-2040) that is consistent with national policy. This includes the District's contribution to addressing unmet need within the GBBCHMA. This issue also considers whether the Council, and the Plan, can deliver the supply of housing and housing choice required to meet its needs and demonstrate a deliverable five-year housing land supply following adoption of the Plan.

Housing Need

60. NPPF Paragraph 61 requires strategic policies to be informed by a Local Housing Need (LHN) assessment using the standard method unless exceptional circumstances justify

an alternative approach. It further requires authorities to take account of unmet need from the neighbouring areas where appropriate.

61. The Council's original Housing Need Assessment (2019) [H9], subsequently updated in 2024 [H10], applies the standard method in accordance with the NPPF and National Planning Policy Guidance (NPPG). The evidence reviews demographic projections and market signals in line with national guidance and concludes that there is no justification for deviating from the standard method. Having considered this, I agree that the standard method figure forms an appropriate and justified basis for establishing the Cannock Chase housing requirement. The LHN is calculated as 264 dwellings per annum (dpa) within the Plan, equating to 5,808 dwellings over the Plan period.
62. Cannock Chase District lies within the GBBCHMA, where earlier evidence, the Strategic Growth Study 2018 (SGS) [H5, H5a and H5b], identified a substantial shortfall of housing capacity in the GBBCHMA – around 60,900 dwellings – arising mainly from Birmingham and the Black Country authorities. The SGS [H5, H5a and H5b] and the Council's Green Belt Topic Paper Update (2023) [ENV16] have identified that Cannock Chase could reasonably contribute at least 500 dwellings towards addressing this wider unmet need.
63. The District's overall requirement includes a contribution towards the wider GBBCHMA shortfall. The SGS [H5, H5a and H5b], although due for review, remains the jointly acknowledged basis for identifying broad options to address unmet needs and continues to be referenced in cross-boundary exchanges. Cannock Chase's limited yet meaningful contribution is consistent with the proportionate dispersal principle advanced in the SGS and the Plan's trajectory evidence. The 500-dwelling contribution has therefore been added to the LHN figure for the District, resulting in an overall housing requirement of 6,308 dwellings for the Plan period. From the supporting evidence, I find the basis for this contribution to the unmet need in the GBBCHMA reasonable, robust and justified.
64. Housing delivery in the District between 2018 and 2023 has exceeded the LHN figure, resulting in an oversupply in the early part of the Plan period. However, several major sites that have supported this delivery are nearing completion. The Plan's strategic allocations – particularly the Former Rugeley Power Station site (Site SM1) and proposed sites released from the Green Belt at Heath Hayes – require a substantial lead-in time before making significant contributions to completions.
65. To ensure that the housing requirement remains deliverable and reflective of real-world build-out expectation, the Council has adopted a stepped trajectory approach to meeting its requirement. This is set out as 264 dpa for the first five years post-adoption (2025-2030) and 314 dpa from 2030 onwards, incorporating the additional 500-dwelling contribution to the GBBCHMA shortfall. Given the phasing and development timelines of the major strategic sites, I find this stepped approach to the housing requirement to be realistic, reasonable, effective and justified. It reflects the anticipated pattern of delivery and does not defer necessary provision.

Green Belt Release

66. Cannock Chase is a constrained authority with a substantial proportion of land (60%) designated as Green Belt, alongside significant environmental assets. The evidence base references a broad suite of technical papers informing the Plan's strategy, including topic papers on Green Belt, housing and infrastructure and the SHLAA (2023).
67. At the GBBCHMA level, the SGS [H5, H5a and H5b] is the only jointly commissioned evidence that identifies how authorities might contribute to addressing the significant unmet housing need across the GBBCHMA. Notwithstanding its age, it has continued to inform authorities' positions during plan preparation and cross-boundary engagement.
68. The examination has been supported by an extensive document library, including documents submitted at my request, the Council's responses on housing trajectories and related assumptions [EXAM 38A–38H], and updates to the Meeting Housing Needs Topic Paper [EXAM39]. These provide important context for the role of Green Belt land release within the overall spatial strategy and housing delivery trajectory.
69. NPPF Paragraph 140 states that Green Belt boundaries may be altered only where exceptional circumstances are fully evidenced and justified. The Council's case for exceptional circumstances rests on several interlocking factors. Firstly, the scale and nature of need within and across boundaries. The examination evidence identifies a substantial, long recognised shortfall across the GBBCHMA and confirms that Cannock Chase has taken a proportionate role in contributing to unmet need as part of its housing requirement rationale. Local authorities in the GBBCHMA have continued to reference the SGS [H5, H5a and H5b] as the joint evidence base for addressing the housing shortfall, while recognising the need for updating in due course.
70. Secondly, constraints and reasonable alternatives. The evidence base identifies extensive environmental and policy constraints in the District. The Council's assessments indicate limited capacity to meet needs without Green Belt release after accounting for brownfield opportunities and urban capacity. Thirdly, spatial strategy and delivery. The examination evidence on trajectories confirms that key strategic sites, including previously developed land such as the Former Rugeley Power Station (Site SM1), will also contribute but with lead in times and phased delivery. This reinforces the need to complement such sources with modest, carefully selected Green Belt land releases to ensure a deliverable and continuous supply.
71. The Council's Green Belt Topic Paper Update [ENV16] and associated evidence describe a land parcel-based assessment of Green Belt purposes and harm, cross-referenced to environmental and infrastructure constraints and the SHLAA. In overall terms, the methodology reflects common practice that is seen elsewhere in the region and is set out with sufficient transparency to enable participants to understand inputs and conclusions. The evidence shows that the Council has collated a range of thematic assessments (e.g. landscape, environmental constraints, transport and infrastructure), the results of which have been integrated into site selection judgements.

72. I am satisfied that the approach is proportionate for plan-making and consistent with national policy in identifying firstly, the contribution of parcels of land to the Green Belt purposes; secondly, the relative degree of harm from release; and thirdly, the short-listed locations where any necessary release would be least harmful.
73. As indicated earlier, as Cannock Chase is a particularly constrained authority area in terms of land designations, representations within the GBBCHMA acknowledge this, with reference to extensive Green Belt and National Landscape coverage and support for the principle of proportionate dispersal. This reinforces the Council's position that alternatives to Green Belt release within Cannock Chase are limited.
74. The Duty to Co-operate (DtC) is addressed elsewhere in this Report. However, for the purposes of this issue, I have considered whether the Green Belt approach sits coherently within the DtC context and how reasonable alternatives have been explored. There is clear evidence of sustained engagement with GBBCHMA partners, with SOCGs evolving and emerging during the examination hearings and in subsequent submissions. The Council's housing trajectory clarifications and the Meeting Housing Needs Topic Paper Update 2025 [EXAM39] were published in response to queries, demonstrating an iterative and transparent process in refining and clarifying the spatial strategy and its delivery assumptions.
75. The evidence base catalogues the urban capacity and brownfield opportunities considered as part of site selection, alongside policy constraints (including the Cannock Chase SAC mitigation framework) which shape the distribution and capacity for growth. In my assessment, this provides an appropriate and proportionate evidential platform for concluding that Green Belt land release is necessary, as proposed, once reasonable alternatives are exhausted.
76. The Council's identification of locations has been informed by land parcel-level Green Belt analysis, SHLAA capacity work and the balancing of environmental and infrastructure constraints. SA and HRA work has also informed the overall assessment of sites. Sites proposed for release have been selected to deliver the required quantum of development while seeking to minimise harm to the Green Belt purposes and to reinforce strong, defensible boundaries. The material before me indicates a clear preference for locations where changes would integrate with the settlement edge, avoid sprawl, and maintain separation between settlements.
77. Across the shortlisted locations, the Council's assessments differentiate between parcels of land with varying degrees of contribution to the Green Belt purposes. Where release is proposed, it is typically because harm has been assessed as lower relative to alternatives and it is possible to define permanent, logical boundaries (e.g. established infrastructure corridors, durable landscape features). The examination material on delivery supports the proposition that these locations can contribute within the expected trajectory, in combination with strategic brownfield sites.
78. The evidence demonstrates a clear intention to draw revised Green Belt boundaries using physical, readily recognisable features. Once adopted, these boundaries can

endure beyond the Plan period. Where necessary, the policies map and allocation policies should include precise mapping and wording to avoid ambiguity at the decision-making stage.

79. The approach to Green Belt land release has been considered alongside environmental and infrastructure requirements. Particularly relevant is the Cannock Chase SAC mitigation framework (Strategic Access Management & Monitoring Measures) which operates within an established zone of influence to ensure new development avoids adverse effects from recreational pressure. The SAC evidence base explains the strategic mitigation approach and its continued applicability to planned growth, subject to periodic review and updating. This provides a clear policy context for ensuring that any Green Belt land releases are phased and mitigated appropriately.
80. The evidence also references transport and infrastructure considerations that underpin the deliverability of the proposed strategy. Where site-specific mitigation is necessary, such as active travel links, junction improvements, education or healthcare capacity, these are embedded in the allocation policies and Infrastructure Delivery Plan (IDP) to ensure timely provision.
81. Representations asserting that additional Green Belt land should be released, as well as those advocating that no release is necessary have been considered. In light of the Council's evidence and the submitted clarifications on delivery, I am not persuaded that significantly greater release is justified given the Green Belt purposes and environmental sensitivities. However, in the absence of the proposed limited releases, the Plan would be less likely to deliver a positively prepared and effective housing delivery strategy, particularly in the medium term, once lead-in times for strategic brownfield sites is factored in.
82. Having regard to the above, the methodology for the Council's Green Belt assessment is proportionate and consistent with national policy. It provides a transparent basis for identifying the least harmful locations for Green Belt land release. Exceptional circumstances to justify altering Green Belt boundaries, as proposed, have been demonstrated, arising from the combination of identified need (including GBBCHMA unmet need), land constraints, and the evaluation of reasonable alternatives.
83. The proposed releases are justified by the evidence, with boundaries capable of enduring beyond the Plan period and appropriate mitigation secured through policy and the infrastructure framework. In terms of strategy and delivery, the approach is closely integrated with the Plan's housing delivery trajectory and the role of strategic sites and is reinforced by the clarifications provided on phasing and build-out. Furthermore, the approach aligns with the GBBCHMA context provided by the SGS [H5, H5a and H5b] and on-going engagement with partners recorded prior to and throughout the examination.

Green Belt Findings

84. In assessing the proposed alterations to the Green Belt, I have had full regard to the tests set out in national policy. The Council has demonstrated, through evidence and

based on the identified composite need (including cross boundary unmet need), constraints and in the light of the evaluation of alternatives, that exceptional circumstances exist to justify revisions to the Green Belt boundary, as required through NPPF Paragraph 140.

85. The Plan is supported by a Green Belt review which has assessed each site against the five purposes of the Green Belt. I have considered this, along with representations made and I am satisfied that the methodology and conclusions provide an appropriate basis for determining whether the sites proposed for release make a strong, moderate or limited contribution to the Green Belt purposes. I am also satisfied that the Council has explored all reasonable alternatives to meet its development needs before concluding that changes to the Green Belt boundary are necessary. This approach accords with national policy expectations that Green Belt boundaries should be altered only in exceptional circumstances.
86. Having considered the approach and evidence provided, I conclude that the proposed Green Belt releases identified and set out in the Plan are justified, effective and consistent with national policy. The boundary changes, as adjusted and modified throughout the examination, are enduring and clearly defined. Whilst I provide my overall conclusions on Green Belt release regarding the Plan here, I also set out later in this report the exceptional circumstances that justify the release of Green Belt land relating to each proposed site within the site allocations of the Plan.

Housing Supply (including Five Year Housing Supply)

87. The Council has, through the Plan process, identified a total of 6,444 dwellings, not including the additional 324 windfall dwellings (calculated in line with the 2023 SHLAA [H1 and EXAM5] methodology). This brings the total identified dwellings to 6,768 and provides sufficient supply within the Plan-period to meet the LHN (5,808 dwellings), the 500-dwelling contribution to the GBBCHMA and the requisite 5% buffer as Cannock Chase has not experienced persistent housing under-delivery in recent years.
88. The five-year land supply is considered from the point of adoption of the Plan. The Council's most up-to-date evidence is found within the latest housing trajectory evidence [EXAM38A-38E and EXAM38H] and the Meeting Housing Needs Topic Paper Update 2025 [EXAM39]. For clarity, responses to these documents by interested parties have also been considered. The evidence provides revised assumptions on lead-in times, build-out rates and phasing, including information for strategic sites.
89. The five-year supply includes sites identified through the 2023 SHLAA methodology; a windfall allowance of 54 dwellings; an 18% non-implementation discount applied to minor sites, reflecting historic patterns of non-delivery and local market evidence; and a 5% buffer, consistent with national policy.
90. For the first five years post-adoption of the Plan (2025-2030), the requirement is 1,386 dwellings (278 dpa). From the evidence [Table 4.2, EXAM39], a deliverable supply of housing land for 1,581 dwellings is identified, equivalent to 5.7 years of supply.

91. The Council's methodology is transparent, proportionate and consistent with national guidance. The housing trajectory evidence provides credible, up-to-date and detailed justification for each site included in the supply. I am, therefore, satisfied that the Council can demonstrate a deliverable five-year housing land supply at adoption of the Plan. Furthermore, the Council has established an appropriate mechanism for rolling forward the supply through annual monitoring, with the ability to update delivery assumptions as more detailed information emerges through permissions and actual build-out performance.

Policy SO3.1

92. Policy SO3.1 concerns the provision of new homes. Strategic Objective 3 of the Plan reflects national policy requirements as set out in NPPF Paragraphs 60-62 in relation to determining local housing need, the identification of land to come forward where it is needed and to meet the needs of groups with specific housing requirements.
93. Policy SO3.1 identifies that for the Plan period (2018-2040) housing provision for the District will be made for a minimum of 5,808 dwellings (net) to meet the objectively assessed local housing need and to ensure a sufficient supply of deliverable and developable land is available to deliver around 264 dwellings each year. This, as the policy states, is based on the Government's standard methodology calculation for housing need. In addition, the policy identifies that a further 500 dwellings are to be delivered towards addressing unmet needs of neighbouring areas in the GBBCHMA.
94. The policy also states that development will achieve an average site density of 50 dwellings per hectare (dph) in the areas of Cannock, Rugeley and Hednesford town centres and 35dph in the suburban areas. However, it has been clarified that proposals in the areas identified will have a target site density of 50dph and 35dph respectively, rather than those values being an average site density. As such, to ensure that this is clear in the policy, **MM23** is necessary to ensure that the policy is justified and effective.
95. For the Plan to be effective in terms of housing provision and choice and consistent with national policy, it must set out how the housing requirement for the District will be met. Taking account of this, **MM137** is required to include the latest housing trajectory [EXAM 39, Appendix A] as an appendix within the Plan for reference. It is acknowledged that the trajectory will change over time and reference within the supporting text of Policy SO3.1 should reflect this. However, for the Plan to be effective and sound, **MM137** is required.

Policy SO3.2

96. Policy SO3.2 sets out the Plan's approach to housing choice. As the examination has progressed, modifications to the policy have been proposed to ensure that it is positively prepared, justified, effective and consistent with national policy. **MM24** removes the minimum percentage requirement for First Homes reference from the policy to increase the provision of social rented housing in line with evidence presented in the most recent Housing Needs Assessment Update 2024 [H10]. In that context, the modification is

- necessary to ensure that the policy is justified and effective. **MM29** relates directly to **MM24** and updates the supporting text for the policy to align with the changes to the policy itself. **MM29** is also necessary to ensure that the policy is justified and effective.
97. **MM25** is required for accuracy and to reflect the up-to-date evidence that informs the Plan and policy, namely the Housing Needs Assessment Update 2024 [H10]. It is necessary to ensure that the Plan and policy are justified and effective. **MM26** amends Table D in Policy SO3.2 to align the affordable housing percentages with the evidence contained in the Viability Study 2024 [EC10] and to also refer to areas rather than ward boundaries which were superseded in 2023. This is reasonable as the areas listed in Table D within the District are clearly identifiable. These changes are necessary for precision and accuracy within the policy and for it to be effective.
 98. **MM27** is a modification to Table E within Policy SO3.2 to amend the reference to 45% in Market Housing 3-bedrooms to 40% to align with the Housing Needs Assessment Table. The change is required to ensure the Plan and policy are effective and justified through the most up-to-date evidence. **MM28** relates to **MM27** and amends the supporting text for Policy SO3.2 accordingly. **MM28** is therefore also required to ensure that the policy is effective and justified in that regard.
 99. **MM30** amends the wording '*subject to viability assessment, unless otherwise agreed by the Council*' of the final sentence of the second paragraph of Policy SO3.2 to '*....viability assessment and/or otherwise agreed by the Council.*' The reason for this modification is that the former version suggests all applications would be subject to viability assessment, whilst the latter suggests that an assessment would be required more on the rare occasion where changes in site circumstances justify it (NPPF Paragraph 58). The change is imposed to deter developers from seeking to assess viability on every application to reduce the contribution to affordable housing for example. This is a reasonable concern and the amendment set out in **MM30** is justified in that regard. As a result, the modification is necessary for the policy to be flexible and effective.
 100. An amendment to policy wording within Paragraph 4 of Policy SO3.2 is required to provide clarity and flexibility within the Plan and to ensure it is effective. **MM31** provides confirmation of where reference to the financial contribution formula of the viability assessment referenced within Policy SO3.2 is set out.

Policy SO3.4

101. Policy SO3.4 concerns the housing needs of Gypsies and Travellers and Travelling Showpeople (GTTS) within the Cannock Chase District. The identified local needs for pitches and plots are to be met through listed criteria set out within the policy. This is proposed, initially, by existing authorised sites and site allocations GT1 (3 pitches) and GT2 (2 pitches) in the first five years of the Plan period. The policy also identifies that to meet the longer-term need identified in the Gypsy, Traveller and Travelling Showpeople Accommodation Assessment 2019 (GTAA) [H6] for a further 13 residential pitches,

proposals for new sites for Gypsies and Travellers and 10 plots for Travelling Showpeople outside of the Green Belt will be supported, subject to a series of criteria.

102. Whilst the GTAA was produced in 2019, further work has since been undertaken to verify that the assessment is still applicable and valid. The Council confirmed in its submissions that it considered an updated GTAA was only necessary where circumstances had changed in the intervening period to the extent that overall need would be affected. The potential for this was considered in the GTTS Topic Paper (Dec 2023) [H7] where additional detail was submitted. A two-year extension period is also addressed where one additional pitch to 2040 was justified. Furthermore, the GTTS Topic Paper presents a full and detailed assessment of available sites for such accommodation within the District.
103. The evidence to support the Plan's approach to GTTS accommodation need is robust and uses an established methodology which complies with national policy and legislation. In reaching this identified requirement within Policy SO3.4, it is evident that the Council undertook an exhaustive assessment to meet identified needs with specific, deliverable sites over years 6-10 and, where possible, for years 11-15 of the Plan period in accordance with the national Planning Policy for Traveller Sites (PPTS). The Topic Paper [H7] regarding this matter provides the background and satisfactory evidence for this work. The Council also consulted with all 14 local authorities in the GBBCHMA to determine whether they could assist in meeting the needs of the District.
104. The detailed criteria set out in the policy is found to align with, and support, the criteria set out in Paragraph 13 of the PPTS. The policy is justified on the basis that there is no alternative approach due to the lack of specific deliverable sites available. Furthermore, I find that the policy approach within the Plan supports site provision should suitable sites come forward during the lifetime of the Plan.
105. The Council has clarified that Policy SO3.4 was not intended to limit the use of the criteria-based policy to only meet the longer-term need identified in the GTAA. It is the intention of the policy to demonstrate how this need is to be met. To reflect this and ensure that the policy is clear and flexible, **MM32** is identified to include reference to meeting unidentified needs as well as the longer-term need. The modification is also required to ensure that the policy is effective in meeting its aims.

Conclusion

106. The Council has established a justified and effective housing requirement for the District, including a reasonable and justified contribution towards unmet need within the GBBCHMA. The stepped housing trajectory reflects realistic delivery expectations and ensures that the Plan is positively prepared. The Council has demonstrated a justified and effective strategy for Green Belt land release in Cannock Chase. The methodology is proportionate, exceptional circumstances have been satisfactorily demonstrated and the selected releases represent the least harmful options in terms of the Green Belt purposes with boundaries capable of enduring beyond the Plan period.

Furthermore, the Council can demonstrate a deliverable five-year housing land supply at the point of adoption that is effective and consistent with national policy.

107. Subject to the modifications set out in this report, the Plan's approach to providing for housing to meet the identified requirement, supply and choice, including Green Belt land release, through the relevant policies, provides a suitable and appropriate framework to deliver the level of growth anticipated over the Plan period. Accordingly, I conclude that the Plan's approach to delivering housing is positively prepared, justified, effective and consistent with national policy.

Issue 5: Whether the Plan's approach to encouraging a vibrant local economy and workforce is justified, effective and consistent with national policy

Policy SO4.1

108. The Plan deals with the safeguarding of existing employment areas for employment uses in Policy SO4.1. The policy sets out criteria to be met to permit development proposals for a change of use of existing and future employment areas. Furthermore, proposals which enhance existing employment areas through the provision of supporting infrastructure, such as nurseries and after school clubs, enabling the working population to have an easily accessible network of family care are supported.
109. The wording of Policy SO4.1 regarding Use Classes is not consistent with the most recent Use Classes Order considering that not all B Use Classes have been reclassified. Accordingly, a modification to the wording of the policy (**MM33**) to rectify this inconsistency is necessary to ensure that the policy is clear and effective.
110. Taking account of this modification, Policy SO4.1 clearly sets out the intention of safeguarding existing employment areas unless where specific situations identified in the policy are demonstrated by a development proposal or applicant. It seeks to ensure that there would be no detrimental harm to any retained areas of existing employment areas. This is consistent with national policy to enable businesses to invest, expand and adapt (NPPF Paragraph 81) and in terms of responding to changes in economic circumstances, where applicable (NPPF Paragraph 82).
111. I have noted the assessments supporting the policy, as identified at Paragraph 6.127 of the Plan, which show that the District's employment areas are performing important economic roles and continue to contribute to the overall employment land supply. This is supported and demonstrated further by the Employment Land Availability Assessment 2023 [ELAA 2023] [EC1] and the ELAA 2024 [EXAM 3] where the continued supply of land from the existing employment areas is evidenced. As a result, the policy is justified by suitable and appropriate evidence and effective as it is also deliverable. the policy approach is consistent with national policy as it provides certainty that existing employment areas will be protected, contributing towards creating the conditions in which businesses can invest, expand and adapt.

Policy SO4.2

112. Policy SO4.2 relates to the provision for new employment sites and states that there is anticipated provision for up to 74 hectares (ha) of employment land during the Plan period. The starting point for assessing the appropriate provision of land for new employment uses is the Council's Economic Development Needs Assessment (EDNA) 2019 [EC5]. The EDNA stated that the Cannock Chase District need for B-Class employment land OAN comprised a range of 30 to 67 ha between 2018 and 2036, and between 33 and 74 ha to 2038.
113. The range set out in the EDNA 2019 has been superseded by the EDNA Update 2024 [EC7]. That update is based on the latest available data and forecasts during drafting of the Pre-Submission Plan. The 74 ha (gross) figure reflects the Experian Baseline Scenario taking account of flexibility and loss replacement as detailed in the EDNA 2024 update. This is also referred to as 'Scenario 1' [Table 4.19, page 46 and Figure 4.3 of EC7]. This is within the recommended range presented in the supporting evidence of the EDNA 2024 update of 65 – 94 ha (gross). As such, the policy figure is reasonably justified by the supporting evidence. Furthermore, as the identified 74 ha (gross) takes account of potential losses and flexibility, I find it to be a robust target for employment land that is justified within the Employment Topic Paper Update [EC11a].
114. I have considered the evidence in relation Policy SO4.2, including the West Midlands Strategic Sites Study [EC2, EC3 and EC4] alongside the EDNA 2019 and EDNA Update 2024. It is clear to me from the assessment made and the range of scenarios presented that the Experian Baseline (Scenario 1) is an appropriate, reasonable, justified, comprehensive and robust indicator upon which to inform the Plan's new employment land requirement, as set out in Policy SO4.2.
115. Policy SO4.2 identifies the removal of site allocations SE1 and SE2 from the Green Belt. The evidence provided to support this demonstrates that these sites are required to meet identified employment need over the Plan period and that this need cannot be met on sites outside of the Green Belt. It is noted that whilst 10 hectares of land outside of the District has been secured as a contribution to Cannock Chase's employment land supply from the Strategic Rail Freight Interchange (SRFI) in South Staffordshire, DfC discussions did not result in any further such land contributions. Furthermore, the exceptional circumstances cases for the release of Sites SE1 and SE2 from the Green Belt are set out in detail in the submitted Green Belt Topic Paper [ENV16].
116. The exceptional circumstances case identifies that the allocation of Sites SE1 and SE2 will ensure development needs for employment are met in the Plan period in deliverable and appropriate locations with good proximity and access to the trunk road network and M6 Toll. This reduces the impact of lorries and other vehicles and traffic generation on minor roads in the surrounding Green Belt. Existing links to the train station, retail areas and residential areas will also help to reduce the need to travel for employment. The development of Site SE1 could also improve access by public transport to that part of the employment park with the provision of an additional bus stop and service. With site

SE2, there is the potential to deliver enhancements to biodiversity and strategic green infrastructure links to the Cannock Extension Canal SAC Chase and enhance the habitat connectivity to Wyrley Common and the nearby dismantled railway line.

117. The allocation of Site SE1 represents a logical extension to the existing Kingswood Lakeside Employment Park and is the final phase of its expansion as there is no land remaining in future. It provides assurance of the permanence of the Green Belt following this last release of land from the Green Belt in the area. The surrounding area of site SE1 will be safeguarded for a community park providing opportunity for enhanced biodiversity and / or recreational access to provide compensatory mitigation, preserving and enhancing the network of ponds and tree belts to the west and south part of the site. The enhancement of the surrounding area as identified will safeguard the countryside from further encroachment and will make a strong contribution to checking the sprawl of the urban area of Cannock. The scale of Site SE2 provides the opportunity to optimise the layout of the site, including landscaping and the impact on the wider Green Belt.
118. The Green Belt Harm Assessment 2021 [ENV14] identifies that Green Belt harm due to the land release can be reduced by the introduction of new woodland belts and/or small woodlands within the site. Taking these factors into account, I find this to present a reasonable and justified case for exceptional circumstances and Green Belt release.
119. The policy sets out, in Table F, the employment site allocations identified within the Plan. This includes Sites SE1 and SE2. The Council has sought to ensure the distribution of employment land aligns with the spatial strategy, focusing growth in the most sustainable and accessible locations. It is evident that the Council has maximised all available brownfield sites in urban locations, in a particularly restrictive Plan area, prior to the consideration of greenfield and Green Belt sites. Of the sites identified within the policy, the majority comprise extensions to existing business parks, thus facilitating and meeting an identified need for the expansion of local businesses. The selection of these sites has been informed through and by appropriate evidence including the EDNA [EC5] and its 2024 Update [EC7].
120. Having considered the policy and related evidence, I am satisfied that Policy SO4.2 has been positively prepared as it plans for growth in accordance with the latest available forecasting and identifies the sector with the greatest demand based on the EDNA Update 2024 [EC7]. It also identifies and allocates suitable, available and deliverable sites to meet the identified need. Furthermore, the need and supply have been informed by discussions with other relevant parties and organisations through the DtC.
121. Policy SO4.2 takes account of the SRFI in South Staffordshire in considering the District's employment land supply. As such, the release of land at sites SE1 and SE2 from the Green Belt is justified as all options have been explored and exhausted prior to the consideration of new sites in the Green Belt. This approach is set out and explained in the submitted Green Belt Topic Paper [ENV16].

122. Notwithstanding the above, several modifications to the policy are necessary for soundness, with particular regard to the effectiveness and justification of the policy. **MM34** corrects the entry in Table F for Site SE1 which is required for precision and clarity and is based on the most up-to-date information available, including the ELAA 2023 [EC1]. Similarly, a correction to the address and area for Site E14 in Table F, as set out in **MM36**, is required for the same reasons. **MM36** also includes Site E15 which is identified in the ELAA. This is to ensure alignment with the base data.
123. There is a further modification to the policy text, **MM35**, to correct the total area of employment sites allocated to protect them for employment uses. This modification is necessary for clarity and for the justification and effectiveness of the policy. **MM37** is required to include the word 'gross' to provide clarity within the policy and ensure that it is effective in terms of what the figures presented reference. **MM37** aligns with **MM3** regarding Policy SS1.
124. Subject to the modifications, I am satisfied that Policy SO4.2 is consistent with national policy and will assist in creating the conditions for new employment sites in which businesses can invest, expand and adapt, aligning with NPPF Paragraphs 81–83.

Policy SO4.3

125. Policy SO4.3 deals with the intensification of use on existing employment sites within Cannock Chase District and identifies site allocations with approximately 16 hectares of land, where such intensification of use will be supported. The Council has set out that its approach relating to this policy has been informed and supported by clear, robust and up-to-date evidence including the ELAA 2023 [EC1], a Development Capacity Study [H11] and the Site Selection Methodology [H13]. From this, it is reasonable to consider that the intensification of the identified sites will bring forward additional employment development. It has also been demonstrated through the ELAA that the District has a history of sites coming forward on existing employment land to provide new and intensified employment opportunities. Therefore, I find the expectation of delivery through the intensification of existing sites to be reasonable and achievable.
126. The policy is positively prepared as it seeks to retain employment generating uses on sites where the identified evidence demonstrates viability for employment use based on the assessment of existing employment areas. This comprises of the EDNA and the ELAA 2023. Therefore, the Policy is largely effective. However, **MM38** is required for clarity, effectiveness and consistency within the Plan and policy. This modification inserts a title for the Table within Policy SO4.3 (Table G).
127. With the above modification, the policy reasonably considers the contribution of existing employment areas towards the District's supply and the importance of retaining it whilst allowing some flexibility to enable a response to changes in economic circumstances. In this way, the policy aligns with NPPF Paragraphs 81 and 82.

Policy SO4.4

128. Policy SO4.4 concerns sustainable tourism and the rural economy. It seeks to ensure that proposals to support the rural economy will be supported in rural areas where safeguards are in place to protect the important qualities of the countryside such as openness and character to support the rural economy. The policy also provides examples of the types of development anticipated to achieve this and sets out how applications should demonstrate that the proposals can be developed in a positive way whilst retaining the important aspects of the rural areas including the environment, protected landscapes and through education.
129. NPPF Paragraph 84 states that local planning policies should enable the growth of rural business and sustainable rural tourism, provided the character of the rural areas is respected. It also recognises that sites to meet the needs of local businesses may not always be available in built up areas and that any site must not have an unacceptable impact and be sensitive to the surroundings (NPPF Paragraph 85). Policy SO4.4 is, therefore, consistent with national policy and its aims are justified to meet the economic needs of the rural areas.
130. Policy SO4.4 is positively prepared as it seeks to consider favourably development proposals in the rural areas that can benefit the local economy and increase tourism opportunities. However, this is subject to the safeguards within the policy setting out no adverse effects on the special features that make the rural areas important.
131. A modification is required for Policy SO4.4 (**MM39**) which removes unnecessary cross-referencing of other policies in the Plan and accords with similar modifications to policy text and policies recommended at various points throughout the Plan. **MM39** is required for clarity within the Plan and policy and for their effectiveness.

Conclusion

132. Considering the above, and subject to the modifications identified, I conclude that the Plan's approach to creating a vibrant local economy and workforce is an effective strategy based on robust evidence. As such, it is positively prepared, justified and consistent with national policy and is therefore sound.

Issue 6: Whether the Plan is positively prepared, justified, effective and consistent with national policy in the provision of sustainable transport and communications infrastructure

Policy SO5.1

133. Policy SO5.1 relates to accessible development and requires all major development proposals to meet certain accessibility requirements and parameters for the application process to address. Furthermore, the policy seeks to provide an inclusive network of transport options to allow everyone to access essential services and economic and social opportunities. The policy sets out that these choices should include safe, high-

quality walking and cycling routes to encourage an increase in the uptake of active travel. In addition, such provision should address the needs of people with disabilities and reduced mobility.

134. The intentions of the policy are clearly consistent with national policy. NPPF Paragraph 112 is reflected in Policy SO5.1 in terms of transport choices and meeting the needs of all users. However, there are modifications to the policy wording that are required to ensure it is positively prepared, justified and effective. These are identified as **MM40**, **MM41**, **MM42**, **MM43**, **MM44** and **MM45**.
135. **MM40** clarifies that major developments will be in locations that can provide convenient access for all sections of the community to facilities and services relevant to the type of development proposed and its location. **MM41** removes reference to the reduction of the reliance on private cars by the location of development. **MM42** removes the reference to frequent public transport services and replaces it with appropriate public transport services. The above modifications are necessary to ensure that the policy is justified, effective and consistent with national policy.
136. **MM43** removes unnecessary cross-referencing to other policies in the Plan from within Policy SO5.1 for consistency across the Plan, to provide clarity and ensure that the policy is effective. **MM44** removes reference to zero carbon from the policy, reflecting the Council's position on low carbon, rather than zero carbon emissions and technology and is required to ensure that the Plan and its policies are effective. Finally, the modification set out in **MM45** is necessary to clarify that the wording of Policy SO5.1 applies to all development, both major and minor, where significant amounts of movement will be generated. It is required for the policy to be effective.
137. Having considered and assessed the supporting evidence for this policy I find that, with the modifications in place as I have identified, Policy SO5.1 is based on robust evidence and, as such, justified.

Policy SO5.3

138. Policy SO5.3 concerns the Council's development policy relating to low carbon transport. The policy seeks to support development proposals which aim to reduce overall reliance on carbon-intensive modes of transport and are designed to facilitate or incorporate the charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations. The policy sets out how, as part of a design and access statement, all major developments proposed will achieve this. In that regard, Policy SO5.3 is consistent with NPPF Paragraphs 110 and 112.
139. Several modifications to the policy are required for it to be justified and effective. These are identified as **MM46**, **MM47**, **MM48** and **MM49**. **MM46** removes the reference to zero carbon transport from the title of Policy SO5.3. This change is required to provide clarity and consistency throughout the Plan regarding net-zero carbon emissions. This also reflects the Council's position on carbon emissions, which is now working towards

achieving low carbon transport rather than zero carbon, and to ensure the Plan and its relevant policies are effective. **MM47** makes changes to wording within Policy SO5.3. The changes are necessary to provide the most appropriate wording and clarification on the aims of, and relationship between, Policies SO5.3 and SO5.4 and to ensure the policies are effective. **MM47** also removes unnecessary cross-referencing between the Plan's policies, providing greater clarity within and across the Plan and its policies.

140. **MM48** amends the wording of bullet point 2 of Policy SO5.3, notably the removal of the reference to zero carbon transport options, which is required to provide clarity and consistency throughout the Plan regarding the Council's position on a net-zero carbon emissions target. It is also necessary to ensure the Plan and the policy are effective. **MM49** removes an unnecessary cross-reference within Policy SO5.3 to another policy within the Plan. This is required to provide clarity within the Plan when read as a whole and ensure the effectiveness of the policy.

Policy SO5.4

141. Policy SO5.4 concerns the maintenance and improvement of the transport system. It is stated in national policy that transport issues must be considered from the earliest stages of plan-making and development proposals. This is required to ensure the potential impacts of development on transport networks can be addressed effectively and opportunities from existing or proposed transport infrastructure are realised.
142. To achieve this, Policy SO5.4 states that the Council will work in partnership with relevant parties and sets out criteria that development proposals will be required to address. The policy also identifies further criteria which the Council will undertake to achieve the aim of the policy.
143. The policy has been positively prepared as it seeks to ensure transport infrastructure requirements will be met and will support new development. Furthermore, accessibility and sustainable transport modes are identified and are to be considered from the outset of development proposals. Policy SO5.4 is justified as it aligns with Government advice to promote active travel. It is also designed to ensure the policy aids the implementation of wider transport plans [T1, T2, T3] and that the critical infrastructure determined through the evidence provided is delivered [T5, T6, T7].
144. Notwithstanding the above, modifications to Policy SO5.4 are necessary for the policy to be effective and consistent with national policy. **MM50** sets out a modification to the first bullet point in the policy to include reference to promoting walking and cycling. This is required to provide appropriate wording and to clarify the aims of Policy SO5.4 and therefore make the policy effective. **MM51** is a modification to the second bullet point of Policy SO5.4 to provide clarity and ensure that the policy wording aligns with national policy. It replaces the term 'the demonstrable' in the relevant clause with 'any severe adverse'. **MM51** is necessary for consistency with national policy.

Conclusion

145. In light of the above, subject to the modifications identified above, the Plan's approach to the provision of sustainable transport and communications infrastructure is an effective strategy that is based on clear and robust evidence. Moreover, in relation to this issue, the Plan, with these modifications, is positively prepared, justified, effective and consistent with national policy.

Issue 7: Whether the Plan's approach to creating attractive town and local centres is justified and effective.

Policy SO6.3

146. Policy SO6.3 relates to the safeguarding of existing town centre services. NPPF Paragraph 86 requires local planning policy to take a positive approach to town centre growth, management and adaptation. In this regard, the policy seeks to make clear the range of uses permitted within the town centre to safeguard the future of town centres within Cannock Chase. The policy is supported and informed by robust evidence such as the Cannock Chase Retail and Town Centre Uses Study 2021 [EC12, EC12a, EC12b] as well as a consideration of committed investment and regeneration programmes.

147. I am satisfied that the policy is deliverable over the Plan period as it identifies the Use Classes in line with the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, enabling sufficient flexibility where there is reasonable evidence of no prospect of no town centre service use on a site. In that regard, the policy is effective. As a result, I also find the policy to be justified and consistent with national policy. However, for the policy to be read clearly, referenced correctly and be fully effective, a modification to the text and structure of Policy SO6.3, identified as **MM52** in the attached schedule, is required. **MM52** provides a clearer policy in terms of referencing the criteria by replacing bullet points with numerical referencing. This modification also makes the policy consistent in its presentation with other policies in the Plan, provides a clearer presentation of the policy and makes it effective in its use.

Policy SO6.5

148. Policy SO6.5 concerns redevelopment areas within Cannock town centre. The policy promotes the continuation of the town's market, allocates a range of suitable town centre sites to meet the scale and type of development likely to be needed and recognises the role that residential development plays in the town centre. As such, the policy contributes to the viability and vitality of the centre and is therefore in line with Paragraph 86 of the NPPF and consistent with national policy.

149. The policy and its approach are supported with evidence including the Retail and Town Centre Uses Study 2021 [EC12, EC12a, EC12b] and the site allocations set out within the policy have been identified in, and justified by, the Town Centre Prospectus (EC14) and have also subject to SA [SD3, pages 310-318]. Due to potential heritage impacts in

the Cannock Town Centre Conservation Area, I note that the site allocations have been subject to a Heritage Impact Assessment (HIA) [HIS2, EXAM2]. I also note that a study of the cumulative impact of all sites on heritage in the town centre has been detailed in the Council's SOCG with HE [EXAM 9, pages 27-37]. Furthermore, the Council has worked closely with Staffordshire County Council (SCC) on wider plans to assist in delivering improvements to the town centre. This has included three transport plans [T1, T2, T3].

150. Following consideration of the evidence and the relevant matters, I am satisfied that the policy is positively prepared and consistent with national policy. Nonetheless, there are modifications to the policy required to ensure it is fully up-to-date, justified and effective. **MM53** is a modification to remove Site Allocation M3 from the policy as the site is no longer available for development and is to be retained as a town centre car park. This modification is necessary for clarity and for the justification and effectiveness of the policy and the Plan through the incorporation of a factual update. **MM54** relates to the removal of an unnecessary cross-reference between the Plan's policies within the policy. The Plan is to be read 'as a whole' and as such, **MM54** is required for clarity and to ensure the policy and Plan are effective.

Policy SO6.6

151. In my assessment, Policy SO6.6, which considers redevelopment areas within Rugeley town centre, is effective in that it allocates deliverable sites over the Plan period. There is substantive evidence for this in various supporting strategies and plans, such as the Transport Strategy [T1] and the Infrastructure Delivery Plan (IDP) [I1]. This demonstrates that the Council has worked closely with SCC to identify suitable sites for redevelopment and proposals to improve Rugeley town centre such as public realm improvements at Horsefair. There is further evidence of partnership and collaborative working by the Council with other relevant parties to develop a Town Centre Vision and Framework for Rugeley town centre to help drive investment.
152. The policy approach is justified by the Cannock Chase Retail and Town Centre Uses Study 2021 [EC12, EC12a, EC12b]. Furthermore, the site allocations have been considered as part of the SA. Consequently, I am satisfied that the policy is suitably and appropriately justified. The policy aligns with national policy, supporting the role the town centre plays at the heart of local communities by taking a positive approach to its growth, management and adaptation in accordance with Paragraph 86 of the NPPF.
153. However, for the policy to be read with clarity and to be fully effective, it requires modification, as set out by **MM55**. This removes the unnecessary cross-reference to Policy SO5.2 within the policy wording and is required to provide clarity within the Plan and Policy and ensure that both are effective. With the modification and following my overall consideration of the policy and supporting evidence, I find Policy SO6.6 to be positively prepared, justified, effective and consistent with national policy.

Policy SO6.7

154. Policy SO6.7 relates to redevelopment areas in Hednesford town centre and is justified based on the evidence and work undertaken to develop the policy, including the Cannock Chase Retail and Town Centre Uses Study [EC12, EC12a, EC12b], and with regard to the Hednesford Neighbourhood Plan (2018) [AD9]. Hednesford differs from Cannock and Rugeley town centres as it is covered by a neighbourhood plan which identifies potential opportunity sites in the town centre. The Council has had regard to some of the key elements from that neighbourhood plan in relation to Policy SO6.7 to assist with ensuring consistency in the approach to improve Hednesford town centre and to ensure its longevity. The policy contains wording to support opportunities for redevelopment on Market Street which provides an open flexible approach should any sites come forward within the lifetime of the Plan.
155. I note that Design Guidance is envisaged to come forward soon after adoption of the Plan that will further strengthen the policy approach by considering the distinct characteristics of the town centre in more detail. Policy SO6.7 is effective as it is suitably flexible to enable development opportunities to come forward during the lifetime of the Plan. Moreover, the policy is consistent with national policy, in a similar way to Policies SO6.5 and SO6.6, particularly in relation to Paragraph 86 of the NPPF.
156. Nonetheless, a similar modification to that identified for Policy SO6.6 is required for Policy SO6.7 and is set out as **MM56**, removing the unnecessary cross-reference to Policy SO5.2 within the policy wording. The modification to Policy SO6.7 is necessary to ensure clarity within the policy and its effectiveness.

Conclusion

157. Taking account of the above, and subject to the modifications identified, I conclude that the Plan's approach to creating attractive town and local centres is justified and effective. Accordingly, in that regard I find the Plan, with the modifications made, to be clearly based on, and informed by, robust evidence. Furthermore, the relevant policies in the Plan are also found to be positively prepared and consistent with national policy.

Issue 8: Whether the Plan's approach to protecting and enhancing the natural environment is justified and effective.

Strategic Objective 7

158. Strategic Objective 7 of the submitted Plan concerns the protection and enhancement of the natural environment. For the Strategic Objective, and the Plan, to be effective and consistent with national policy, a modification (**MM57**) to the wording in its second bullet point is necessary. This is required to clarify the distinction between the protected landscape of the Cannock Chase National Landscape and the Green Belt.

Policy SO7.1

159. Policy SO7.1 considers the protection, conservation and enhancement of biodiversity and geodiversity. NPPF Paragraph 174 states that local planning policies should contribute to, and enhance, the natural and local environment by protecting and enhancing sites of biodiversity or geological value and soils, and minimising impacts on, and providing net gains for biodiversity. Cannock Chase District contains a range of protected habitats and landscapes of local and national importance, including a larger number and coverage than might be expected for a relatively small Council area. Consequently, I acknowledge the importance of a key local policy on the protection, conservation and enhancement of these protected areas within Cannock Chase and cross-boundary connections into neighbouring Council areas. Furthermore, I find that Policy SO7.1 aligns with NPPF Paragraph 175 in distinguishing between the hierarchy of international, national and locally designated sites.
160. The policy has been positively prepared and considers the need to protect the wide variety of protected sites in an area that is under pressure from development. It is consistent with Chapter 15 of the NPPF, specifically Paragraph 174, which states that planning policies should enhance the natural and local environment. The policy is broadly effective in providing a focus on habitats relevant to Cannock Chase such as SACs and SSSIs.
161. The policy is justified through the evidence provided to support it. This includes the Cannock Chase District Nature Recovery Network 2020 [ENV18] which outlines the existing situation of the District's nature network and describes key locations where habitats may be created to enhance and help inform options for habitat restoration. This work is based on habitat data and protected sites held by Staffordshire Wildlife Trust and other bodies. This provides robust and clear evidence. Furthermore, these protected sites are also shown on the policies map [SD2] which has been updated from the sites shown on the currently adopted 2014 policies map [AD2]. Having considered this and other relevant evidence, I am satisfied that the policy and approach is justified.
162. Notwithstanding the above, modifications to the wording of Policy SO7.1 are necessary to ensure that the policy is effective. Firstly, **MM58** introduces a new paragraph to the submitted policy after its second paragraph. This provides clarity and recognises the Midland Heath Heartland, a regional cross-boundary project to connect rare lowland heathland habitats between Cannock Chase and Sutton Park in the Birmingham Council area. Secondly, **MM59** is a modification to policy wording required to clarify the level of adverse effects on locally distinctive designated sites that will be determined through the application of the policy.

Policy SO7.2

163. Policy SO7.2 concerns biodiversity net gain (BNG). NPPF Paragraph 179 sets out that plans should secure measurable net gains in terms of biodiversity but does not set out all the detail including the statutory minimum 10% net gain to be achieved. Policy SO7.2

sets out this detail for the Cannock Chase District. The 10% requirement target is assessed as reasonable and achievable within Cannock Chase where house prices have been shown to be generally lower than some neighbouring areas and the District contains areas of deprivation which make development sites less viable if a higher target is set. Notwithstanding this, I note the Council's position that the minimum requirement target (10%) allows for potentially higher percentages to be agreed with developers where development sites are more viable.

164. The policy refers to the long-term management of biodiversity features retained and states that the information accompanying proposals should consider the Biodiversity Gain Hierarchy while also stating that Government policy prevails. The policy also recognises the Statutory Biodiversity Metric as a key part of the policy requirements and makes it clear that this is the metric that should be used. It is a requirement for soundness to ensure that all development proposals use the same metric when assessing sites and that assessments are comparable.
165. To ensure that the policy is clear and effective regarding irreplaceable habitats and the metric, amendments to Policy SO7.2 and its supporting text are necessary. **MM60** and **MM62** are required to clarify that the delivery and monitoring of BNG through the policy is not applied to irreplaceable habitats. A further modification, **MM61**, is required to remove unnecessary cross-referencing of the Plan's policies within the policy, provide clarity and to make the policy effective and consistent within the Plan.
166. Subject to the modifications to Policy SO7.2, I find it to be justified, considering the evidence presented including the Cannock Chase District Nature Recovery Network 2020 [ENV18] and the Local Plan and CIL Viability Assessment [EC9]. The policy is deliverable and therefore justified and effective as BNG is a legal requirement that developers will be required to plan for when planning development in the District. The policy is positively prepared as it provides certainty to applicants on the level of detail required to be submitted with proposals, thus aiding the planning application process at the local level. Finally, Policy SO7.2 is consistent with national policy in terms of minimising impacts on, and providing net gains for, biodiversity as well as identifying and mapping components of habitats and networks.

Policy SO7.3

167. Policy SO7.3 deals with habitat sites, including the Cannock Chase SAC. The policy makes clear that development will not be permitted where it would have adverse impacts on habitats sites and that effective avoidance and/or mitigation must be demonstrated. I am satisfied that the policy recognises the potential for adverse effects, as noted in the submitted Habitats Regulations Assessment (HRA) [SD5]. The Council revised the HRA in November 2024 [SD17] to support the submission of the Local Plan in line with evidence [ENV11] and an agreement set out in the SOCG between the Council and NE on air quality [EXAM7]. Having considered this evidence, I note that, as a result of it, the soundness issues regarding the policy are largely resolved and the policy is supported by NE. Nonetheless, a modification to the policy wording (**MM63**), is

necessary for accuracy and its effectiveness. Taking the above matters into account and with the modification in place, the policy is found to be effective.

168. I am satisfied that the policy has been positively prepared, noting that regular and detailed discussions with the Council, neighbouring authorities and statutory bodies have taken place. The policy is justified as it is based on clear, up-to-date evidence such as traffic assessments [ENV10], air quality monitoring [ENV11] and local plan data. Furthermore, a mitigation strategy is set out in the Partners Memorandum of Understanding [ENV9] based on the implementation plans for site users [ENV6] and car parking [ENV7]. These have all been considered by the evidence base review (ENV8).
169. The policy is consistent with the need to protect habitats from harm and will be effective in doing so through the policy safeguards and SAC mitigation scheme set out in ENV9. NPPF Paragraph 179 requires plans to safeguard wildlife rich habitats and the protection of priority species. NPPF Paragraph 180 states that planning applications should be refused if significant harm to biodiversity, the loss or deterioration of irreplaceable habitats or an adverse effect on SSSIs from development cannot be avoided. NPPF Paragraph 181 also notes that a SAC, Special Protection Area and Ramsar site should be given the same protection. Accordingly, I am satisfied that Policy SO7.3 is consistent with national policy.

Policy SO7.4

170. Policy SO7.4 considers the protection, conservation and enhancement of landscape character. NPPF Paragraph 174 states that policies should recognise the intrinsic character and beauty of the countryside. The policy does this and is therefore consistent with national policy. The policy has also been positively prepared, taking account of the need to balance the requirement for development against the necessity to protect the landscape. Furthermore, the policy will be effective in maintaining a balance between the need to build new homes and employment sites whilst protecting the landscape features of the District. These aims are set out in the Landscape Character Assessment (ENV1), the 2016 version is noted as an update of the earlier 2009 study. In view of this, I find the policy to be justified by the evidence.
171. Notwithstanding the above, **MM64** sets out a modification to the policy wording required to provide clarity within the Plan and ensure that it is effective. In this regard, **MM64** removes unnecessary cross-referencing between the Plan's policies within Policy SO7.4. Subject to this change being made, I am satisfied that Policy SO7.4 is sound.

Policy SO7.6

172. Policy SO7.6 concerns the protection, conservation and enhancement of the Green Belt. A modification to the policy wording is required to provide a factual correction. This relates to an inaccurate cross-reference to a community park associated with an employment site [SE1]. As a result, **MM65** is necessary to provide clarity and accuracy and ensure that both the policy and the Plan are effective.

173. This Green Belt policy has been positively prepared due to its consideration of the fact that the Green Belt designation covers the entire rural area of the District and is also cross-boundary into neighbouring authorities. The policy is justified as the Green Belt designation is a longstanding protection of more than 50 years, protected under national policy and in the current adopted Plan [AD1] Policy CP1 Strategy, as well as being a consideration in policies on housing and employment. This continued protection over a long period shows that such a policy has been effective in protecting settlements in Cannock Chase from coalescence with Black Country towns and Stafford.
174. Furthermore, the Green Belt Study [ENV13] and Green Belt Harm Assessment [ENV14], in addition to the Green Belt Topic Paper [ENV16], provide the evidence base for the quality of the Green Belt in meeting the purposes set out in the NPPF. These supporting documents also provide commentary and context on decisions made in the Plan about development. Overall, I find Policy SO7.6 to be consistent with Chapter 13 of the NPPF and provides local context with reference to the land protected on the new policies map [SD2/SD2A] and the delivery of new public open space in relation to new developments.

Policy SO7.7

175. Following on from Policy SO7.6, Policy SO7.7 considers changes to the Green Belt. In terms of the exceptional circumstances that would warrant altering the Green Belt boundaries as identified in Policy SO7.7. The Council has exhausted all reasonable options for meeting identified needs for development before considering Green Belt release in accordance with Paragraph 141 of the NPPF. I have had regard to the Cannock Chase Green Belt Study 2016 [ENV13], the Green Belt Harm Assessment 2021 [ENV14] and the Cannock Chase Green Belt Topic Paper 2024 [ENV16] which sets out the assessment process that the Council went through to determine that Green Belt land release was necessary and the exceptional circumstances case for each site allocation proposed.
176. In terms of exploring all reasonable alternatives before Green Belt land release, the Council sought to prioritise and maximise the use of brownfield and under-utilised land. It then looked at increasing development densities where appropriate through a Development Capacity Study [H11] and SHLAA reviews [H1 and EXAM5]. This explicitly considered additional potential sources of land, such as surplus public sector land, regeneration opportunities, redevelopment within existing housing estates and other under-utilised land. The Brownfield Land Register [H12] was reviewed, as well as consideration of small-site contributions from neighbourhood planning activity. Previously rejected or stalled sites were revisited and reassessed and the potential reallocation of existing employment land was tested, where appropriate. The Council also consulted with other authorities about whether housing need could be met elsewhere and tested alternative spatial strategy approaches prior to concluding that Green Belt land release was required.
177. Overall, the evidence indicates that the Council did not move directly to Green Belt land release. Instead, it followed a sequential approach, testing brownfield land sources and

development capacity, density optimisation and a wide range of non-Green Belt supply sources. It also considered cross-boundary options before concluding that Green Belt boundary alteration, as set out in Policy SO7.7 was necessary to meet identified needs.

178. In addition to identifying the site allocations being released from the Green Belt, Policy SO7.7 also proposes to safeguard four sites (S1, S2, S3 and S4) to accommodate the growth requirements of Cannock Chase beyond the Plan period or following a review of the Plan. As such, the policy is consistent with NPPF Paragraph 143. In light of this, it is considered that the Plan is positively prepared. Green Belt boundaries would not be subject to further alterations beyond the Plan period as a result of the identified safeguarded land removed from the Green Belt in this Plan.
179. However, the Plan has been produced in the context of a relatively stable standard method of calculating housing need. It is acknowledged that the method of calculating housing need has been significantly altered in a subsequent revision of the NPPF published in December 2024. Nonetheless, this Plan is being examined in relation to the September 2023 published version of the NPPF. Were an early review of this Plan, once adopted, to occur the amended method of calculating the housing need would need to be applied. Moreover, an updated assessment of the housing requirement in Cannock Chase, including any safeguarded land, would need to be made.
180. Notwithstanding this, Policy SO7.7 has been designed to be flexible in this regard. The policy highlights mitigation solutions which aligned with the NPPG on the Green Belt (Paragraph 002) at the time the Plan was produced. The Council considered that the type of compensatory improvements should not be prescriptive as this depends on the assessment of harm and opportunities presented by individual sites. The site allocation policies detail more specific mitigation measures. Moreover, in this report, I deal with the exceptional circumstances for Green Belt land release in relation to each relevant proposed site allocation.
181. For Policy SO7.7 to be fully effective, it is necessary for modifications to be made to the policy wording. Firstly, **MM66** sets out a modification relating to Site SE2 to include Watling Street Business Park and Extension which is required to provide clarity on the land that Site SE2 relates to within the policy and the Plan and to ensure that both are effective. Secondly, modification **MM67** relates to the wording of the final paragraph of Policy SO7.7 and is required to provide clarity within the policy and ensure it is effective.
182. Subject to the above and other relevant modifications identified in this report, I find Policy SO7.7 to be positively prepared as it enables targeted Green Belt land release to meet the identified growth needs of the District whilst protecting and enhancing the natural environment. It also safeguards sites to meet future needs. The policy is justified, based on robust evidence which includes two Green Belt Assessments [ENV13, ENV14] and the Green Belt Topic Paper [ENV16] which sets out the work undertaken to exhaust reasonable alternatives as well as defining exceptional circumstances. The policy and approach are also supported by the Site Selection Methodology [H13] informed by SA [SD3]. Moreover, the policy is consistent with

national policy, particularly NPPF Paragraphs 140 -143, and effective as it provides for deliverable sites over the Plan period.

Conclusion

183. In light of the above and subject to the modifications identified, I conclude that the Plan's approach to protecting and enhancing the natural environment through its relevant policies is justified and effective.

Issue 9: Whether the Plan effectively supports a greener future and its approach is justified and consistent with national policy.

Policy SO8.1

184. Policy SO8.1 of the Plan concerns low and zero carbon energy and heat production. It is noted that the policy will impact on development costs through its requirement for low and zero carbon technology and renewable energy equipment. These costs are recognised in the Local Plan Viability Report 2022 [EC9 and EC9a]. An energy efficiency / renewable low carbon cost of £4,850 per unit is identified that is based on the Future Homes Standard taken from the MHCLG consultation on changes to Part L of Building Regulations at the time. It is noted that a further £7,500 allowance was included to meet the zero-carbon standard. However, following the design requirement cost assumptions being revisited in 2024 (Local Plan and CIL Viability Assessment Addendum Report [EC10]) to update and reflect market conditions at the time, the additional net-zero allowance of £7,500 in the 2022 report was not retained due to evidence illustrating downward pressure on development viability.
185. NPPF Paragraph 155 states that to help increase the use and supply of renewable and low carbon energy and heat, plans should consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure development. Policy SO8.1 does not refer to supporting infrastructure and is therefore not consistent with national policy. To rectify this, **MM69** is required to amend the wording of the first bullet point of the policy. This is necessary to provide clarity within the policy, ensure its effectiveness and consistency with national policy
186. In addition to the above modification, further amendments to the wording of Policy SO8.1 are required (**MM68**) to clarify the Plan's position on achieving low carbon and net-zero carbon energy. This includes the retitling of Policy SO8.1 and the provision of relevant references within the policy text. **MM68** is necessary to ensure clarity and the effectiveness of the policy.
187. A further modification, **MM70**, relates to the removal of unnecessary references made within Policy SO8.1 about the outcome of consultation with communities that would be affected. This is required for clarity and the effectiveness of the policy.

188. The Environment Act 2021, Chapter 14 of the NPPF and the NPPG on climate change provide the legislative and national policy context for Policy SO8.1. NPPF Paragraph 154 states that new development should be planned for in ways to help reduce greenhouse gas emissions. It is identified that developments should be climate resilient and mitigation should be at the forefront of planning considerations. In this context, I find Policy SO8.1 to be positively prepared and consistent with national policy, subject to the above modifications.
189. I have had regard to the Future Homes Standard which sets criteria for new homes to be net-zero ready. I also note the acknowledgement of the Climate Change Committee that significant renewable energy expansion will be necessary to meet UK carbon budgets. The Climate Change Adaptation and Mitigation Strategy [CC1 and CC2] advances this further, providing the evidence base that informs the Plan's policy and action. In this context, there is clear and robust evidence to support and justify Policy SO8.1 and for it to be effective.

Policy SO8.2

190. Policy SO8.2 concerns achieving net-zero carbon development. A modification to the policy wording, as set out in **MM71**, relates to the removal of references to net-zero carbon emission development. This is required to accurately reflect the Plan's strategy in terms of achieving net-zero and ensures the policy and its aims are effective.
191. The policy duplicates Building Regulations in part. Nonetheless, the Climate Change Adaptation and Mitigation Strategy [CC1 and CC2] does make a distinction between regulated emissions covered through Building Regulations and unregulated emissions, including embodied carbon, that are not. As such, partial repetition of Building Regulations within the policy is reasonable in this case and does not constitute a matter of soundness.
192. With the above modification, the policy is considered to have been positively prepared and is supported by evidence that is clear and robust. It is also noted that the requirements of the Climate Change Act 2008 and carbon reduction targets within construction as well as NPPF Paragraphs 152 and 155 to reduce greenhouse gas emissions are reflected within Policy SO8.2. Therefore, the policy is in line with national policy and is justified and effective.

Policy SO8.3

193. Policy SO8.3 relates to achieving sustainable design. In a similar way to the modifications to Policy SO8.2 identified above, **MM72** removes references to zero carbon energy in Policy SO8.3 and is necessary to correctly reflect the Plan's strategy on the matter and for the policy to be clear, accurate and effective.
194. **MM73** is a further modification to Policy SO8.3 which relates to the removal of unnecessary cross-references within the policy to other policies in the Plan. This

reflects the consistent approach taken throughout the Plan and is necessary to provide clarity and consistency within the Plan and for the policy to be effective.

195. **MM74** removes the clause within Policy SO8.3 that all residential development proposals should exceed the standards set out by the Home Quality Mark and the BREEAM 'excellent' rating. However, there is also a clarification inserted into the Policy text that proposals should comply with the most up-to-date national building standards. This modification is required to provide clarity within the Plan and for it to be effective and consistent with national policy.
196. There are many aspects to sustainable design. All major development should strive to incorporate sustainable design, as far as possible, as reflected in national policy. However, there may be circumstances where this is unachievable. To reflect this, and cater for such circumstances, a modification (**MM75**) to the third paragraph of Policy SO8.3 is required to adjust the clause 'must' to 'should'. **MM75** is necessary to ensure that the policy is clear, flexible and effective.
197. **MM76** is a modification to the wording of Policy SO8.3 removing reference to the provision of electric vehicle recharging infrastructure within new development. This is necessary for the clarity of the policy and to avoid unnecessary duplication with Building Regulations. It is also required for the policy to be effective.
198. Taking account of the above modifications, I find Policy SO8.3 to be positively prepared in setting out clear aspirations for sustainable design in development proposals. The evidence to support, inform and underpin the policy and its approach is appropriate and robust. As such, I also find the policy to be justified and effective. Furthermore, I am satisfied that the policy is consistent with national policy.

Policy SO8.5

199. Policy SO8.5 concerns the Plan's aspiration for development proposals to avoid air, water, soil, noise and light pollution. NPPF Paragraph 174 states that planning policies should prevent new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Furthermore, the NPPF states that development should, wherever possible, help to improve local environmental conditions. NPPF Paragraph 185 refers to noise and light pollution. NPPF Paragraph 186 sets out that planning policies should consider Air Quality Management Areas, including opportunities to avoid adverse impacts, where possible at the plan-making stage.
200. For Policy SO8.5 to align with national policy, a modification to its wording (**MM77**) is required to replace the word 'will' with 'should' after 'All major development proposals ...' This is necessary to align the policy with the strong emphasis within national policy that steps should be taken but are not compulsory. **MM77** provides clarity and flexibility within the policy, allowing developers to provide a justification in circumstances when the steps as set out in the policy are not required. This enables the policy to be effective.

201. Subject to the modification being made, I find Policy SO8.5 to be effective in setting out how development proposals can avoid harm to health and the natural environment by taking account of national policy. I also find the policy to be positively prepared regarding national and local guidance as set out in the relevant evidence and incorporating all relevant aspects within the Plan.

Conclusion

202. In light of the above, subject to the modifications I have identified, I conclude that the Plan and its relevant policies effectively support a greener future and that the approach and policies are justified and consistent with national policy.

Issue 10: Whether the approach of the Plan to Site Allocations is justified and effective and provides a robust strategy for their delivery with clear and precise policy criteria.

203. The Site Allocations strategy within the submitted Plan divides Cannock Chase into distinct areas and the site allocations identified are placed into distinct categories: Strategic Residential Site Allocations; Residential Site Allocations; Strategic Employment Site Allocations; Employment Site Allocations and GTTS Site Allocations. Sites identified in the Plan have been assessed against a site selection process, as set out in the supporting Site Selection Paper [H13] which explains the methodology and site selection criteria.
204. To be effective, modifications to the site allocations within the Plan, are made in the context of all other relevant modifications identified in this report. The Plan identifies key factors affecting the context for the allocations. For example, employment needs, residential development need, heritage and design, the Green Belt and landscape designations. Overall, each of these elements of the Plan, modified where necessary, provide a useful context and appropriate starting point for the site allocations to follow.

Strategic Site Allocations

SH1: Land South of Lichfield Road, Cannock

205. The site allocation in Policy SH1 is proposed to be split into two parts, the northern part lies to the south of Lichfield Road, Heath Hayes and is bounded by Newlands Lane to the south and existing woodland to the east and west. The southern part of the site lies to the south of Newlands Lane and is proposed as community parkland to be delivered alongside the residential development. Policy SH1 shows an indicated yield of 700 dwellings for the site allocation and the northern part of the site is proposed to be removed from the Green Belt with the southern part to remain within it and be enhanced.
206. For the northern part of the site within Policy SH1 to be released from the Green Belt, exceptional circumstances must be demonstrated. The case for this is set out within the submitted Green Belt evidence [ENV13 and ENV14] and the Green Belt Topic Paper [ENV16]. From this, I have considered the significant number of dwellings to be

delivered within a comprehensive and sustainable development which would be in good proximity to a range of existing facilities. Compensatory mitigation could be realised in terms of publicly accessible country parkland provided and enhanced, the retention of existing trees and hedgerows within the new development, the planting of new native woodland and wider green space access in the local area.

207. Furthermore, the proposed development of the site would provide key educational infrastructure including a new primary school which would help to reduce pressure on existing facilities. Improvements to the Five Ways junction would also help to relieve congestion on the local highway network, improve overall air quality and mitigate the impact of additional traffic through the junction.
208. In terms of Green Belt harm, the Green Belt Harm Assessment [ENV14] identifies that the release of the wider area of land around the allocation from the Green Belt would result in 'high' harm. This is because the wider area of land makes a strong contribution to safeguarding the countryside from encroachment and checking the sprawl of the built-up area.
209. As it relates to a strategic site, there are several criteria specific to Policy SH1 which have been informed by evidence. I find all to be necessary and justified satisfactorily. However, several modifications have been identified which are necessary for the policy and to be effective. These are identified below. However, there is also the opportunity to reduce the harm of Green Belt release by the mitigation identified above which would help to form a strong Green Belt boundary and reduce the impact of urban containment.
210. In light of the above, I have regard to the Green Belt tests in the NPPF in assessing whether the site proposed for Green Belt release within Policy SH1 is justified and sound. In this case, I find that exceptional circumstances do exist and therefore, site SH1 is suitably and justifiably identified for Green Belt release.
211. As set out in the attached schedule, **MM78** amends the wording throughout Policy SH1 relating to community parkland rather than a community park. This is necessary for clarity about the land use proposed and therefore the effectiveness of the policy. **MM79** amends the policy wording in terms of clarifying the name of Lichfield Road, rather than Cannock Road, to ensure precision and clarity and therefore the effectiveness and consistency of the policy and throughout the Plan. **MM80** adds the word 'significant' in terms of adverse impact on air quality and traffic congestion. This is required to clarify the level of adverse impact considered within relevant policies, including Policy SH1, and for the effectiveness of those policies.
212. Further modifications set out in the attached schedule at **MM81**, **MM82**, **MM83**, **MM84**, **MM85**, **MM86** and **MM87** are all necessary for the clarity of Policy SH1 and to ensure that it is effective. Some modifications, such as **MM82**, relate to factual corrections within the policy wording, whilst others, such as **MM85**, **MM86** and **MM87** also relate to a point or points of clarification and consistency with other parts of the Plan. **MM81**, **MM83** and

MM84 each provide additional text within, and remove text from, the policy for points of clarification and the effectiveness of the policy.

213. Overall, these modifications are necessary for the reasons stated and have been considered in conjunction with points raised in all relevant submissions and evidence provided. With these modifications, Policy SH1 is deliverable, justified and effective in helping to meet the identified development needs in the Cannock Chase District.

SH2: Land East of Wimblebury Road, Heath Hayes

214. The site allocation within Policy SH2 is within walking distance of a primary school, Heath Hayes Local Centre and Heath Hayes Park and allotments. It is also close to bus stops for public transport connections to the wider area. The site is bounded by an existing plantation woodland to the east which was historically the location of Cannock Chase Colliery No.8. Public rights of way are located within the woodland. I note that the existing woodland could be subject to improvements enhancing access to, and enabling recreation within, the retained Green Belt. The Chasewater and the Southern Coalfield Heaths SSSI lies close to the site's eastern boundary and the site also lies close to two locally designated Sites of Biological Importance. The site is identified as having capacity for approximately 400 dwellings in the Plan and is adjacent to a safeguarded site (Site S4) removed from the Green Belt for future development.
215. For the release of the site from the Green Belt, I have considered the evidence for exceptional circumstances. It is accepted that there are insufficient non-Green Belt sites within the District to meet the requirements of the Spatial Strategy. This site would provide around 400 dwellings, of which 35% would be affordable housing – about 143 dwellings – which is a substantial contribution. The site is in a sustainable location with good walking and cycling access to range of existing facilities. I also note that this site would form a natural rounding off to the residential area of Heath Hayes which would not be detrimental to the principles of the Green Belt.
216. Furthermore, the development of this site, with the potential future development of adjacent safeguarded land (site S1) would facilitate the provision of key highway infrastructure improvements in terms of a new relief road from Wimblebury Road to Burntwood Road and Norton Road. The development of the site would also provide a stronger visual, defensible boundary from the remaining Green Belt as it is entirely bound by established woodland to the north and east, by built development to the west and Heath Hayes Park to the south.
217. Compensatory mitigation has been identified in terms of retaining woodland adjacent to the site as Green Belt, providing environmental quality and accessibility to the Green Belt close to the site. Proposed public open space on the site could be linked to existing PROWs through the woodland with existing paths extended and enhanced to create a circular walking route. The development of the site would assist in facilitating improvements to the Five Ways junction, improving quality and reducing traffic

congestion in the area. Contributions from development on the site could increase the viability for delivering a new primary school on the proposed site allocation (SH1)

218. In terms of Green Belt harm, the Green Belt Harm Assessment [ENV14] identifies that the release of this site from the Green Belt would likely result in 'moderate-high' harm. This is on the basis that the area makes a relatively strong contribution to safeguarding the countryside from encroachment and to checking the sprawl of the large built-up area. However, the development of the site would help strengthen the boundary between new urban development and the remaining Green Belt and reduce the likelihood of any harm being caused to the wider Green Belt, as recommended in the Green Belt Harm Assessment [ENV14]. The harm could be mitigated further by the introduction of new woodland belts and small woodlands within the site to the northeast which could further strengthen the Green Belt boundary and help reduce the impact of urban containment.
219. Having considered the above, I have had regard to the Green Belt tests in the NPPF in assessing whether the site proposed for Green Belt release within Policy SH2 is justified and sound. In this case, I find that exceptional circumstances do exist and therefore, site SH2 is suitably and justifiably identified for Green Belt release.
220. Modifications **MM88**, **MM89**, **MM90**, **MM91**, **MM92** and **MM93** are needed for Policy SH2 to be clear, appropriately flexible, factually correct and effective. **MM88** and **MM91** relate to a factual correction of the acronym for the Wimblebury Road Relief Road. This clarifies the reference and is required for the policy to be accurate and effective. **MM89** concerns a correction and upward amendment to the development capacity of Site SH2 to approximately 435 dwellings. **MM89** is necessary for consistency, flexibility and effectiveness within the Plan and its relevant policies.
221. **MM90** adds the word 'significant' to the policy and is necessary to provide clarification on the level of adverse impact to be determined through the policy and for the effectiveness of the policy. **MM92** and **MM93** add wording to the policy which is necessary for reasons of clarification in terms of the level of adverse impact to be determined and assessed through the policy. It should be noted that a further amendment to **MM93** is identified in the attached schedule following consultation. This is to correct the reference within Policy SH2 to Sites, rather than Areas of Biological Importance. This corrective change is necessary for accuracy and effectiveness. These modifications to Policy SH2 are also required to ensure an appropriate level of flexibility within the policy.
222. With the above modifications in place and having regard to the extensive evidence to support the policy and site allocation, I am satisfied that the site allocation within Policy SH2 is deliverable, justified by the relevant evidence submitted and effective in its contribution to meeting identified housing needs in the Cannock Chase District.

SH3: Land to the rear of Longford House, Watling Street

223. The site within Policy SH3 is on the urban edge of Cannock, surrounded on three sides by development and consists of brownfield and green field land. However, the undeveloped part of the site is in the Green Belt and therefore is removed from the Green Belt in the Plan. The site is adjacent to Longford House, a non-designated heritage asset that is close to Longford Lodge, a Grade II Listed building. It is sustainably located with existing and potential opportunities for active travel to nearby services and facilities as well as employment opportunities within walking distance. An indicated yield of up to 45 dwellings is identified within the Plan.
224. The site allocation comprises elements of previously developed land and land that lies within the Green Belt. Regarding the parts of the site to be released from the Green Belt, exceptional circumstances must be demonstrated to justify such a release. From the evidence provided, there are insufficient non-Green Belt sites within proximity to Cannock to meet the requirements of the Spatial Strategy of the Plan. Although the site is identified to provide a modest contribution of dwellings, its urban location allows for higher density development, maximising the use of the land and its contribution to the delivery of affordable housing. Part of the site has been previously developed and the site is well-served by public transport. It is also in a location that provides good access to Cannock town centre by cycle and on foot.
225. In relation to Green Belt harm, the evidence provided determines that the site allocation within Policy SH3 makes a 'low to no' value contribution to the five purposes of the Green Belt. The site is surrounded on three sides by development and, if redeveloped, its proposed residential use could be intensified. The development of the site would infill land and round off the urban edge of Cannock and its boundary with the Green Belt and improve the impact of the site allocation on the remaining Green Belt.
226. Having considered the above, I have had regard to the Green Belt tests in the NPPF in assessing whether the Green Belt release of relevant areas of the site proposed for within Policy SH3 is justified and sound. In this case, I find that exceptional circumstances do exist and therefore, site SH3 is suitably and justifiably identified for Green Belt release.
227. Overall, Policy SH3 is justified through the evidence it is supported and informed by and is deliverable. However, modifications to the policy are needed for it to be effective and therefore sound. **MM94** sets out a change to the policy wording on the development capacity of the site. It is acknowledged that the site capacity has been identified in line with the methodology set out in the SHLAA 2023 and 2024 [H1 and EXAM5]. Nonetheless, the inference of 'up to 45 dwellings' provides no flexibility where there may be potential for more dwellings. The replacement of 'up to' by 'approximately' is therefore more appropriate and the modification is necessary to ensure consistency, flexibility and effectiveness within the policy, the site and across the Plan.

228. **MM95** sets out a modification to the policy, inserting additional wording through a further criterion to ensure that an appropriate contribution to education provision is provided through any proposed development of the site allocation within Policy SH3. The modification is reasoned, justified and necessary to ensure clarity within the policy and that factual amendments are made correctly. It is also required for the policy to be effective.

SH6: Former Hart School, Burnthill Road, Rugeley (Hagley Park)

229. The site proposed in Policy SH6 is located on the edge of Rugeley, accessed from Burnthill Road and adjacent to a leisure centre. The site was in previous use as a school and as such consists partly of brownfield land. However, the site allocation also requires the release of some Green Belt land with around 2ha of its total 4.9ha area within the Green Belt. The site is within walking distance of local services and facilities, including a local primary school. An indicative dwelling yield of up to 145 dwellings on the site is set out within the policy in the submitted Plan.
230. For land to be released from the Green Belt, the exceptional circumstances to justify this are set out in evidence which I have considered, including the Green Belt Harm Assessment [ENV14]. It has been evidenced that there are insufficient non-Green Belt sites within proximity to Rugeley to meet the Spatial Strategy needs of the Plan, other than the large allocation at the former Rugeley Power Station. The potential contribution of about 145 dwellings would include affordable housing provision. Furthermore, a significant element of the proposed site is previously developed therefore minimising the amount of land required for Green Belt release.
231. The land within the Green Belt was formerly used as a school playing field and therefore utilising it for additional housing will optimise the redevelopment potential of the site overall. It is in a sustainable location and within walking and cycling distance to a range of facilities. There are no non-Green Belt land options in this broad location that could accommodate a similar level of development, and it would optimise the use of a part previously developed site.
232. The NPPF states that where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously developed and / or is well-served by public transport. In my assessment, the site within Policy SH6 meets both criteria.
233. In considering Green Belt harm, the evidence determines that the overall site allocation within Policy SH6 makes a 'low' contribution to the five purposes of the Green Belt. The site is relatively enclosed from the wider Green Belt due to being surrounded by development on three sides. The site is also bordered to the west by established hedgerow and trees which has the potential to be enhanced with additional planting to soften the impact of the urban edge on the wider landscape of the Green Belt.

234. I have had regard to the Green Belt tests in the NPPF in assessing whether the Green Belt release of relevant areas of the site proposed for within Policy SH6 is justified and sound. In this case, exceptional circumstances do exist and therefore, the site allocation within Policy SH6 is suitably and justifiably identified for Green Belt release.
235. Notwithstanding this, modifications to the policy are required. **MM96** sets out a modification to the policy wording to replace 'Transport Statement' with 'Transport Assessment and Travel Plan'. This is necessary to enable a factual amendment to be made to the policy, to provide clarification and ensure that the policy is effective.
236. **MM97** identifies a similar modification to Policy SH6 as is set out in **MM94** above in relation to Policy SH3 and site capacity. The replacement of 'up to' with 'approximately' is necessary to ensure clarity, particularly between policy and supporting text within the Plan, as well as the consistency, flexibility and effectiveness of the policy, the site and the Plan.

SM1: Land at The Former Rugeley Power Station

237. The large site allocation within Policy SM1 is a cross-boundary site with Lichfield District and forms the largest available brownfield site in Cannock Chase District. The site is not located within the Green Belt or National Landscape and is within 850 metres of Rugeley Trent Valley Railway Station. Although the site is not within walking distance or near any existing education or healthcare facilities, the scale of the proposed development on the site allows for new facilities to be provided. A dwelling yield of up to 2,300 dwellings in total, of which up to 1,000 dwellings are to be within Cannock Chase District, is identified within the submitted policy.
238. As explained in other similar modifications, **MM98** is a modification to the policy wording relating to the defining of the site capacity by replacing 'up to' with 'approximately'. For similar reasons previously stated, **MM98** is needed for clarification, consistency and flexibility within the policy and for the effectiveness of the policy, the site and the Plan and its other relevant policies.
239. **MM99** amends policy wording in Policy SM1 to ensure that it aligns with the wording of planning conditions attached to the outline planning approval for this site. It is also intended to enable the Council to retain control of the development of this large strategic site and to ensure a consistent approach regarding the required facilities to be provided as part of its future development over the coming years. The modification is therefore required for clarification purposes and to ensure that Policy SM1 is effective.
240. **MM100** amends wording in Policy SM1 which is necessary to ensure that there is clarity within the policy about the education contribution sought from its development site and to ensure that the policy is effective.

SE1: Kingswood Lakeside Extension 2, Norton Canes

241. The site identified within Policy SE1 is located on the urban edge of Cannock and is situated east of the existing Kingswood Industrial Estate and north of the Kingswood Lakeside Employment Park. As the site lies within the Green Belt, the proposal to develop it will result in its release from the Green Belt.
242. There are modifications to Policy SE1 which are necessary to ensure factual accuracy, consistency across the Plan, flexibility within the policy and for it to be effective. These are set out in the attached schedule as **MM101**, **MM102**, **MM103**, **MM104** and **MM105**. **MM101** is the correction of factual errors, amending the employment floor space measurement from 'up to' to 'approximately' and 'sqm' to 'sqft' within the policy wording. **MM102** and **MM103** relate to amendments to policy wording. These changes emphasise the need for a Transport Assessment and Travel Plan to support any development proposal at SE1.
243. **MM104** removes the requirement to create a new community park on the site and instead emphasises the enhancement of existing habitats and ecological features, as proposed and agreed by the landowner of the site. **MM105** adds wording to Policy SE1, which is supported by NE [SOCG8], for the need for proposals on the site to be screened to determine the impact on the conservation objectives of a designated site, in this case a Site of Biological Importance and the Site of Special Scientific Importance (SSSI) Impact Zone. Both **MM104** and **MM105** are necessary to provide clarity on the relevant requirements for developing the site and to ensure that the policy is effective.
244. Policy SE1 and the site allocation within it is justified as it is identified in the ELAA [EC1 and EXAM3], within the summary in the site selection methodology [H13] and the Green Belt Topic Paper [ENV16]. Having regard to all relevant submitted evidence, I am satisfied that it provides reasonable and appropriate evidential support for this site and policy. Subject to the modifications identified, the policy requirements are clear and precise and, based on the assessments and evidence provided, the site is deliverable.

SE2: Watling Street Business Park Extension

245. The site allocation within Policy SE2 is identified to provide 50,000sqm of industrial and logistics floorspace (E(g)iii), B2 and B8 floorspace. However, it is evident that modifications to the policy are necessary to provide clarification, accuracy and flexibility within the policy and Plan and to ensure the effectiveness of both. As with other modifications identified, the basis for them has emerged through my consideration and assessment of discussions between the Council, landowners, developers and statutory organisations and the evidence provided and all within the context of meeting the tests of soundness.
246. **MM106** is a modification to the policy wording relating to a drafting error and is required to correct the amount of employment floorspace proposed on the site from 50,000sqm down to 43,000sqm. This has been informed through a detailed site appraisal

undertaken by the landowner, set out in supporting evidence [SOCG13] and more accurately reflects the actual site capacity within the defined site boundary. The modification is necessary for Policy SE2 to be effective. **MM107** amends the wording of Policy SE2 relating to vehicular access to the site. It provides greater flexibility within the policy in terms of the detailed access arrangements to and from the A5 specifically. This flexibility in the design detail of the access is required to ensure that Policy SE2 and the development of the site is effective.

247. Similarly to other policies, **MM108** adds wording to Policy SE2 relating to the need for screening to be undertaken to determine what the effect on conservation objectives of a designated site might be because of the development proposed. Furthermore, the wording for **MM108** has been agreed by the Council and NE through SOCG8 and applies to all strategic allocations in the Green Belt. The modification is required to provide clarity and for all relevant policies to be effective.

Conclusion

248. Subject to the modifications outlined in the paragraphs above being made, I find that the approach to the Strategic Site Allocations within the Plan is justified and effective and includes clear and precise policies, with deliverable sites identified.

Non-Strategic Site Allocations

Policy SA1: Site Allocations

249. Policy SA1 concerns the site allocations within the Plan which are non-strategic sites. The Table within Policy SA1 identifies sites at three distinct stages: A: those under construction; B: those with planning permission or a resolution to grant permission; and C: those which are proposed allocations. For the policy to be clear, factually correct and effective, it is necessary for modifications to be made. The changes identified are to be supported through the supporting text for the policy also. **MM109** sets out extensive changes to the policy wording and its layout, removing sites from the Table which no longer are to be allocations for reasons such as having gained planning permission or no longer being available. With the changes set out in **MM109**, Policy SA1 sets out site allocations that are deliverable, developable and available and it is therefore sound.
250. I now turn to the site-specific policies that have been set out in the Plan. Site H29, as identified within Policy H29, is allocated for residential development with a capacity of 80 dwellings identified. **MM110** amends the wording of the policy and clarifies existing active on-site community uses that could be re-sited in the local area and, ideally, accommodated on site through proposed development. This is necessary to provide factual updates and clarification within the policy and to ensure that the policy is effective. With this modification, Policy H29 is sound.
251. Site M1 is allocated for residential development with an indicated development capacity of 70 dwellings. Modifications to Policy M1 are necessary to ensure that factual

amendments are incorporated and that the policy requirements are clear and effective.

MM111 amends the wording of the policy to include additional text derived from the evidence within the Heritage Impact Assessment (HIA) (HIS2), resulting in additional wording to conserve and enhance heritage. **MM112** removes reference to a parking issue that has been addressed by the retention and enhancement of Beecroft Road Car Park, Cannock (Site M3) which is no longer proposed for allocation within the Plan as set out in modification **MM115**. With these modifications, Policy M1 is sound.

252. Site H32/M5 is allocated for residential development and is in Cannock town centre, having been identified in the Cannock Town Centre Development Prospectus [EC14]. The Site is identified to come forward for development in 2031/32, is deliverable and available for development with an indicated yield of 22 dwellings in the submitted Plan. **MM113** amends the policy wording by removing reference to H32 in the site title. This is due to H32 being a reference to the site in earlier stages of the Local Plan preparation process which is now referred to as Site M5. The modification is therefore required as a factual correction to provide clarity and ensure the effectiveness of the policy. **MM114** includes additional text within the policy regarding a nearby non-designated heritage asset and is derived from the HIA [HIS2] to conserve and enhance heritage. The modification is necessary for factual correction, clarity and the justification and effectiveness of the policy. With these modifications being made, the policy is sound.
253. **MM115** removes Site M3 from the submitted Plan due to the site no longer being available as an allocation. This is due to the site, Beecroft Road Car Park, being required to be retained in its current use to support the redevelopment and regeneration of Cannock Chase town centre. The modification is therefore necessary for factual update, for clarity and for the effectiveness of the Plan. Subject to the amendment to remove Site M3, the Plan is effective.
254. **MM116** amends the first criteria of Policy H35 regarding access. This modification is necessary to provide a factual correction for vehicle access to the site to align with the proposed site layout plan submitted in planning application CH/21/0476. It is required to provide clarity and ensure the policy is effective and with **MM116**, the policy is sound.
255. Site H36 is allocated for residential development with a development capacity indicated as 25 dwellings in the submitted Plan. A modification, **MM117**, relates to the key development considerations within the policy and provides an additional criterion about the impact of proposals on nearby heritage assets. This is necessary to provide a factual amendment and clarity and to ensure the justification and effectiveness of the policy. Subject to the modification being made, the policy is sound.
256. Site H37 is allocated for residential development and has an indicative yield of 25 dwellings. **MM118** sets out a modification to the submitted Policy which relates to the impact of any proposals on the site on nearby heritage assets, including the Cannock Chase Conservation Area, eleven listed buildings, two scheduled monuments and their setting. This modification incorporates factual amendments and corrections and is

necessary to provide clarity and for the justification and effectiveness of the policy. With this modification, the policy is sound.

257. Site H38 is an allocation for residential development and has an indicated yield of 24 dwellings identified in the Plan. Policy H38 requires modification in a similar way to several other site allocations. This is set out in **MM119** and relates to the impact of proposals on nearby heritage assets and their setting. The modification is necessary for factual amendments to be made and for the clarity, justification and effectiveness of the policy. Subject to the modification being made, the policy is sound.
258. Site H39 is allocated for residential development with a capacity indicated as 25 dwellings in the Plan. **MM120** sets out a modification to the policy amending its wording to include text to retain the non-designated heritage asset (Nos 26-28). It also states that any scheme on the site should retain a gap between the asset and any new development to protect its setting. This is necessary to reflect factual amendments and to ensure the clarity and effectiveness of the policy. Subject to the modification being made, the policy is sound.
259. Site H40 is allocated for residential development with an indicative capacity of 20 dwellings. The site is in the ownership of the Council and is promoted within the Town Centre Development Prospectus [EC14] and it is a brownfield site within Cannock town centre. A modification to the policy is set out in **MM121** and reflects a change identified in Table 1 of EXAM9, the SOCG between HE and the Council. The modification also derives from the HIA [HIS2] and results in additional wording to the policy to conserve and enhance heritage. This is necessary to incorporate factual amendments within the policy, for clarity and to ensure that the policy is justified and effective. Subject to the modification being made, the policy is sound.
260. Site M4 is an allocation for residential development with an indicated capacity of 20 dwellings. **MM122** is a modification required to reflect the HIA [HIS2]. The additional wording provided by the modification ensures that the policy has regard to conserving and enhancing heritage. It is necessary for factual correction, clarity and the justification and effectiveness of the policy. With the modification, the policy is sound.
261. Site M2 is allocated for an indicated yield of 15 dwellings in the submitted Plan. The development of the site will include enhanced cycle and footpath links and connections to the pedestrian area of Cannock town centre. **MM123** is derived from the HIA [HIS2] and adds wording to the policy regarding the conserving and enhancement of heritage. The modification is necessary to provide clarity and for the justification and effectiveness of Policy M2. Subject to that modification being made, the policy is sound.
262. Site H43 is allocated for residential development with an indicative yield of 13 dwellings. The policy is deliverable, justified and effective and therefore sound, subject to the correction of a typographical error relating to green roofs within the policy, as set out in **MM124**.

263. Site H60 is proposed in the submitted Plan for residential development with an indicated yield of 15 dwellings. The policy will require modification (**MM125**) to its wording and include text relating to scale and materials in the design of any new development on the site. **MM125** is necessary for clarity, the justification and effectiveness of the policy. Subject to the modification, the policy is sound.
264. Site H61 is allocated for residential development. Whilst the site area is identified as 4.18ha, the developable area and development yield of this site has not been defined in the Plan. This is due to these figures not having been determined at this stage through a detailed site assessment. Therefore, Site H61 is not included in the housing trajectory. However, the site is confirmed to be developable, deliverable and available. A modification to the Policy is necessary to ensure its clarity and for the Policy to be effective. **MM126** adds an additional point within the key development considerations which sets out the possible requirement for a Transport Assessment and Travel Plan with any proposed development on this developable and deliverable site. With the modification being made, the Policy is sound.
265. Site H62 is allocated for residential development with an indicative yield of 10 dwellings. A modification to the policy to remove the final bullet point under the Key Development Considerations is necessary for factual correction regarding the location of the identified Conservation Area being in Rugeley. As such, **MM127** sets out the changes which are required for factual accuracy and to provide clarity and for the policy to be effective. Subject to the modification, the policy is sound.
266. Site H66 is allocated for residential development in the Plan with an indicative development yield of 18 dwellings. The policy requires a modification to be factually accurate, clear, justified and effective. **MM128** sets out an additional point to be added under the Key Development Considerations concerning education contributions. This modification is derived from discussions and concerns identified by SCC, as the LEA, seeking its inclusion within the policy to ensure that the relevant educational infrastructure is provided. For this reason and the soundness reasons set out, the modification is necessary. With the modification in place, the policy is sound.
267. Site H49 is allocated in the Plan for residential development with an indicated yield of 40 dwellings. The policy requires modification to be sound. **MM129** amends the wording of Policy H49 to include an additional criterion within the Key Development Considerations relating to the archaeological investigation of the site, the materials and architectural styles of any new development proposals and the mitigation of its visual impact on the setting of the Trent and Mersey Canal Conservation Area. The modification derives from the HIA [HIS2] and adds wording to the policy to conserve and enhance heritage. **MM129** is necessary for factual amendment, clarity and for the justification and effectiveness of the policy and with it, Policy H49 is sound.
268. Site H50 is allocated for residential development with an indicated yield of 35 dwellings. The specific criteria of the policy consider the restoration of connections through the site to Main Road for access to local facilities and services. The policy also considers

the design of the site and buildings in any new proposals and that this should respect the setting and structures within the Brereton Conservation Area and the Church of St Michael. Notwithstanding the submitted detailed considerations within the policy, a modification, **MM130**, is necessary to ensure factual amendments to the policy, to provide clarity in its requirements and to ensure that the policy and the Plan are justified and effective. It amends wording in the final bullet point of the submitted policy and with the amendment in place, the policy is sound.

269. Site H52 is allocated within the Plan for residential development with an indicated yield of 23 dwellings. This is reflected within the housing trajectory. However, for Policy H52 to be clear and effective, **MM131** sets out a modification to provide additional text to the policy concerning the design, height and massing of any proposals which should respect the original character of the area. This modification has been derived by the HIA [HIS2] and ensures that the policy seeks to conserve and enhance heritage through any proposals on Site H52. It is necessary for clarity and for Policy H52 to be effective and with it, the policy is sound.
270. Site H53 is allocated for residential development with an indicated yield of 20 dwellings set out in the submitted Plan. One of the specific requirements of the policy relates to conservation and heritage. For the policy to be fully justified, clear and effective, a modification is necessary. **MM132** amends and strengthens the policy wording by replacing the final bullet point of the Key Development Considerations with new wording. The modification to the policy is based on the work undertaken in the HIA [HIS2 and EXAM2] and, subject to it being made, Policy H53 is sound.
271. Site H67 is identified for residential development in the Plan with a development yield of 18 dwellings. In addition to the broader criteria considered within Policy H67, the site-specific criteria consider the remediation of despoiled land and the provision of a Contaminated Land Desktop Study and Remediation Statement. Moreover, there is also consideration of the design of new development respecting the setting of nearby Listed Buildings. Whilst the criteria within the policy provide significant coverage of these key development considerations, there is a need for a modification (**MM133**). This amends wording in the policy, replacing existing text in the final bullet point with wording relating to respecting nearby heritage assets. This is required to provide a factual amendment of the policy, to make the policy clear and for it to be justified and effective. With the modification I have identified in place, the policy is sound.
272. Site H69 is allocated for residential development in the submitted Plan with a development yield of 11 dwellings indicated. The key development considerations in Policy H69 include access from Hednesford Road, the incorporation of existing trees and hedgerows, green infrastructure connectivity and suitable water harvesting and drainage systems on site. In addition, the policy considers the inclusion of new or enhanced cycle and footpath linkages with enhanced connections and alignments to existing public rights of way, where appropriate. However, a modification to Policy H69 is needed to amend wording and include additional text considering the scale, height,

massing and materials of surrounding buildings, particularly regarding those fronting Hednesford Road. **MM134** is necessary to provide a factual correction to the policy and ensure clarity. It also ensures that Policy H69 is justified and effective and with this modification, the policy is sound.

273. Site E6 is allocated for employment use in the Plan and it has an area of 2.1 hectares. The policy includes considerations about access, the incorporation of existing trees and hedgerows in any proposals for the site, suitable ecological mitigation with compensatory measures where required and suitable water harvesting and drainage. Notwithstanding this, having considered the relevant evidence and submissions relating to this policy, a modification (**MM135**) is necessary to provide a factual correction for clarity. The modification specifically relates to conserving and enhancing heritage and provides new policy wording to meet that aim. The modification is required for the policy to be justified and effective and with it in place, the policy is sound.
274. Site E14 is allocated for employment use in the Plan with a site area of 0.56ha identified. The site boundary and site address were debated during the examination and has been considered. However, in my assessment, I find that changes relating to these matters do not relate to matters of soundness and can be addressed separately from this report. The extent of Site E14 therefore remains as submitted. Notwithstanding this, a modification to the policy wording, as set out in **MM136**, is necessary to remove the irrelevant information and provide clarity. The removal of that criterion, relating to the retention of a forklift truck on site, ensures that the policy is precise and effective and with that modification made, the policy is sound.
275. Policy GT1 identifies an allocation of 0.4ha of land for 3 permanent pitches for Gypsy and Traveller accommodation. Policy GT2 identifies an area of 0.13ha of land for 2 permanent pitches also for Gypsy and Traveller accommodation. Both policies identify the point of access and retention of existing trees and hedgerows where possible. Furthermore, these policies seek the provision of ecologically suitable mitigation and compensatory measures for enhancements within the site and green infrastructure connectivity.
276. Both sites (GT1 and GT2) are within the Green Belt. However, the Plan does not propose to remove them from it. Notwithstanding this, exceptional circumstances for development in the Green Belt are required to be demonstrated for the site allocations to be acceptable. The evidence for this has been considered and explains that there is an identified need for such accommodation through the Plan and that there are no alternative Gypsy and Traveller sites in Cannock Chase in non-Green Belt locations. There are also no sites which could expand without developing in the Green Belt. In both cases, there is a specific locational requirement as each site forms an extension to existing sites providing such accommodation and no alternative locations have been identified which could meet the needs of the existing communities.
277. Both existing sites are visible from the highway and the small extensions proposed are unlikely to alter the perception of openness of the Green Belt in their locations. Views of

the sites could be softened by existing trees and hedgerows around the site and their enhancement on the site boundaries. Furthermore, the surrounding land of both sites is to be retained in the Green Belt ensuring durable site boundaries and limiting further expansion.

278. In relation to Policies GT1 and GT2 and the site allocations within them, I have had regard to the Green Belt tests in the NPPF in my assessment as to whether the proposed use of these sites is justified and sound. In each case, exceptional circumstances exist and therefore the site allocations identified for the use specified are found to be suitable and justified for such development in the Green Belt.

Safeguarded Land

279. NPPF Paragraph 143 states that when defining Green Belt boundaries, plans should, where necessary, identify areas of safeguarded land between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the Plan period. Plans should also make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following an update to a plan which proposes the development.
280. The Plan identifies four site allocations for safeguarded land, sites S1, S2, S3 and S4 as set out in Policy SO7.7 and totalling around 25ha of land according to the Green Belt Needs Assessment [ENV14]. The supporting text for Policy SO7.7 provides the justification for safeguarding this land. The Green Belt Needs Assessment [ENV14] also provides justification.
281. I have had regard to all the points made in justifying the safeguarded land identified through these sites and to the Green Belt tests in the NPPF. In each case, I find that the site is suitably and justifiably identified for safeguarding for future development. The Plan has been prepared positively in considering the longer-term needs beyond the Plan period. It is important to understand and acknowledge that no change is proposed to the current use of the Green Belt land within these allocations through the Plan other than the new relief road planned for site allocation S1 at Wimblebury Road. Also, it is to be recognised that were these sites to be developed in the future, the exceptional circumstances case for further Green Belt release would need to be met for any site that has been safeguarded.

Conclusion

282. With all the above considered, and subject to the modifications identified, I conclude that the Site Allocations set out in the Plan are based on robust evidence, have been positively prepared and are developable, deliverable and available. As such, they are justified and effective in meeting the identified development needs for Cannock Chase. Therefore, in this regard, the approach of the Plan to site allocations is also justified and

effective and provides a robust strategy for their delivery with clear and precise policy criteria.

Issue 11: Whether the Plan sets out a clear framework for the effective delivery and monitoring of the policies within the Plan that can be measured and assessed.

283. NPPF Paragraph 31 states that all policies are to be reviewed by up-to-date evidence that is relevant in supporting the policies concerned. The Plan's policies will be monitored, assessed and managed via a range of mechanisms, in part, as set out on page 232 of the Plan – the Monitoring Framework.
284. The Authority Monitoring Report (AMR) will be the main mechanism used to monitor the Strategic Objectives of the Plan, assess the performance of the policies that aim to meet those objectives and to highlight any policy areas that require intervention and management through underperformance. The AMR will use a range of data and other reports and strategies to carry out this task.
285. Furthermore, the Council has indicated that the existing format of the AMR is to be amended to incorporate and reflect the targets identified within the Monitoring Framework of the Plan and its policies. As such, the monitoring of implementation, assessment and effectiveness of the Plan's policies is to be reasonably and appropriately managed and measured through these yearly reports.
286. The AMR will have a rating system (e.g. traffic light colours and/or symbols) to highlight any objectives that are not being met based on monitoring against targets over the Plan period. Initially targets will be highlighted as an area of concern, but where targets are not being met consistently over a period of time they will be raised through a reporting process to enable action to be taken to address any issues.
287. From this, I am satisfied that the Council will be able to determine whether any actions are required to support better outcomes, including those that may result in changes or updates to current policy which would have to be through an update to the Plan.
288. The Infrastructure Delivery Plan (IDP) [I1] is a supporting document that identifies the physical infrastructure required to support the delivery of the Plan and combines information on planned development projects in the District. It will be reviewed regularly to take into consideration new information and infrastructure requirements. The Infrastructure Funding Schedule (IFS) within the IDP summarises the developer contributions that will be sought by the Council and partners to deliver infrastructure. Both the IDP and IFS will be reviewed regularly to ensure they remain up to date and feed into the reporting undertaken through the Monitoring Framework.
289. The Strategic Housing Land Availability Assessment (SHLAA) incorporating the five-year housing land supply statement [H1] and the ELAA [EC1] provide evidence on housing and employment land supply. This includes the amount of land built out for these uses and the amount of supply remaining to determine if progress on completions and future

supply is being met. The updates to this document, along with others, will also inform the assessment of the implementation of the Plan undertaken through the Monitoring Framework.

290. Overall, I am satisfied that these supporting documents, amongst others, will assist in the effective and appropriate implementation, monitoring and assessment of the policies in the Plan.

Conclusion

291. From the evidence before me in this examination regarding delivery and monitoring, I conclude that the Plan sets out a clear framework for the effective delivery and monitoring of the policies within it that can be measured and assessed. I also conclude that, in this regard, the Plan and its policies are justified, effective and consistent with national policy.

Overall Conclusion and Recommendation

292. The Plan has a number of deficiencies in respect of soundness and/or legal compliance for the reasons I have set out above which mean that I recommend non-adoption of it as submitted, in accordance with Section 20(7A) of the 2004 Act. These deficiencies have been explored in the main issues I have identified.

293. The Council has requested that I recommend main modifications to make the Plan sound, legally compliant and capable of adoption. I conclude that, with the recommended main modifications set out in the Appendix to this report, the Cannock Chase Local Plan 2018-2040 has met the duty to co-operate, satisfies the requirements of Section 20(5)(a) of the 2004 Act and meets the criteria for soundness in the NPPF September 2023.

A McCormack

Inspector

This report is accompanied by an Appendix containing the Main Modifications.

APPENDIX – SCHEDULE OF MAIN MODIFICATIONS

Cannock Chase Local Plan (2018-2040) Examination

Appendix 2b

This schedule contains all main modifications to the Submission Plan - as submitted for examination in November 2024 – which the Inspector considers necessary for soundness. All main modifications set out here and their reference numbers supersede all previous versions proposed by the Council during the examination process. For clarity, the Submission Plan is the published Pre-Submission (Regulation 19) Version of the Cannock Chase District Local Plan (2018-2040) (December 2023).

The page numbers and paragraph referencing set out below refer to the Submission Plan document (SD1) and do not take account of the proposed deletion or addition of text set out and otherwise accepted either as the main modifications in this Schedule or any additional (minor) modifications the Council intends to make to the Submission Plan.

The following format has been used to denote the modifications:

Underlined bold text = new text proposed for Policy compared to the Submission Plan version.

~~Strikethrough text~~ = text proposed for removal compared to the Submission Plan version.

Underlined text = new text proposed for justification text compared to the Submission Plan version.

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification
MM1	Local Plan Vision & Objectives	Page 27 After Paragraph 4.4, before Paragraph 4.5	Insert 'Vision' in a box with new supporting text below: Local Plan Vision <u>The Vision for Cannock Chase District in 2040</u> <u>Cannock Chase will be a prosperous and attractive district where people will want to live, work, socialise and spend their leisure time supported by services that our community needs. It will be a place where businesses will want to invest, creating new jobs and delivering sustainable places. It will provide the platform for healthier lifestyles around quality homes, access to leisure opportunities and infrastructure, support the transition to a low carbon economy, while improving and protecting its distinctive character and nationally significant landscape.</u> 4.6. <u>The Vision for Cannock Chase District will be delivered through policies which align with eight Strategic Objectives and associated policies. The Council's Corporate Plan also feeds into the Vision taking forward the four priorities prioritising economic prosperity, health and well-being, the community and responsible Council. Each of these priorities will help to deliver the place and growth ambitions for the district.</u> 4.7. <u>The Plan reflects on the matters identified within the Updated District Profile particularly indices that highlight disadvantages experienced by the residents of Cannock Chase District. These relate to worse health and education outcomes; deprivation linked to health, inequality, obesity and life expectancy. There are also evidenced deficiencies in access to alternative open spaces as well as a shortfall in the number and quality of sports pitches.</u> 4.8. <u>The Vision cuts across a number of the Strategic Objectives and Policies that focus on creating well designed, sustainable places; improving and protecting the historic environment and natural landscape; safeguarding health and amenity; providing opportunities for healthy living; delivering high quality housing and housing choice; safeguarding existing employment areas for employment uses and provision of new employment sites; low carbon transport, low carbon development and sustainable design.</u>

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification
			4.9. <u>Policies safeguarding existing town centres and provision of town centre uses and services feature prominently in the plan that will support centres being effective social places accommodating leisure and retail spaces. The district's landscape is nationally recognised and the Plan recognises the status of these assets through policies protecting and enhancing biodiversity and geodiversity; biodiversity net gain; protecting landscape character, the green belt, green infrastructure and the Cannock Chase National Landscape.</u> 4.10. <u>The Council declared a Climate Emergency in 2019 and set a vision for the District to become carbon neutral by 2030. A costed action plan was then commissioned to set out a road map to achieve the carbon neutral target date that identified significant resource implications and major obstacles to achieving the 2030 target to decarbonise the entire district. The 2030 target for the district is considered to be unachievable by the Council, its partners and stakeholders but it remains as an organisation target. The 2030 target will be realigned to a county-wide or regional target, The new target date has not been established at this time but the ambition will be that it will be in advance of the 2050 government target.</u>
MM2	Local Plan Vision & Objectives	Page 32 Strategic Objective 7, Bullet Point 2	Amend wording in Bullet Point 2: To protect and enhance the natural environment development will: ... • Protect, conserve and enhance the District's natural environment assets, valued landscape and townscape, sites of biodiversity or geological value and soils. The highest degree of protection will be given to the protected landscapes of the Cannock Chase National Landscape, ~~and the Green Belt; and The Green Belt will be protected, except where strategic release has been identified to meet growth requirements.~~
MM3	Spatial Strategy	Page 34 After the heading 'The Spatial Strategy'	Insert new Policy SS1 Spatial Strategy in a box with additional supporting text below. Delete existing bullet points (not shown) and replace with a, b, c referencing: <u>POLICY SS1 THE SPATIAL STRATEGY</u> <u>a. New development will be located in the most sustainable locations, including within and around existing town centres, neighbourhood centres and employment areas.</u>

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification
			b. Development will be focussed on the existing urban areas and will protect and enhance Green Belt land and the National Landscape. c. Cannock Chase District's development requirements will be met as far as possible within the existing urban areas and will prioritise reuse of previously developed land. d. The extent of the urban areas will be constrained by the Green Belt Boundary and Cannock Chase National Landscape as defined on the Policies Map. e. Limited Green Belt release is identified in accessible and sustainable locations to meet the Districts' housing and employment need. Further sites will be safeguarded to meet future need as identified in any subsequent review of the Local Plan. f. A minimum of 6,308 dwellings will be delivered to meet the needs of the District and incorporates a contribution of 500 dwellings to the unmet need of the Greater Birmingham and Black Country Housing Market Area (GBBCHMA) g. Up to 74 hectares (gross) of employment land will be provided to meet the District's employment need. h. Development proposals (including change of use) in locations outside of the Green Belt and Cannock Chase National Landscape or within the defined settlement boundaries, will be supported, in principle, where it is in keeping with the scale, role and function of the locality as set out in the hierarchy of centres i. Development proposals will be proportionate to the capacity of local infrastructure. Developer contributions will be required to mitigate the impact of development and support infrastructure improvements. j. All development proposals should contribute to delivering the District's Vision and Strategic Objectives. • The adverse environmental impacts of development will be minimised and mitigated where unavoidable. The Local Plan will protect and enhance species, habitats and geological sites. • Cannock Chase District's housing and employment requirements will be met as far as possible within the existing urban areas or within planned expansion to the urban areas in accessible and sustainable locations. • The Local Plan will optimise the reuse of previously developed sites, protect natural assets and create opportunities for low and zero carbon energy and heat production.

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification
			• The Local Plan will protect cultural and heritage assets, local distinctiveness and sense of place will be maintained and strengthened through quality design. • Green Belt release is considered in order to provide sufficient land to meet Cannock Chase District's housing and employment need with an element of flexibility. • The Local Plan will seek to deliver a minimum 5,808 dwellings to meet the district's housing need between 2018 and 2040 at an average rate of 264 dwellings per annum. Further land will be removed from the Green Belt and safeguarded for future housing need, strategic green infrastructure link and infrastructure requirements in the next plan period or early review of the development plan. • Cannock Chase District forms part of the Greater Birmingham and Black Country Housing Market Area (GBBCHMA) and has resolved to contribute 500 dwellings where infrastructure permits, to meet a shortfall arising from the GBBCHMA which sets a Local Housing need of 6,303 dwellings at an average of 287 dwellings per annum. • Up to 69 hectares of employment land will be provided to meet the District's employment need. Two Strategic employment sites have been identified which will form extensions to existing business parks at Kingswood Lakeside and Watling Street, A5. These will require land to be released from the Green Belt Supporting Text 5.9 <u>The overarching Spatial Strategy Policy SS1 outlines the general principle of where development will be located in the District. Four further area specific Spatial Strategy Policies (SS2-SS5) set out more detail about development in each area. These policies also set out the principle of where development is supported. However, proposals must also align with national policy and local policies in this plan.</u> 5.10 <u>Whilst the urban area does not have a defined boundary on the Policies Map, it is identifiable as it is completely bounded by the Green Belt. The Green Belt also partially overlaps with the Cannock Chase National Landscape but encompasses a wider area. Defined settlement boundaries are shown on the Policies Map for the smaller rural settlements. It is considered appropriate to direct development to areas outside the Green Belt and National Landscape which are protected and where any development is tightly controlled.</u>

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification
			5.11 <u>The urban area and established settlements are the most sustainable locations for new development as they contain infrastructure, services and facilities to serve new occupiers and will reduce reliance on private vehicles. However, for proposals to be sustainable, development should generally accord with the Hierarchy of Centres as larger, strategic developments are more appropriate in the higher order centres and would have a disproportionate impact if located in smaller rural settlements.</u> 5.12 Residential and employment sites have been identified within the Local Plan to meet identified needs, these will be within the existing urban area or accessible and sustainable locations ~~within which will require limited release of land from the Green Belt.~~
MM4	Spatial Strategy	Page 36 The Spatial Strategy for Cannock / Hednesford / Heath Hayes	Insert new Policy SS2 The Spatial Strategy for Cannock/Hednesford/Heath Hayes in a box with additional supporting text below. Delete existing bullet points (not shown) and replace with a, b, c referencing:
			<u>POLICY SS2 THE SPATIAL STRATEGY FOR CANNOCK/HEDNESFORD/HEATH HAYES</u> <u>a.</u> Cannock, Hednesford and Heath Hayes will be the main priority area for new residential and commercial development. <u>b.</u> Previously developed land <u>within the urban area and brownfield sites</u> will be prioritised for development, and a high quality of design reflecting the character of the area will be sought. <u>c.</u> Cannock Town Centre is the designated Strategic Town Centre within the District, being the principal location for shopping and leisure. <u>d.</u> Residential development opportunities will be promoted that will enhance the vitality of the Town Centre, increase housing choice and compliment retail and leisure opportunities. ~~• Opportunities to deliver net zero carbon development will be prioritised and other types of development which can contribute to the delivery of a net zero carbon District will be encouraged.~~ <u>e.</u> The networks of open space will be protected and enhanced to support the natural assets and continue to provide opportunities to improve health and well-being. <u>f.</u> Improvements to cycle and footpath networks will be made to enhance connectivity and encourage more active travel, health and well-being. <u>g.</u> The Town Centre will be the focus for leisure and entertainment provision and provide new residential accommodation.

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification
			h. Existing employment areas will be protected, and improvements will be supported, alongside some limited Green Belt release to enable expansion of key business parks i. Hednesford is a designated Town Centre serving the retail and service needs of residents to the north-east of Cannock. Opportunities to enhance the retail, commercial and residential offer will be prioritised. j. Heath Hayes is a designated Local Centre and provides small scale services to serve local needs. Opportunities to improve or expand services and facilities in the local centre will be supported to meet the needs of new and existing residents. k. Strategic urban extensions which require release of land from the Green Belt are identified at the edge of Heath Hayes to deliver residential development and new infrastructure. 5.16. Whilst Cannock operates as the Districts Strategic Centre, followed by the designated Town Centres of Hednesford and Rugeley, there are limited opportunities in the urban area for new development and it is tightly constrained by the Green Belt. All suitable and deliverable previously developed sites have been identified in the plan and will be allocated for employment or housing. 5.17. Heath Hayes has been identified as an opportunity area for further residential growth through the plan, although this will require release of land from the Green Belt. By identifying strategic urban extensions, this will maximise opportunities to deliver new infrastructure and compensatory improvements to the remaining Green Belt. 5.18. Similarly, there is limited land available outside the Green Belt to expand existing employment sites, although all possible opportunities will be identified and allocated through the plan. An extension at Kingswood Lakeside Business Park in Cannock and at Watling Street on the A5 will help to meet the requirement for employment development, although this will require release of land from the Green Belt. 5.19 5.16 A masterplan approach to the improvements to the Town Centre will be taken forward that will take in the opportunities to integrate the train railway station with the Town Centre and the West Midlands Designer Outlet at Mill Green. The recent upgrade of rail services to Birmingham will be reflected in the masterplan to harness the benefits of these improved links and provide a station facility that will be a key feature of the regeneration of Cannock Town Centre.

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification
MM5	Spatial Strategy	Page 36 The Spatial Strategy for Rugeley and Brereton	Insert new Policy SS3 The Spatial Strategy for Rugeley and Brereton in a box. Delete existing bullet points (not shown) and replace with a, b, c referencing:
			POLICY SS3 THE SPATIAL STRATEGY FOR RUGELEY AND BRERETON a. Rugeley is a designated Town Centre serving the shopping needs of its hinterland b. The consolidation of the Town Centre is a priority through the redevelopment or refurbishment of the Market Hall, and the improvement of the station to provide a high-quality gateway into the Town Centre. c. The introduction of residential and commercial units that respect the historic character of the Town Centre will be prioritised. d. The provision of approx. 1,000 additional homes within Cannock Chase District will be delivered through the larger cross boundary redevelopment of the former Rugeley Power Station. ~~• Development must seek to achieve a net zero standard~~ e. Improvements to Rugeley Town Train Railway Station and Rugeley Trent Valley Train Railway Station will be a priority, as well as the Rugeley bus station. f. Improvements to cycle and footpath networks will be made to enhance connectivity and encourage more active travel, health and well-being. g. A high-quality natural environment will be protected and enhanced through improved quality of the existing green infrastructure, enabling greater use and support for wildlife h. Brereton is a designated as a Local Centre serving local needs.
MM6	Spatial Strategy	Page 37 The Spatial Strategy for Norton Canes	Insert new Policy SS4 The Spatial Strategy for Norton Canes in a box. Delete existing bullet points (not shown) and replace with a, b, c referencing:
			POLICY SS4 THE SPATIAL STRATEGY FOR NORTON CANES ~~• Norton Canes has experienced significant growth since 2018 and corresponding infrastructure is yet to be delivered to accommodate the increased demand upon services such as education.~~ a. Residential and commercial development opportunities will be prioritised within Norton Canes where proportionate to the size, role and function of the settlement and the capacity of infrastructure. they can make a positive and sustainable contribution to the growth of the district. The Council will safeguard land for future development and work with the Parish Council to deliver further housing

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification
			~~growth where this enables the delivery of a further half FE primary school including, if justified, removal of land from the Green Belt. Land can only be released from the Green Belt through a development plan such as the Local Plan or Neighbourhood Plan.~~ b. Norton Canes is a designated Local Centre serving local needs. c. Improvements to transport networks will include improved links to Kingswood Lakeside via a recreational cycle/footpath route and a further crossing route across the A5 to provide a safe recreational cycle/footpath route to Grove Colliery via the Cannock Extension Canal towpath. d. ~~The Local Plan supports t~~The enhancement of the biodiversity link between Sutton Park and Cannock Chase, Cannock Extension Canal and dismantled rail line and <u>Site of Biological Importance (SBI) fronting on to the A5 is supported.</u> e. <u>Opportunities for the E</u>enhancement of the historic landscape and other heritage assets at Grove Colliery <u>will be explored</u> and support provided for appropriate open recreation, leisure and tourism uses. f. The identity of Norton Canes as a separate settlement will be safeguarded and enhanced. <u>5.21 Norton Canes has experienced significant growth since 2018 and corresponding infrastructure is yet to be delivered to accommodate the increased demand upon services such as education.</u> <u>5.22 Whilst Norton Canes centre is not identified for strategic scale new development in the plan, it is recognised that some of the key strategic residential and employment allocations fall within the Parish boundary. The Parish Council are producing a Neighbourhood Plan which, subject to adoption, will contain policies to shape development in the area and will mean the parish is entitled to a higher proportion of revenues from CIL.</u> <u>5.23 The Council will safeguard land for future development and work with the Parish Council to deliver further housing growth where this enables the delivery of a further half form entry primary school including, if justified, removal of land from the Green Belt. Land can only be released from the Green Belt through a development plan such as the Local Plan or Neighbourhood Plan.</u>

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification
MM7	Spatial Strategy	Page 37 The Spatial Strategy for Rural Areas (Cannock Chase National Landscape and Rural North Including Rawnsley, Hazelslade, Prospect Village, Cannock Wood and Slitting Mill)	Insert new Policy SS5 The Spatial Strategy for Rural Areas (Cannock Chase National Landscape and Rural North Including Rawnsley, Hazelslade, Prospect Village, Cannock Wood and Slitting Mill) in a box. Delete existing bullet points (not shown) and replace with a, b, c referencing:
			POLICY SS5 THE SPATIAL STRATEGY FOR RURAL AREAS (CANNOCK CHASE NATIONAL LANDSCAPE AND RURAL NORTH INCLUDING RAWNSLEY, HAZELSLADE, PROSPECT VILLAGE, CANNOCK WOOD AND SLITTING MILL) • ~~These areas have potential for local enterprises to support and contribute to the education, preservation and enhancement of the important landscape, habitat and species and history of the area. The retention of existing employment and working landscape will be important to retain the local vibrancy of the area and support local services and facilities.~~ a. The retention of existing employment and working landscape will be important to retain the local vibrancy of the area and support local services and facilities. <u>Economic development proposals should support a prosperous rural economy and local job creation, including development and diversification of agricultural, fishing and equestrian uses.</u> b. <u>Great weight will be given to conserving and enhancing landscape, the historic environment and role of heritage landscapes, the scenic beauty of the Cannock Chase National Landscape, and to protecting designated habitats sites.</u> • ~~Some of the best and most sensitive areas of landscape and biodiversity within the District that are of national significance are located here. Management Plans for the AONB will provide guidance to development in this area and the scale and type of development will need to respect this and support for mitigation strategies will enable residents of the area and visitors to continue to appreciate and care for natural and historic environment.~~ c. Housing will be identified <u>through limited infill development within settlement boundaries or through neighbourhood plans, reflecting local need and affordable housing provision as well as respecting the local character and infrastructure of the rural area.</u> d. Transport improvements will focus on the improvement of active travel methods such as cycling and walking to improve health and reduce the impact on air quality. • ~~The alteration to the Green Belt boundary and the safeguarding of areas of land for future development recognises the constrained nature of the District and will give permanence to the Green Belt so the revised boundaries can endure beyond the plan period.~~

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification																
			~~5.24 These The rural~~ areas have potential for local enterprises to support and contribute to the education, preservation and enhancement of the important landscape, habitat and species and history of the area. ~~5.25~~ Some of the best and most sensitive areas of landscape and biodiversity within the District that are of national significance are located ~~herein the rural area~~. ~~5.26 This necessitates a sensitive approach to development, balancing the need to expand rural business and diversify the rural economy to provide and protect local jobs, while considering compatibility with the designated areas for protection including Cannock Chase SAC, Cannock Chase National Landscape and the Green Belt which covers the entirety of the rural area.~~ ~~5.27 Settlement boundaries have been defined to mark the limits of the existing settlements and are the preferred location for infill development.~~ ~~5.28~~ Management Plans for the National Landscape will provide guidance to development in this area. By providing support for guidance and mitigation strategies for the National Landscape; this will enable residents of the area and visitors to continue to appreciate and care for ~~the~~ natural and historic environment.																
MM8	Following the Spatial Strategy Chapter	Page 37 Following the Spatial Strategy chapter	Insert new table titled <u>Schedule of Strategic and Detailed Policies</u> <table><tr><th>Status</th><th>Policy</th></tr><tr><td>Strategic</td><td>SS1 Spatial Strategy</td></tr><tr><td></td><td>SS2 The Spatial Strategy for Cannock/Hednesford/Heath Hayes</td></tr><tr><td></td><td>SS3 The Spatial Strategy for Rugeley and Brereton</td></tr><tr><td></td><td>SS4 The Spatial Strategy for Norton Canes</td></tr><tr><td></td><td>SS5 The Spatial Strategy for Rural Areas (Cannock Chase National Landscape and Rural North Including Rawnsley, Hazelslade, Prospect Village, Cannock Wood and Slitting Mill)</td></tr><tr><td></td><td>STRATEGIC OBJECTIVE 1: DELIVERING HIGH QUALITY DEVELOPMENT THAT IS DISTINCTIVE, ATTRACTIVE & SAFE</td></tr><tr><td>Strategic</td><td>SO1.1 Protecting, Conserving and Enhancing the Distinctive Local Historic Environment</td></tr></table>	Status	Policy	Strategic	SS1 Spatial Strategy		SS2 The Spatial Strategy for Cannock/Hednesford/Heath Hayes		SS3 The Spatial Strategy for Rugeley and Brereton		SS4 The Spatial Strategy for Norton Canes		SS5 The Spatial Strategy for Rural Areas (Cannock Chase National Landscape and Rural North Including Rawnsley, Hazelslade, Prospect Village, Cannock Wood and Slitting Mill)		STRATEGIC OBJECTIVE 1: DELIVERING HIGH QUALITY DEVELOPMENT THAT IS DISTINCTIVE, ATTRACTIVE & SAFE	Strategic	SO1.1 Protecting, Conserving and Enhancing the Distinctive Local Historic Environment
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Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification	
			Strategic	SO1.2 Enhancing the Quality of the Built Environment
			Strategic	SO1.3 Creating Safe Places which Deter Crime and Reduce the Fear of Crime
				STRATEGIC OBJECTIVE 2: CREATING COMMUNITY INFRASTRUCTURE AND HEALTHY LIVING OPPORTUNITIES ACROSS THE DISTRICT
			Strategic	SO2.1 Safeguarding the Provision of Community Facilities
			Strategic	SO2.2 Safeguarding Health and Amenity
			Detailed	SO2.3 Providing Active Leisure and Sport Facilities
			Detailed	SO2.4 Allotments and Community Food Growing
			Detailed	SO2.5 Providing Opportunities for Healthy Living and Activity Through Active Design
				STRATEGIC OBJECTIVE 3: PROVIDING FOR HOUSING CHOICE
			Strategic	SO3.1 Provision for New Homes
			Detailed	SO3.2 Housing Choice
			Detailed	SO3.3 Delivering High Quality Housing
			Detailed	SO3.4 Gypsies, Travellers and Travelling Show People
				STRATEGIC OBJECTIVE 4: CREATING A VIBRANT LOCAL ECONOMY AND WORKFORCE
			Detailed	SO4.1 Safeguarding Existing Employment Areas for Employment Uses
			Strategic	SO4.2 Provision for New Employment Uses
			Detailed	SO4.3 Intensification of Existing Employment Sites
			Detailed	SO4.4 Sustainable Tourism and the Rural Economy
			Detailed	SO4.5 Live Work Units
			Detailed	SO4.6 Provision for Local Employment and Skills
				STRATEGIC OBJECTIVE 5: SUPPORTING THE PROVISION OF SUSTAINABLE TRANSPORT AND COMMUNICATIONS INFRASTRUCTURE
			Strategic	SO5.1 Accessible Development
			Detailed	SO5.2 Communication Technologies
			Detailed	SO5.3 Low and Zero Carbon Transport
			Detailed	SO5.4 Maintaining and Improving the Transport System
			Detailed	SO5.5 Hatherton Canal Restoration Corridor
			Detailed	SO5.6 Safeguarding Proposed Recreational Footpath and Cycle Routes
			Detailed	SO5.7 Parking Provision

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification	
				STRATEGIC OBJECTIVE 6: CREATING ATTRACTIVE TOWN AND LOCAL CENTRES
			Strategic	SO6.1: Hierarchy of Town and Local Centres
			Detailed	SO6.2 Thresholds and Impact Tests for Town Centre Services
			Detailed	SO6.3: Safeguarding Existing Town Centre Services
			Detailed	SO6.4: Town Centre Design Guide
			Detailed	SO6.5: Cannock Town Centre Redevelopment Areas
			Detailed	SO6.6: Rugeley Town Centre Redevelopment Areas
			Detailed	SO6.7: Hednesford Town Centre Redevelopment Areas
				STRATEGIC OBJECTIVE 7: PROTECTING AND ENHANCING THE NATURAL ENVIRONMENT
			Strategic	SO7.1 Protecting, Conserving and Enhancing Biodiversity and Geodiversity
			Detailed	SO7.2 Biodiversity Net Gain
			Detailed	SO7.3 Special Areas of Conservation (SAC)
			Detailed	SO7.4 Protecting, Conserving and Enhancing Landscape Character
			Detailed	SO7.5 Protecting, Conserving and Enhancing the Cannock Chase National Landscape
			Detailed	SO7.6 Protecting, Conserving and Enhancing the Green Belt
			Strategic	SO7.7 Amendments to the Green Belt
			Detailed	SO7.8 Protecting, Conserving and Enhancing Green Infrastructure
				STRATEGIC OBJECTIVE 8: SUPPORTING A GREENER FUTURE
			Detailed	SO8.1 Low and Zero Carbon Energy and Heat Production
			Strategic	SO8.2 Achieving Net Zero Carbon Development
			Strategic	SO8.3 Sustainable Design
			Strategic	SO8.4 Managing Flood Risk
			Detailed	SO8.5 Avoiding Air, Water, Soil, Noise and Light Pollution
			Detailed	SO8.6 Brownfield and Despoiled Land and Under-Utilised Buildings
			Detailed	SO8.7 Safeguarding Mineral Reserves
			Detailed	SO8.8 Managing Waste

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification
MM9	Strategic Objective 1 Policy SO1.1	Page 40 Policy SO1.1	Amend wording of Policy SO1.1: POLICY SO1.1: PROTECTING, CONSERVING AND ENHANCING THE DISTINCTIVE LOCAL HISTORIC ENVIRONMENT Development proposals which protect and enhance the significance of designated and non-designated heritage assets and conserve them in ways <u>such as</u> that will contribute to the economic vitality, local character and distinctiveness of local communities will be supported. Designated heritage assets (including Conservation Areas, Listed Buildings, and Scheduled Monuments) and their settings will be conserved and enhanced and given the highest level of protection. Non-designated heritage assets (including locally listed buildings and features, and locally important parks and gardens) and their settings will also be conserved and enhanced. <u>Sensitive/heritage led regeneration will be supported.</u> Development proposals which recognise that the historic environment can be a catalyst for positive regeneration, and which preserve <u>conserve</u> and enhance heritage assets and their setting to enhance or better reveal their significance will be supported. <u>Development proposals which affect heritage assets should maximise opportunities for enhancement by considering measures including:</u> • <u>public access and interpretation</u> • <u>increasing understanding through research and recording</u> • <u>Repair/regeneration of heritage assets</u> • <u>Removal from Heritage at Risk Register</u> • <u>Better revealing of significance of assets</u> Development proposals affecting, or likely to affect, any heritage asset or its setting will be accompanied by a Heritage Statement which will:

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification
			• Identify all heritage assets that could be affected and explain their historic, archaeological, artistic or architectural significance. <u>Consider whether there is a relationship between identified heritage assets in terms of their wider setting.</u> • <u>Consider how the development site contributes to the significance of the heritage asset</u> • <u>Determine the potential impact of proposed development on the asset/s and their setting, this includes secondary effects resulting due to the proposal such as increased traffic movements</u> • Reference the Staffordshire Historic Environment Record and other relevant sources such as landscape character and Conservation Area appraisals and management plans. • Provide, where required, archaeological survey or historic building and landscape investigations. In the case of major development proposals, the Heritage Statement will form part of the Design and Access Statement. <u>Heritage Statements will be required for site allocations which reference heritage as part of the key development considerations.</u> <u>In the case of archaeological heritage; a desk based assessment and/or field evaluation should be undertaken to consider the potential impact on the heritage. Factors to consider include significance, location and density of assets, their likely condition and their vulnerability to proposed change, as well as any enhancement opportunity presented by that change. It should include identifying assets for which significance could be harmed by development in their setting.</u> Development proposals that will lead to substantial harm to (or total loss of significance of) a designated heritage asset and its landscape and town scape setting will be refused, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or that other exceptional circumstances apply. Where development proposals will lead to less than substantial harm to existing, or potential, designated and non-designated heritage assets and their landscape and townscape settings, they must be justified by evidence of <u>the harm should be weighed against:</u> • The public benefits of the development; and • The action that will be taken to mitigate and minimise the harm. Non-designated archaeology will require an appropriate desk based or field evaluation setting out how development proposals affecting archaeology interests will be considered.

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification
MM10	Strategic Objective 1 Policy SO1.1	Page 41 Supporting Text, Paragraph 6.6	Amend the last sentence of Supporting Text to Policy SO1.1, paragraph 6.6: 6.6 ...Applications for Listed Building Consent ~~will~~ <u>can</u> require <u>much</u> more detail <u>than other applications</u> and ~~will require the~~ <u>we encourage you to seek</u> advice from a suitably qualified and experienced Conservation Architect for all but the simplest applications.
MM11	Strategic Objective 1 Policy SO1.1	Page 41 Supporting Text, Paragraph 6.7	Amend the wording of paragraph 6.7: 6.7. The provision of a Heritage Statement will be proportionate to the scale of development and for major development proposals will be prepared as a part of the Design and Access Statement (see Policy SO1.2). ~~In all cases~~ <u>The Council recommends that</u> these documents ~~should~~ be prepared at an early stage by appropriately experienced historic environment specialists, and they will inform discussions with the local planning authority and their historic environment advisors regarding interventions and opportunities to enhance heritage assets within a scheme.
MM12	Strategic Objective 1 Policy SO1.2	Page 45 Policy SO1.2	Delete final list of bullet points in Policy SO1.2: The Design and Access Statement will set out how the proposal will align with the relevant Local Design Guide and the requirements of other relevant Local Plan Policies., particularly: ● ~~Policy SO1.1: Protecting, Conserving and Enhancing the Distinctive Local Historic Environment~~ ● ~~Policy SO1.3: Creating Safe Places which Deter Crime and Reduce the Fear of Crime~~ ● ~~Policy SO2.2: Safeguarding Health and Amenity~~ ● ~~Policy SO5.1: Accessible Development~~ ● ~~Policy SO5.3: Low and Zero Carbon Transport~~ ● ~~Policy SO8.2: Achieving Net Zero Carbon Development~~ ● ~~Policy SO8.3: Sustainable Design~~

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification
MM13	Strategic Objective 2 Policy SO2.1	Page 53 Policy SO2.1, Paragraph 1	Amend wording: ...village halls and active leisure and sports facilities venues
MM14	Strategic Objective 2 Policy SO2.1	Page 53 Policy SO2.1, Paragraph 5	Delete wording in 5 th paragraph: All major development proposals will make sufficient provision at the appropriate stage of delivery for community facilities, and ensure that the design and layout of the community facilities makes them easily accessible to the local community, including by walking and cycling (in line with Policy SO5.3: Low Carbon Transport, and Policy SO5.1: Accessible Development).
MM15	Strategic Objective 2 Policy SO2.2	Page 54 Policy SO2.2	Delete wording in final four bullet points of Policy SO2.2: • Safeguarding existing community facilities and ensuring that new development makes sufficient provision for community facilities (in line with Policy SO2.1: Safeguarding the Provision of Community Facilities). • Linking to, or adding to, green infrastructure (in line with Policy SO2.4: Providing Opportunities for Healthy Living and Activity). Ensuring that the design and layout of the development will prioritise and promote walking and cycling (in line with Policy SO5.3: Low Carbon Transport and SO5.1 Accessible Development). • Achieving the lowest carbon emissions that can practically and viably be achieved (in line with Policy SO8.2: Achieving Net Zero Carbon Development). • Avoiding unacceptable on-site or off-site risk or harm to human health or the natural environment (in line with Policy SO8.5: Avoiding Air, Water, Soil, Noise and Light Pollution).
MM16	Strategic Objective 2 Policy SO2.3	Page 56 Policy SO2.3, Existing Provision, Paragraph 1	Amend wording: Any development proposals, including on sites allocated within the Local Plan, that would result...

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification		
MM17	Strategic Objective 2 Policy SO2.3	Page 56 Policy SO2.3, table after paragraph 6.59, 7 th row titled <u>Outdoor Sports Provision</u>	Amend wording:		
			Outdoor Sports Provision Formal outdoor sports pitches for rugby, football, hockey or cricket for hire with associated facilities and infrastructure including car parks and changing rooms. Including public land, private clubs or institutional land.	1.60 <u>New Development Calculator</u>	1,200 <u>N/A</u>
MM18	Strategic Objective 3 Policy SO2.3	Page 56 Policy SO2.3 <u>Existing Provision</u> Bullet Point 3	Amend wording: ...an identified need within the ~~Cannock Chase Playing Pitch Strategy~~ <u>evidence base</u> (and any subsequent updates).		
MM19	Strategic Objective 3 Policy SO2.3	Page 56 Policy SO2.3 <u>Existing Provision</u> Bullet Points	Delete wording: ~~• An assessment has been undertaken which has clearly shown the open space, sports and recreational buildings or land, including playing fields to be surplus to requirements; or~~ ~~• The loss of provision resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable and accessible location; or~~ ~~• The development is for alternative provision, the benefits of which clearly outweigh the loss of the current or former provision and meets an identified need within the Cannock Chase Playing Pitch Strategy (and any subsequent updates)~~		

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification
			Add wording: • <u>an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or</u> • <u>the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or</u> • <u>the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use and meets an identified need within the evidence base (and any subsequent updates).</u>
MM20	Strategic Objective 3 Policy SO2.3	Page 56 Policy SO2.3 New Provision 2 nd paragraph	Amend wording: ...in regard to quantity and accessibility as set out in Table 1 Cannock Chase District Open Space Standards.
MM21	Strategic Objective 2 Policy SO2.4	Page 60 Policy SO2.4, Supporting Text, table below paragraph 6.72	Add new second paragraph to Policy SO2.4: <u>New development proposals should aim to meet the standards set out in table 2.</u> Add title to table: <u>Table 2 Cannock Chase Allotment and Community Garden Standards</u>
MM22	Strategic Objective 2 Policy SO2.5	Page 62 Policy SO2.5	Delete wording in bullet points 3-5 of Policy SO2.5 as follows: • Providing well designed, safe and convenient routes for walking and cycling which are integrated with green and blue infrastructure and connected to wider networks (~~in line with Policy SO5.1: Accessible Development~~). • Encouraging more walking and cycling through an improved public realm, way marking and convenient access to local work, shopping, health, education, leisure, green infrastructure and other facilities (~~in line with Policy SO5.4: Maintaining and Improving the Transport System~~).

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification																			
			Linking to existing green infrastructure, safeguarding the ‘Strategic Green Space Network’, or providing additional green infrastructure (in line with Policy SO7.8: Green Infrastructure).																			
MM23	Strategic Objective 3 Policy SO3.1	Page 66 Policy SO3.1, Paragraph 7	Amend wording: Development will achieve an <u>a average target</u> site density of																			
MM24	Strategic Objective 3 Policy SO3.2	Page 69 Policy SO3.2, Paragraph 3	Amend wording: For developments <u>above of 10 or more</u> homes the percentage of dwellings which should be affordable housing is set out in the Table D below.; tThe Council will adopt the ~~governments minimum percentage for provision of First Homes, with the remaining provision of the tenure mix for~~ affordable homes of providing 80% for rent and 20% for intermediate housing, prioritising the delivery of rented whenever possible.																			
MM25	Strategic Objective 3 Policy SO3.2	Page 69 Policy SO3.2, Paragraph 6	Amend wording: Housing Needs Assessment <u>Addendum 2023-2024</u>																			
MM26	Strategic Objective 3 Policy SO3.2	Page 69 Policy SO3.2, Table D	Delete and replace Table D Table D: Affordable Housing Provision per site <table><tr><th>~~Ward~~</th><th>~~Threshold~~</th><th>~~Affordable Housing~~</th></tr><tr><td>~~Gannock and Bridgtown~~</td><td>~~All development~~</td><td>~~20%~~</td></tr><tr><td rowspan="2">~~Hednesford~~</td><td>~~10 units - brownfield~~</td><td>~~20%~~</td></tr><tr><td>~~All other development~~</td><td>~~30%~~</td></tr><tr><td rowspan="2">~~Rugeley~~</td><td>~~10 units - brownfield~~</td><td>~~25%~~</td></tr><tr><td>~~All other development~~</td><td>~~35%~~</td></tr><tr><td>~~Norton Canes & Heath Hayes~~</td><td>~~All development~~</td><td>~~35%~~</td></tr></table> Replace with new Table D	~~Ward~~	~~Threshold~~	~~Affordable Housing~~	~~Gannock and Bridgtown~~	~~All development~~	~~20%~~	~~Hednesford~~	~~10 units - brownfield~~	~~20%~~	~~All other development~~	~~30%~~	~~Rugeley~~	~~10 units - brownfield~~	~~25%~~	~~All other development~~	~~35%~~	~~Norton Canes & Heath Hayes~~	~~All development~~	~~35%~~
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			<table><tr><th colspan="3">Table D: Affordable Housing Provision per site</th></tr><tr><th>Area</th><th colspan="2">Percentage of affordable Housing on qualifying sites</th></tr><tr><td></td><th>Greenfield</th><th>Brownfield</th></tr><tr><td>Cannock</td><td>15%</td><td>10%</td></tr><tr><td>Hednesford</td><td>15%</td><td>15%</td></tr><tr><td>Norton Canes/Heath Hayes</td><td>20%</td><td>15%</td></tr><tr><td>Rugeley</td><td>20%</td><td>15%</td></tr></table>	Table D: Affordable Housing Provision per site			Area	Percentage of affordable Housing on qualifying sites			Greenfield	Brownfield	Cannock	15%	10%	Hednesford	15%	15%	Norton Canes/Heath Hayes	20%	15%	Rugeley	20%	15%
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MM27	Strategic Objective 3 Policy SO3.2	Page 70 Policy SO3.2, Table E	Amend Table E, fourth Column, entitled ‘3 bedrooms’ row 2 entitled ‘Market Housing’ from 45% to 40%																					
MM28	Strategic Objective 3 Policy SO3.2	Page 70 Supporting Text, Paragraph 6.110	Amend date of document: <i>The Housing Need Assessment (2023) (2024)</i>																					
MM29	Strategic Objective 3 Policy SO3.2	Page 70 Supporting Text, Paragraph 6.104	Amend wording: 6.104. The latest evidence identifies there is a significant need for affordable rented housing. There is a need to restore the balance in the housing market by providing more dwellings suited to young families and older and disabled people and housing suitable for households with specific needs. <u>The Housing Need Assessment points to a stronger need for housing from households unable to rent in the market (rather than those able to rent but not buy) and therefore supports a tenure mix which will deliver a greater number of social rented homes to meet this identified need.</u> ~~The LHNA does identify the need of those with aspiration to enter the housing market but who would be unable to afford normal market housing. Some of this need is met by the private rented sector and through the provision for First Homes. The NPPF seeks a minimum level of provision of 10% for affordable home ownership unless local circumstances dictate otherwise.~~																					

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification								
MM30	Strategic Objective 3 Policy SO3.2	Page 69 Policy SO3.2, Paragraph 2	Amend wording: All phases of development should require the percentage of affordable housing required by this policy, unless <u>subject to a viability assessment and/or</u> otherwise agreed by the Council.								
MM31	Strategic Objective 3 Policy SO3.2	Page 69 Policy SO3.2, Paragraph 4	Amend wording of Paragraph 4 of Policy SO3.2: Where delivery on site is not feasible or viable, sites of 10-14 residential units and exceptionally on sites of 15 or more units, financial contributions instead of on site provision may be accepted. Financial contribution will be based on a formula in the evidence on viability (<u>Offsite Affordable Contributions & Payments in Lieu</u>, Local Plan Viability Assessment <u>Addendum 2024 2022</u> or successor document) which enables delivery on other sites and as calculated by the Council’s Valuer.								
MM32	Strategic Objective 3 Policy SO3.4	Page 71 Policy SO3.4, Paragraph 2	Amend the wording to the second paragraph (above bullet points) of Policy SO3.4 To meet unidentified needs and the longer term need (identified in the GTAA 2019) for a further 13 residential pitches, proposals for new sites for Gypsies and Travellers and 10 plots for Travelling Showpeople outside of the Green Belt will be supported provided that:...								
MM33	Strategic Objective 4 Policy SO4.1	Page 78 Policy SO4.1, Paragraph 1	Amend wording of paragraph 1 of Policy SO4.1: The ~~e~~Existing Employment Areas (listed in Supporting Text) will be safeguarded and their redevelopment for ~~non-town-centre~~ offices, industry and warehousing (~~formerly Class B of the Use Classes Order~~ <u>Use Classes E(g), B2 and B8</u>) will be supported.								
MM34	Strategic Objective 4 Policy SO4.2	Page 81 Policy SO4.2, Table F	Amend the figure in Policy SO4.2 of Table F Site Ref SE1: <table><tr><th>Site Ref</th><th>Site Name</th><th>Area (Ha) (NDA)</th></tr><tr><td>SE1</td><td>Kingswood Lakeside Extension 2, Norton Canes</td><td>8.614.54</td></tr></table>			Site Ref	Site Name	Area (Ha) (NDA)	SE1	Kingswood Lakeside Extension 2, Norton Canes	8.614.54
Site Ref	Site Name	Area (Ha) (NDA)									
SE1	Kingswood Lakeside Extension 2, Norton Canes	8.614.54									
MM35	Strategic Objective 4	Page 81	Amend figure in Paragraph 3 of Policy SO4.2:								

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification																											
	Policy SO4.2	Policy SO4.2, Paragraph 3	The following employment sites (~~22.81~~ <u>28.83</u> hectares) are allocated to protect them for employment uses and are shown on the Policies Map.																											
MM36	Strategic Objective 4 Policy SO4.2	Page 81 Policy SO4.2, Table F	Amend Table F in Policy SO4.2 to include Site E15 and to correct Site E14:																											
			<table><tr><th>Site Ref</th><th>Site Name</th><th>Area (Ha) (NDA)</th></tr><tr><td>SE1</td><td>Kingswood Lakeside Extension 2, Norton Canes</td><td>8.6</td></tr><tr><td>SE2</td><td>Watling Street Business Park Extension</td><td>7.36</td></tr><tr><td>E4</td><td>Former Power Station off A51 (adjacent to Towers Business Park), Rugeley</td><td>2.1</td></tr><tr><td>SM1</td><td>Rugeley Power Station, Rugeley</td><td>3.5</td></tr><tr><td>E6</td><td>Land at the Academy Early Years Childcare (Former Talbot Public House), Main Road, Brereton</td><td>0.14</td></tr><tr><td>E14</td><td>Hill Farm, ~~8284~~ Hayfield Hill, Cannock Wood, Rugeley</td><td>~~0.55~~<u>0.52</u></td></tr><tr><td>E15</td><td>Cannock Elim Church, Girton Road, Rumer Hill</td><td><u>0.08</u></td></tr><tr><td>E16</td><td>Land Off Norton Green Lane, Norton Canes</td><td>0.56</td></tr></table>	Site Ref	Site Name	Area (Ha) (NDA)	SE1	Kingswood Lakeside Extension 2, Norton Canes	8.6	SE2	Watling Street Business Park Extension	7.36	E4	Former Power Station off A51 (adjacent to Towers Business Park), Rugeley	2.1	SM1	Rugeley Power Station, Rugeley	3.5	E6	Land at the Academy Early Years Childcare (Former Talbot Public House), Main Road, Brereton	0.14	E14	Hill Farm, ~~8284~~ Hayfield Hill, Cannock Wood, Rugeley	~~0.55~~ <u>0.52</u>	E15	Cannock Elim Church, Girton Road, Rumer Hill	<u>0.08</u>	E16	Land Off Norton Green Lane, Norton Canes	0.56
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			SE1	Kingswood Lakeside Extension 2, Norton Canes	8.6																									
			SE2	Watling Street Business Park Extension	7.36																									
			E4	Former Power Station off A51 (adjacent to Towers Business Park), Rugeley	2.1																									
			SM1	Rugeley Power Station, Rugeley	3.5																									
			E6	Land at the Academy Early Years Childcare (Former Talbot Public House), Main Road, Brereton	0.14																									
			E14	Hill Farm, ~~8284~~ Hayfield Hill, Cannock Wood, Rugeley	~~0.55~~ <u>0.52</u>																									
			E15	Cannock Elim Church, Girton Road, Rumer Hill	<u>0.08</u>																									
E16	Land Off Norton Green Lane, Norton Canes	0.56																												
MM37	Strategic Objective 4 Policy SO4.2	Page 81 Policy SO4.2, Paragraph 2	Amend wording to Paragraph 2 of Policy SO4.2: The Local Planning Authority will provide for up to 74 hectares (<u>gross</u>) of land for ...																											
MM38	Strategic Objective 4 Policy SO4.3	Page 83 Policy SO4.3	Additional Wording to Policy SO4.3 to correctly identify table: <u>Table G: Intensification of Existing Employment Sites</u>																											
MM39	Strategic Objective 4 Policy SO4.4	Page 84 Policy SO4.4	Delete wording in second list of bullet points of Policy SO4.4: Development proposals should demonstrate that:																											

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification
			• There are no adverse impacts on designated environmental assets (~~as defined in Policy SO7.1: Protecting, Conserving and Enhancing Biodiversity and Geodiversity, and Policy SO7.3: Special Areas of Conservation~~); • The development would protect, conserve and enhance the Cannock Chase National Landscape, (~~as required by Policies SO7.4, SO7.5) and the Green Belt (SO7.6)~~;
MM40	Strategic Objective 5 Policy SO5.1	Page 90 Policy SO5.1, Paragraph 1	Amend wording to Paragraph 1 of the Policy SO5.1: All major development proposals will be in locations that can provide convenient access for all sections of the community to work, shopping, health, education, cultural, leisure, green space and other facilities, where relevant to the type of development and its location.
MM41	Strategic Objective 5 Policy SO5.1	Page 90 Policy SO5.1, Bullet Point 1	Amend wording to Bullet Point 1 of Policy SO5.1: New development should be located in sustainable locations. A reduction in the reliance on private cars, by locating the development where it can provide a full choice of viable, sustainable travel options, including walking, cycling and public transport, to access community services and facilities, and contribute towards the reduction in the reliance on private cars.
MM42	Strategic Objective 5 Policy SO5.1	Page 90 Policy SO5.1 Bullet Point 4	Amend wording to Bullet Point 4 of Policy SO5.1: Sustainable and appropriate frequent public transport services opportunities to nearby Town and Local Centres which are accessible to all people
MM43	Strategic Objective 5 Policy SO5.1	Page 90 Policy SO5.1, Bullet Points 8-11	Delete wording in Policy SO5.1 bullet points 8-11: • The use of technology and innovation to inform those travelling and provide integrated travel options in line with Policy SO5.2: Communication Technologies. • The infrastructure required to support the use of low and zero carbon emission vehicles (~~in line with Policy SO5.3: Low and Zero Carbon Transport~~).

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification
			• A design and layout of the development which will prioritise and promote walking and cycling (~~in line with Policy SO5.3: Low Carbon Transport~~) and create new green infrastructure within the development which links to the 'Strategic Green Space Network' (~~as required by Policy SO7.8~~). • The provision of appropriate community infrastructure within the development ~~in line with Policies SO2.1: Safeguarding the Provision of Community Infrastructure and SO2.3: Provision of Active Leisure and Sports Facilities.~~
MM44	Strategic Objective 5 Policy SO5.1	Page 90 Policy SO5.1, Bullet Point 9	Amendment to wording in Bullet Point 9 of Policy SO5.1: The infrastructure required to support the use of low ~~and zero~~ carbon emission vehicles ... (in line with Policy SO5.2: Low ~~and Zero~~ Carbon Transport).
MM45	Strategic Objective 5 Policy SO5.1	Page 90 Policy SO5.1, Paragraph 3	Amend wording to Paragraph 3 of Policy SO5.1 and split into two paragraphs: All major developments will set out how the development will meet the requirements of this Policy as part of a Design and Access Statement. <u>Any proposed</u> ~~development~~s which generate significant amounts of movements will be required to submit Transport Assessments and Travel Plans to set out clearly how the proposals they include will be implemented, monitored and evaluated.
MM46	Strategic Objective 5 Policy SO5.3	Page 95 Policy SO5.3	Amendment to Policy Title and wording in Policy SO5.3: POLICY SO5.3: LOW ~~AND ZERO~~ CARBON TRANSPORT
MM47	Strategic Objective 5 Policy SO5.3	Page 95 Policy SO5.3	Amendment to wording in Policy SO5.3: <u>The Local Planning Authority will support developments which</u> ~~All major development proposals will~~ contribute to the reduction of the reliance on carbon-intensive modes of transport, for example by supporting the take-up of ultra-low emission vehicles, hydrogen vehicles, developing electric vehicle charging networks, accelerating the uptake of low emission taxis and buses investing in cycling and walking, and moving freight from road to rail.

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification
			All major developments will set out as part of the Design and Access Statement how they will: - Support changes to the road network where they are related to the reduction of environmental impacts ~~and the enhancement of public transport.~~ - Include the provision of electric vehicle charge points and, where appropriate and proportionate, other infrastructure that ~~may be required for alternative~~ <u>will promote</u> low ~~and zero~~ carbon transport options ~~for example~~ designate parking spaces for low emission vehicles, and facilitate low emission bus service operations. - Support, ~~as appropriate where applicable,~~ sustainable freight distribution by road and rail. - Ensure that the design and layout of the development will reduce reliance on private vehicles ~~while promoting walking, cycling and public transport (as required by Policy SO5.1 'Accessible Transport').~~
MM48	Strategic Objective 5 Policy SO5.3	Page 95 Policy SO5.3, Bullet Point 2	Amendment to wording of Bullet Point 2 of Policy SO5.3: Include the provision of electric vehicle charge points and, where appropriate and proportionate, other infrastructure that may be required for alternative low ~~and zero~~ carbon transport options, designate parking spaces for low emission vehicles, and facilitate low emission bus service operations
MM49	Strategic Objective 5 Policy SO5.3	Page 95 Policy SO5.3, Final Bullet Point	Delete text in Policy SO5.3 final bullet point: Ensure that the design and layout of the development will reduce reliance on private vehicles while promoting walking, cycling and public transport ~~(as required by Policy SO5.1 'Accessible Transport').~~
MM50	Strategic Objective 5 Policy SO5.4	Page 96 Policy SO5.4, Bullet Point 1	Amendment to first bullet point in Policy SO5.4: Incorporate safe and accessible connections to sustainable modes of transport, <u>promote walking and cycling</u> having regard to the nature and location of the development site, and contribute towards the improvement of existing, and the provision of new, public transport services to maximise accessibility by non-car modes to essential services and facilities.

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification
MM51	Strategic Objective 5 Policy SO5.4	Page 96 Policy SO5.4, Bullet Point 2	Amendment to second bullet point of Policy SO5.4: • Contribute towards transport infrastructure improvements that are necessary to mitigate the ~~demonstrable~~ any severe adverse impacts of the development upon the strategic and local highway network, public transport services, and cycle and footpath links within and beyond the site.
MM52	Strategic Objective 6 Policy SO6.3	Page 107 All text within Policy SO6.3	<u>POLICY SO6.3: SAFEGUARDING EXISTING TOWN CENTRE SERVICES</u> <u>a.</u> Proposals for changes of use to retail uses (Class E (a)) within the primary shopping area will be supported. <u>b.</u> Where they occupy active street frontages/ground floor level within a designated Primary Shopping Area, proposals for changes of use from: <u>i.</u> a) Commercial, Business and Service Uses (Use Class E); <u>ii.</u> b) Learning and Non-Residential Institutions (Use Class F1); <u>iii.</u> c) Local Community Uses (Use Class F2); <u>iv.</u> d) Hotel (Use Class C1); or <u>v.</u> e) Drinking establishments, hot food takeaways, cinemas, concert halls, dance halls, bingo halls (Sui Generis) will only be supported where they promote the vitality and viability of the centre in compliance with the spatial strategy for the centre and where; <u>vi.</u> - There is no significant adverse harm to the level of service, role and vitality of the centre; or <u>vii.</u> - There is no reasonable prospect of the current use continuing or other alternative town centre service uses occupying the unit/site; or <u>viii.</u> - The proposal supports the delivery of an approved masterplan/Local Design Guide for the area.

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification
			Evidence which demonstrates that there is no reasonable prospect of a town centre service use (b. i-v a-e above) continuing will be an assessment showing details of comprehensive marketing of the site for at least 12 months and appropriate prevailing market conditions.
MM53	Strategic Objective 6 Policy SO6.5	Page 113 Policy SO6.5: Cannock Town Centre Redevelopment Areas, Bullet Point 3	Delete wording in Policy SO6.5, third bullet point: •Site Allocation M3 – Beecroft Road Car Park (0.68ha) – mixed use including residential, retail or commercial office use, and a new car park
MM54	Strategic Objective 6 Policy SO6.5	Page 113 Policy SO6.5, Paragraph 9	Delete wording in penultimate paragraph of Policy SO6.5: Development within the Town Centre will be of high quality and will conform to the guidance set out in Policy SO6.4: ‘Town Centre Design’, and relevant Local Design Guidance. Development proposals will incorporate high quality digital connectivity where appropriate as required by Policy SO5.2 ‘Communication Technologies’.
MM55	Strategic Objective 6 Policy SO6.6	Page 115 Policy SO6.6, Paragraph 4	Delete wording in penultimate paragraph of Policy SO6.6: Development within the Town Centre will be of high quality and will conform to the guidance set out in Policy SO6.4: ‘Town Centre Design’, and relevant Local Design Guidance. Development proposals will incorporate high quality digital connectivity where appropriate as required by Policy SO5.2 ‘Communication Technologies’.
MM56	Strategic Objective 6 Policy SO6.7	Page 116 Policy SO6.7, Paragraph 4	Delete wording in final paragraph of Policy SO6.7: Development within the Town Centre will be of high quality and will conform to the guidance set out in Policy SO6.4: ‘Town Centre Design’, and relevant Local Design Guidance. Development proposals will

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification
			incorporate high quality digital connectivity where appropriate as required by Policy SO5.2 'Communication Technologies'.
MM57	Strategic Objective 7	Page 32 & 118 Strategic Objective 7, Bullet Point 2	Amend wording in Bullet Point 2 of Strategic Objective 7: To protect and enhance the natural environment development will: ... • Protect, conserve and enhance the District's natural environment assets, valued landscape and townscape, sites of biodiversity or geological value and soils. The highest degree of protection will be given to the protected landscapes of the Cannock Chase National Landscape, and the Green Belt, and The Green Belt will be protected, except where strategic release has been identified to meet growth requirements.
MM58	Strategic Objective 7 Policy SO7.1	Page 119 Policy SO7.1, after Paragraph 2	Policy SO7.1 - after second paragraph - new Paragraph 3. Insert new paragraph: New development should support habitat connectivity and should avoid habitat fragmentation by consideration of ecological linkages between existing and new habitats. Proposals to restore heathland corridors between Cannock Chase SAC and Sutton Park will be supported.
MM59	Strategic Objective 7 Policy SO7.1	Page 119 Policy SO7.1, Paragraph 7	Amend wording: Development likely to have an significant adverse effect on locally designated sites...
MM60	Strategic Objective 7 Policy SO7.2	Page 124 Policy SO7.2, Paragraph 1	Amend wording: This policy applies unless, and until, subsequently superseded, in whole or part, by national regulations or Government policy associated with the delivery of mandatory biodiversity net gain arising from the Environment Act 2021. Where conflict between the policy below and the provisions of Government regulations or national policy arises, then the latter should prevail. This policy does not apply to

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification
			irreplaceable habitats set out in the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024.
MM61	Strategic Objective 7 Policy SO7.2	Page 124 Policy SO7.2, Paragraph 3	Delete wording in Paragraph 3 of Policy SO7.2 as follows: ... The delivery of net gains in biodiversity will be designed to support the delivery of a District-wide biodiversity network based on the designated biodiversity sites and in accordance with guidance set out in ~~Policy SO7.1: 'Protecting, Conserving and Enhancing Biodiversity and Geodiversity'~~ and the Local Nature Recovery Strategy, when adopted.'
MM62	Strategic Objective 7 Policy SO7.2	Pages 124 & 125 Policy SO7.2, Paragraph 7	Policy SO7.2, amend penultimate Paragraph 7: All qualifying development schemes will provide for the long term management of biodiversity features retained and enhanced within the development site and of those features created off site to compensate for development impacts. This will be monitored in accordance with the legal agreement and, where applicable, a habitat management and monitoring plan.
MM63	Strategic Objective 7 Policy SO7.3	Page 128 Policy SO7.3, Paragraph 4	Amend wording Policy SO7.3, Paragraph 4: Where it is possible that a development may result in harm to Cannock Chase SAC via significantly increasing the atmospheric concentrations of NOx, ~~or~~NH3 <u>or nitrogen deposition</u> (directly or indirectly, alone or in combination with other developments) then the Council will be required to conduct a Habitats Regulations Assessment prior to determining the application. If it is determined that the application could cause harm to the SAC then the developer will need to avoid their impact and/or provide mitigation ~~to reduce the impact sufficiently for the full impact~~, or else the application will need to be refused. Guidance will be provided by the Council to the developer on a case by case basis where NOx, ~~or~~ NH3 <u>or nitrogen deposition</u> concentrations are determined to be an issue.
MM64	Strategic Objective 7	Page 130	Delete wording in Bullet Points 5 and 6 of Policy SO7.4:

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification
	Policy SO7.4	Policy SO7.4, Bullet Points 5 & 6	• Protecting, conserving and enhancing the Cannock Chase National Landscape, ~~as required by Policy SO7.5 and the Green Belt (as required by Policy SO7.6).~~ • Creating new green infrastructure within the development which links to the 'Strategic Green Space Network' ~~(as required by Policy SO7.8).~~
MM65	Strategic Objective 7 Policy SO7.6	Page 134 Policy SO7.6, Final Paragraph	Policy SO7.6 final paragraph, amend wording: In association with the large strategic site allocations SH1 Land south of Lichfield Road, Cannock and SE1 Kingswood Lakeside Business Park Extension, land indicated on the Policies Map will be safeguarded for the delivery of public open space as a community parkland and green infrastructure links and pedestrian and cycle links to adjacent safeguarded land.
MM66	Strategic Objective 7 Policy SO7.6	Page 135 Policy SO7.7, Bullet Point 6	Amend wording of Policy SO7.7, Bullet Point 6: • SE2 - Watling Street Business Park and Extension, A5
MM67 [	Strategic Objective 7 Policy SO7.7	Page 135 Policy SO7.7, Final Paragraph	Amend wording of Policy SO7.7, final paragraph: In all cases, appropriate mitigation will be made to compensate for the loss of Green Belt land. This ~~would~~ <u>should include enhancements such as:</u> • New or enhanced green infrastructure; • Woodland planting; • Landscape and visual enhancements (beyond those needed to mitigate the immediate impacts of the proposal); • Improvements to biodiversity, habitat connectivity and natural capital; • New or enhanced walking and cycle routes; and/or • Improved access to new, enhanced or existing recreational and playing field provision.
MM68	Strategic Objective 8	Page 141 Policy SO8.1	Amend all references to LZC in Policy SO8.1: POLICY SO8.1: LOW ~~AND ZERO~~ CARBON ENERGY AND HEAT PRODUCTION

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification
	Policy SO8.1		Development proposals for appropriate low ~~and zero~~ carbon (~~LZC~~) energy and heat production installations (including solar photovoltaic (PV), wind energy, and air and water source heat pumps) will be supported where they can demonstrate that: • The impacts arising from the construction, operation and de-commissioning of solar and wind farms and other ~~LZC~~ <u>low carbon</u> energy and heat generating installations (both individually and cumulatively) can be mitigated. • The impacts of the development proposals (both individually and cumulatively) on designated landscapes and heritage assets including their setting, the natural environment, and on local amenity have been assessed and shown to be acceptable. • The development proposal has been informed by the outcome of consultation with the communities that would be affected by the development. • There are appropriate plans in place for the removal of the installations at the end of their lifetime and for the restoration of the site to an acceptable alternative use. Development proposals to install ~~LZC~~ <u>low carbon</u> energy and heat production into existing built infrastructure, including housing estates, employment areas, retail sites and car parks, will be supported where they can demonstrate that: • The installation promotes good design and is in line with the relevant Local Design Guide; • The installation has been designed to allow for adaptability to new ~~LZC~~ <u>low carbon</u> technologies that may emerge. • The installation has been informed by the outcome of consultation with the communities that would be affected by the installation; and, • There are appropriate plans in place for the removal of the installation at the end of its lifetime and for the restoration of the site to an acceptable condition.
MM69	Strategic Objective 8	Page 141	Policy SO8.1: Low and Zero Carbon Energy and Heat Production, first Bullet Point to be amended to read:

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification
	Policy SO8.1	Policy SO8.1, Bullet Point 1	The impacts arising from the construction, operation and de-commissioning of solar and wind farms and other ~~LZE~~ <u>low carbon</u> energy and heat generation installations and supporting infrastructure (individually and cumulatively) can be mitigated.
MM70	Strategic Objective 8 Policy SO8.1	Page 141 Policy SO8.1, first list Bullet Point 3 and second list Bullet Point 3	Policy SO8.1: Low Carbon Energy and Heat production, first list third Bullet Point to be replaced: ~~• The development proposal has been informed by the outcome of consultation with the communities that would be affected by the development.~~ <u>• Appropriate consultation has taken place with communities that may be affected by the installation in relation to commercial scale schemes</u> Second section – third Bullet Point to be deleted: ~~• The installation has been designed to allow for adaptability to new low carbon technologies that may emerge; and,~~ ~~• The installation has been informed by the outcome of consultation with the communities that would be affected by the installation; and,~~
MM71	Strategic Objective 8 Policy SO8.2	Page 143 Policy SO8.2	Amend Policy SO8.2 wording: POLICY SO8.2: ACHIEVING ~~NET-ZERO~~<u>LOW</u> CARBON DEVELOPMENT All development proposals should strive to achieve the highest level of building performance standards for cooling, ventilation and energy use and achieve the lowest carbon emissions that can practically and viably be achieved. All major development proposals will deliver, in priority order: ~~• Zero carbon emission development;~~ • Low carbon emission development with on-site mitigation to achieve net-zero carbon emissions; • Low carbon emission development with off-site mitigation which is within Cannock District to achieve net-zero carbon emissions;

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification
			• Low carbon emission development with compensatory contributions to an appropriate carbon offsetting fund ~~to achieve net-zero carbon emissions.~~ All major development proposals will include evidence in a Sustainability Statement (part of the Design and Access Statement) that the development has achieved the lowest carbon emissions that can practically and viably be achieved.
MM72	Strategic Objective 8 Policy SO8.3	Page 145 Policy SO8.3, Bullet Point 2 & 3	Amend wording in Policy SO8.3: Sustainable Design, Bullet Points 2 and 3: • Maximise opportunities for on-site production and use of low ~~and zero~~ carbon energy and heat (including air and water source heat pumps and solar photovoltaic arrays); • Incorporate, and/or link to, low ~~and zero~~ carbon energy and heat systems;
MM73	Strategic Objective 8 Policy SO8.3	Page 145 Policy SO8.3, Bullet Points 1,8,9 &10	Amend wording in bullet points 1 and 8-10: • ~~Meet the requirements of Policy SO8.2: ‘Achieving Net Zero Carbon Development’;~~ ... • Make effective use of previously developed land, existing buildings and infrastructure; ~~(in line with Policy SO8.6: Brownfield and Despoiled Land and Under-Utilised Buildings).~~ • Use materials with a low environmental impact, minimise the use of non-renewable natural resources, and maximise the reuse and recycling of materials in construction and deconstruction ~~(in line with Policy SO8.8 ‘Managing Waste’); and~~ • Provide electric vehicle recharging infrastructure within new development, designate parking spaces for low emission vehicles; provide opportunities for local walking and cycling, and facilitate low emission bus service provision ~~(in line with Policy SO5.3 ‘Low and Zero Carbon Transport’).~~
MM74	Strategic Objective 8 Policy SO8.3	Page 145 Policy SO8.3, First 2 Paragraphs	Amend wording in the first two paragraphs of Policy SO8.3 All residential development proposals should meet or exceed the standards set out by the Home Quality Mark, or equivalent and comply with the most current national building standards. All new dwellings

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification
			should have a maximum consumption of water of 110 litres/person/day and levels below this will be supported. All non-residential development proposals of more than 500m² gross (new build and conversions) should meet or exceed BREEAM 'excellent' rating, and be accompanied by an independent and validated assessment of the net carbon emissions or reductions that are expected to result from the development, together with details of the monitoring system that will be put into place to monitor impacts.
MM75	Strategic Objective 8 Policy SO8.3	Page 145 Policy SO8.3, Paragraph 3	Policy SO8.3 Sustainable Design, 3rd Paragraph amended to read: All major development proposals must ~~should~~ incorporate sustainable design.
MM76	Strategic Objective 8 Policy SO8.3	Page 145 Policy SO8.3, Bullet Point 10	Policy SO8.3: Sustainable Design, final Bullet Point to be amended to read: ~~Provide electric vehicle recharging infrastructure within new development, d~~Designate parking spaces for low emission vehicles; provide opportunities for local walking and cycling...
MM77	Strategic Objective 8 Policy SO8.5	Page 149 Policy SO8.5, Paragraph 2	Policy SO8.5, Paragraph 2, amend wording: All major development proposals ~~will~~ <u>should</u>:
MM78	Policy SH1	Page 160 Policy SH1, First Sentence	Amend wording in Policy SH1, first sentence: Land south of Lichfield Road, shown as SH1 on the Policies Map is allocated for residential development and a Community Parkland.
MM79	Policy SH1	Page 161 Policy SH1, Parcel C116a Third Paragraph	Amend wording under Policy SH1 heading 'Parcel C116a' third paragraph: Vehicular access will be from ~~Cannock~~ <u>Lichfield</u> Road and will serve the residential area within parcel C116a.

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification
MM80	Policy SH1	Page 161 Policy SH1, <u>Parcel C116a</u> Third Paragraph	Add additional word to last line of third paragraph under policy sub-heading 'Parcel C116a': ...with particular regard to impact on the Five Ways junction and mitigation of any <u>significant</u> adverse impact on air quality and traffic congestion.
MM81	Policy SH1	Page 161 Policy SH1, <u>Parcel C116a</u> Fourth Paragraph	Amend wording under Policy SH1 heading 'Parcel C116a' fourth paragraph, third sentence: ... Prior to the planning consent being issued for Site SH1, a strategy for the <u>early</u> delivery of the Primary School shall be agreed between the applicant, Staffordshire County Council and the Local Planning Authority <u>which takes account of the need for</u> ~~No phased completions shall take place on SH1 until the school site has been transferred in accordance with the requirements of the County Council~~ as set out in a S106 agreement. Development will be subject to proportionate primary and secondary education contributions as requested by Staffordshire County Council, where evidenced by need.
MM82	Policy SH1	Page 161 Policy SH1, <u>Policy C116a</u> Fifth Paragraph	Amend wording in 5th paragraph under the policy sub-heading 'Parcel C116a': Development proposals at the outline planning application stage will be accompanied by a phasing strategy and details of a proportionate funding mechanism to deliver the necessary infrastructure to address the cumulative impact of site allocations SH1 and SH2 in combination, on the local transport network (including facilitating the delivery of the <u>WRRR</u> ~~WWWR~~ in site SH2).
MM83	Policy SH1	Page 162 Policy SH1, <u>Parcel C116a</u> Eighth Paragraph	Policy SH1, heading 'Parcel C116a', eighth paragraph add new wording at the start of the paragraph: <u>In line with Policy SO7.3, the proposal will be subject to screening to determine whether it is likely to have a significant effect on the conservation objectives of a designated site. An Appropriate Assessment may be required. A Biodiversity Net Gain Assessment...</u>
MM84	Policy SH1	Page 162 Policy SH1	Add additional clause to Policy SH1 after wording in section headed 'Parcel C116a' paragraph 8: <u>New development should conserve and enhance the setting of the grade II listed New Hall Farmhouse. Consideration should be given to further screening by planting along the south side of the A5190 Lichfield Road.</u>

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification
		<u>Parcel C116a</u> Eighth Paragraph	
MM85	Policy SH1	Page 162 Policy SH1 <u>Parcel C116a</u> Ninth Paragraph	Amend wording under Policy SH1, ninth paragraph, second and third sentence: ...The Council will work with the developer to determine whether any provision is more appropriately located on land for the community parkland on the southern land parcel (C116b). The development of the community parkland should not offset the requirement for particular types of open space/sports pitch provision to meet the needs of new residents.
MM86	Policy SH1	Page 162 Policy SH1 <u>Parcel C116b</u> First Paragraph	Amend wording to first paragraph under heading 'Parcel C116b' All details of the community parkland including, but not limited to, the design, layout, appearance, materials, infrastructure, landscaping and planting will be agreed with the Council through the submission of an outline planning application for the whole site (SH1). The ecological value of land identified for the Community Parkland will be enhanced with habitat creation in the form of new wet woodland associated with Newlands Brook at the eastern boundary of the site.
MM87	Policy SH1	Page 163 Policy SH1 <u>Parcel C116b</u> Final Two Paragraphs	Amend wording in the final two paragraphs under heading 'Parcel C116b' A management company will be formed prior to commencement of the development of the community parkland which will maintain the parkland in perpetuity. The community parkland will be completed and open to the public on completion of initial phases of the development and before occupation of the 350th dwelling (or equivalent midway marker of development) on the northern land parcel (C116a); unless an alternative phasing plan is agreed with the Local Planning Authority.
MM88	Policy SH2	Page 167	Amend wording in 1st paragraph of Policy SH2:

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification
		Policy SH2, First Paragraph	Land east of Wimblebury Road, shown as SH2 on the Policies Map is allocated for residential development. Development of site SH2 is subject to provision of the Wimblebury Road Relief Road (~~WRRRWWWR~~) linking Wimblebury Road to Cannock Road, as shown on the Policies Map:...
MM89	Policy SH2	Page 167 Policy SH2, First Bullet Point	Amend wording in Policy SH2, first bullet point: • Approximately ~~400435~~ dwellings will be located on 17.9ha of land which comprises 6.4ha of safeguarded land identified in the 2014 Local Plan and an adjacent 11.5ha of land will be released from the Green Belt.
MM90	Policy SH2	Page 168 Policy SH2, Fifth Paragraph	Policy SH2 add additional word to last line of fifth paragraph: ‘...with particular to impact on the Five Ways junction and mitigation of any <u>significant</u> adverse impact on air quality and traffic congestion’.
MM91	Policy SH2	Page 168 Policy SH2, Sixth Paragraph	Amend wording in sixth paragraph of Policy SH2: Development proposals at the outline planning application stage will be accompanied by a phasing strategy and details of a proportionate funding mechanism to deliver the necessary infrastructure to address the cumulative impact of site allocations SH1 and SH2 in combination, on the local transport network (including facilitating the delivery of the ~~WRRRWWWR~~ in site SH2) and with regard to education provision (including delivering a new 2FE primary school in site SH1).
MM92	Policy SH2	Pages 168 & 169 Policy SH2, Tenth Paragraph	Amend wording of tenth Paragraph of Policy SH2: ...Where viable and feasible, new surfaced walking/cycling routes should be created to facilitate recreational use of the site, and connect any new green spaces, and must ~~These should be accessible to all users with alignment to the existing Public Rights of Way network.~~
MM93	Policy SH2	Page 169	Add wording to Policy SH2, start of the twelfth Paragraph:

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification
		Policy SH2, Twelfth Paragraph	<u>In line with Policy SO7.3, the proposal will be subject to screening to determine whether it is likely to have a significant effect on the conservation objectives of a designated site. An Appropriate Assessment may be required. Development should have no significant adverse impact ... Development proposals will also support the protection of habitats in adjacent Areas Sites of Biological Importance.</u>
MM94	Policy SH3	Page 173 Policy SH3, First Bullet Point	Amend wording to Bullet Point: <u>Approximately Up to 45 dwellings will be located on 2ha of land that comprises of a portion of brownfield land as well as some undeveloped land. This land will be released from the Green Belt.</u>
MM95	Policy SH3	Page 175 Policy SH3	Amend wording to Policy SH3 to include a new Paragraph: <u>The proposed development will provide an appropriate Education Contribution as requested by Staffordshire County Council.</u>
MM96	Policy SH6	Page 177 Policy SH6, Fourth Paragraph	Amend wording: <u>Vehicular access will be from Burnthill Lane. A ~~Transport Statement~~ Transport Assessment and Travel Plan will be required detailing an appropriate access and junction arrangement as required in consultation with Staffordshire County Highways. The site should also promote active travel, providing new or enhanced cycle and footpath linkages.</u>
MM97	Policy SH6	Page 177 Policy SH6, First Bullet Point	Amend wording: <u>Approximately Up to 145 dwellings will be located on 4.9ha of land that comprises of a part brownfield and part greenfield site. 1.9 ha of this land will be released from the Green Belt.</u>
MM98	Policy SM1	Page 181 Policy SM1, Bullet Points 1 & 2	Amend wording: • <u>Approximately Up to 1,000 dwellings to be located within Cannock Chase District</u> • <u>Up to 3.5 5ha of employment land</u>

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification
MM99	Policy SM1	Page 182 Policy SM1, Paragraph 13	Amend wording: The development will provide facilities for sport and recreation including a Multi-Use Games Area, <u>for the secondary school including netball, basketball or tennis court; a smaller Multi-Use Games area to serve the primary school including netball/basketball court; a four court sports hall with associated changing facilities ; a an U15/16 sized 3G all-weather football sports pitch including areas for storage of goals; a 2G all-weather hockey pitch; a senior football grass pitch; a rugby league grass pitch that could accommodate javelin throw and a 100m sprint straight; an U9/10 mini soccer grass pitch; and an U7/8 mini soccer grass pitch. , two senior football pitches, a cricket oval (for curricular use), three mini football pitches and six hard courts that could accommodate tennis, netball and basketball amongst others.</u>
MM100	Policy SM1	Page 182 Policy SM1, Paragraph 11	Amend wording: The site will provide an appropriate education contribution as requested by Staffordshire County Council, which will deliver either an ‘All Through School’, or a 2FE Primary School and financial <u>contributions towards provision</u> for secondary school amendments.
MM101	Policy SE1	Page 186 Policy SE1, Paragraph 11	Amend wording in the first paragraph of Policy SE1: Land at Kingswood Lakeside, shown as SE1 on the Policies Map, is allocated for employment floorspace <u>up to 500,000sqm approximately 500,000 ft2</u>
MM102	Policy SE1	Page 186 Policy SE1, Paragraph 3	Delete wording in the third paragraph of Policy SE1: Vehicular access will be via Blakeney Way, <u>with a minimum of two primary points including access to the development from Blakeney Way.</u> A Transport Assessment and Travel Plan will be required to support the application.
MM103	Policy SE1	Page 187	Delete wording in the sixth paragraph of Policy SE1:

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification
		Policy SE1, Paragraph 6	~~A bus stop on Blakeney Way to serve new employees will be delivered, subject to feasibility and viability considerations with the network provider. Applicants must demonstrate this option has been fully explored as part of the Design and Access Statement.~~
MM104	Policy SE1	Page 187 Policy SE1, Paragraph 10	Amend wording in the tenth paragraph of Policy SE1: ~~A new community park will be created;~~ Development proposals will enhance ~~enhancing~~ existing habitats and ecological features on sites including the ponds and woodlands. Public access will be retained to existing open space and enabled to less ecologically sensitive areas of the site. Opportunities to link with wider green infrastructure corridors and to expand connectivity with ecological corridors will be ~~identified identified~~ through the proposal.
MM105	Policy SE1	Page 187 Policy SE1, Paragraph 11	Add wording to Policy SE1, start of the 11 th paragraph: <u>In line with Policy SO7.3, the proposal will be subject to screening to determine whether it is likely to have a significant effect on the conservation objectives of a designated site. An Appropriate Assessment may be required. A Biodiversity Net Gain Assessment ...</u>
MM106	Policy SE2	Pages 189 - 190 Policy SE2, Paragraph 1	Policy SE2, amend first paragraph: Land to the south of the existing Watling Street Business Park, shown as SE2 on the Policies Map, is allocated for employment floorspace up to 50,000-43,000 sqm. Also amend the associated 'Proposed Use:' reference to 50,000sqm for the Site Allocation SE2 shown on page 189 of the submitted Plan accordingly.
MM107	Policy SE2	Page 190 Policy SE2, Paragraph 3	Amend third paragraph of Policy SE2: ~~Vehicular access will be via the existing access onto the A5. Details of access arrangements will be subject to consultation with National Highways. The existing access will however be amended to only allow entry and exit from the westbound carriageway of the A5.~~

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification										
MM108	Policy SE2	Page 190 Policy SE2, Paragraph 6	Add wording to Policy SE2, start of the 6 th paragraph: <u>In line with Policy SO7.3, the proposal will be subject to screening to determine whether it is likely to have a significant effect on the conservation objectives of a designated site. An Appropriate Assessment may be required. A Biodiversity Net Gain Assessment ...</u>										
MM109	Policy SA1	Page 192 -194 Policy SA1, Table C: Proposed Allocations	Policy SA1, Table C: remove sites which do not require allocation. For proposed allocations: amend all site capacities to approximate, delete sit M3, and also delete reference to Site M32, as follows: In addition, all subsequent amendments to the site allocations amended within this Schedule are to be reflected in the updated Table C: Site Allocations. Policy SA1: Site Allocations The following sites identified on the Policies Map are allocated for development over the plan period. The allocations will be developed in accordance with the specified use, will be delivered in accordance with the specific development considerations set out in the site-specific policies, and must comply with other development plan policies. ~~Sites which do not have planning permission will be developed in accordance with the specific development considerations set out in the site allocations information.~~ <table><tr><th colspan="2">Table A: Under Construction Sites</th></tr><tr><td>H11</td><td>Land to the West of Pye Green Road, Hednesford (Northern end of site adj. Pye Green Road) Allocation: Housing. Capacity: 168</td></tr><tr><td>H111</td><td>108, 102-106 High Green Court, Cannock Allocation: Housing. Capacity: 8</td></tr><tr><td>H112</td><td>Whitelodge, New Penkridge Road, Cannock Allocation: Housing. Capacity: 2</td></tr><tr><td>H117</td><td>Land west of Pye Green Road, Hednesford Cannock (Adj. Pye Green Road: Part of larger site) Allocation: Housing. Capacity: 59</td></tr></table>	Table A: Under Construction Sites		H11	Land to the West of Pye Green Road, Hednesford (Northern end of site adj. Pye Green Road) Allocation: Housing. Capacity: 168	H111	108, 102-106 High Green Court, Cannock Allocation: Housing. Capacity: 8	H112	Whitelodge, New Penkridge Road, Cannock Allocation: Housing. Capacity: 2	H117	Land west of Pye Green Road, Hednesford Cannock (Adj. Pye Green Road: Part of larger site) Allocation: Housing. Capacity: 59
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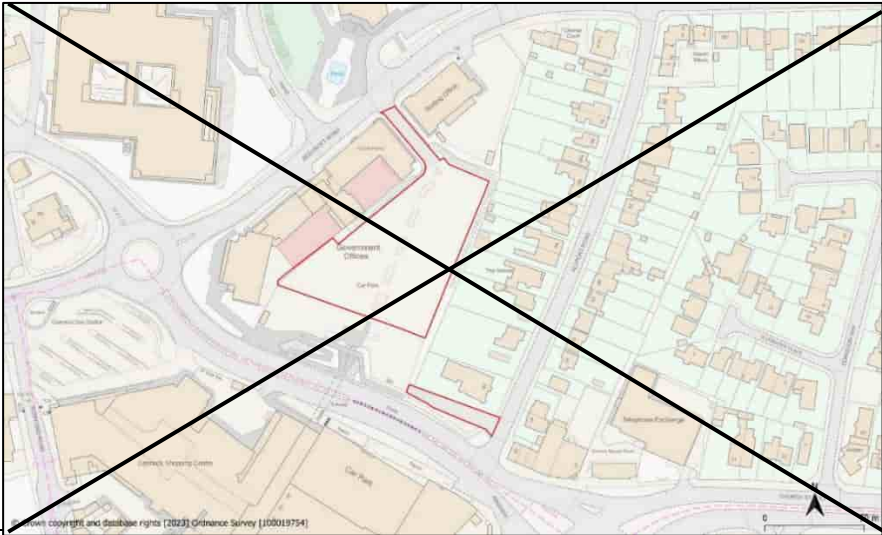
Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification	
			H30	Land at Rawnsley Road, Hazel Slade Allocation: Housing. Capacity: 60
			H44	268, Bradbury Lane, Hednesford Allocation: Housing. Capacity: 10
			H55	77 Old Fallow Road, Cannock Allocation: Housing. Capacity: 11
			H57	Unit E Beecroft Court, Cannock Allocation: Housing. Capacity: 20
			H25	Main Road, Brereton (between Cedar Tree Hotel and Library) Allocation: Housing. Capacity: 27
			Table B: Proposed allocations which already have planning permission, are already allocated or have a resolution to grant planning permission for housing:-	
			H16	Land west of Pye Green Road, Hednesford Cannock (Land Northern end of the larger site) Allocation: Housing. Capacity: 51
			H18	Land adjacent and to the rear of 419-435, Cannock Road, Hednesford Allocation: Housing. Capacity: 25
			H45	23, Walsall Road, Cannock Allocation: Housing. Capacity: 12
			H58	Gromwell House, Mill Street, Cannock Allocation: Housing. Capacity: 11
			M6	Rugeley Market Hall and Bus Station, Rugeley Allocation: Mixed. Capacity: Up to 50 dwellings
			M7	Land at Wellington Drive, Rugeley Allocation: Mixed. Capacity: Up to 20 dwellings
			H24	Market Street garages, Rugeley (incorporating BT telephone exchange) Allocation: Housing. Capacity: Up to 28 dwellings
			H27	Heron Court, Heron Street, Rugeley Allocation: Housing. Capacity: 10 dwellings
			H48	Former Aelfgar School, Taylors Lane, Rugeley Allocation: Housing. Capacity: 58 dwellings
			E6	Land at the Academy Early Years Childcare (Former Talbot Public House), Main Road, Brereton Allocation: Employment. Capacity: 0.14 Ha (537sqm)

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification	
			E14	Hill Farm, 84 Hayfield Hill, Cannock Wood, Rugeley Allocation: Employment. Capacity:
			E16	Land Off Norton Green Lane, Norton Canes Allocation: Employment. Capacity: 0.56Ha
			Table C: ~~Site Proposed~~ Allocations – Additional Sites from Development Capacity Study	
			H29	Land at 521 Pye Green Road, Hednesford, Cannock Allocation: Housing. Capacity: ~~Approximately Up to~~ 80 dwellings
			M1	Land bound by Ringway, Church Street and Market Hall Street, Cannock Town Centre Allocation: Mixed. Capacity: ~~Approximately Up to~~ 70 dwellings
			H32/M5	Avon Road/Hallcourt Lane, Cannock Allocation: Mixed. Capacity: ~~Approximately Up to~~ 22 dwellings
			M3	Beecroft Road Car Park, Cannock Allocation: Mixed. Capacity: ~~Up to~~ 35 dwellings
			H34	Land at Chapel Street, Heath Hayes Allocation: Housing. Capacity: ~~Approximately Up to~~ 20 dwellings
			H35	Land at Girton Road/Spring Street, Cannock Allocation: Housing. Capacity: ~~Approximately Up to~~ 24 dwellings
			H36	Park Road Offices, Cannock Allocation: Housing. Capacity: ~~Approximately Up to~~ 25 dwellings
			H37	Police Station Car Park, Cannock Allocation: Housing. Capacity: ~~Approximately Up to~~ 25 dwellings
			H38	Land at Walsall Road, Avon Road, Hunter Road, Hallcourt Lane, Cannock Allocation: Housing. Capacity: ~~Approximately Up to~~ 24 dwellings
			H39	26 - 28 Wolverhampton Road, Cannock Allocation: Housing. Capacity: ~~Approximately Up to~~ 25 dwellings
			H40	Danilo Road Car Park, Cannock Allocation: Housing. Capacity: ~~Approximately Up to~~ 20 dwellings
			M4	Backcrofts Car Park, Cannock Allocation: Mixed. Capacity: ~~Approximately Up to~~ 20 dwellings
			M2	Park Road Bus Station, Cannock Allocation: Mixed. Capacity: ~~Approximately Up to~~ 15 dwellings

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification	
			H43	243, Hill Street, Hednesford, Cannock Allocation Housing. Capacity: ~~Approximately Up to~~ 13 dwellings
			H60	41, Mill Street, Cannock Allocation: Housing. Capacity: ~~Approximately Up to~~ 15 dwellings
			H61	Cannock Chase High School, Lower Site, Campus, Hednesford Road Allocation: Housing. Capacity: -
			H62	Springvale Area Service office, Walhouse Street, Cannock Allocation: Housing. Capacity: ~~Approximately~~ 10 dwellings
			H63	Former Rumer Hill Industrial Estate, Cannock Allocation: Housing. Capacity: ~~Approximately Up to~~ 99 dwellings
			H65	A Dunford and Son, Brindley Heath Road, Cannock Allocation: Housing. Capacity: ~~Approximately Up to~~ 15 dwellings
			H66	Land at the Corner of Avon Road and Hunter Road, Cannock Allocation: Housing. Capacity: ~~Approximately Up to~~ 18 dwellings
			H49	Land at The Mossley, off Armitage Road Allocation: Housing. Capacity: ~~Approximately Up to~~ 40 dwellings
			H50	Nursery Fields, St Michaels Road, Brereton Allocation: Housing. Capacity: ~~Approximately Up to~~ 35 dwellings.
			H51	Castle Inn, 141, Main Road, Brereton Allocation: Housing. Capacity: ~~Approximately Up to~~ 27 dwellings
			H52	Gregory Works, Armitage Road, Brereton Allocation: Housing. Capacity: ~~Approximately Up to~~ 23 dwellings
			H53	Land off Lichfield Street , Rugeley Allocation: Housing. Capacity: ~~Approximately Up to~~ 20 dwellings
			H64	The Fairway Motel, Horsefair, Rugeley Allocation: Housing. Capacity: ~~Approximately Up to~~ 17 dwellings
			H67	Land at Pendlebury Garage and Petrol Station, 5 Wolseley Road, Rugeley Allocation: Housing. Capacity: ~~Approximately~~ 18 dwellings
			H68	Land off Norton Hall Lane, Norton Canes Allocation: Capacity: ~~Approximately Up to~~ 55 dwellings
			H69	272 Hednesford Road, Norton Canes Allocation: Housing. Capacity: ~~Approximately Up to~~ 11 dwellings
			Gypsy and Traveller Site Allocations	

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification																			
			<table><tr><td>GT1</td><td>Land at Cannock Wood Road, Rawnsley Allocation: Gypsy and Traveller pitches. Capacity: 3 pitches</td></tr><tr><td>GT2</td><td>Land at Lime Lane, Little Wyrley Allocation: Gypsy and Traveller pitches. Capacity: 2 pitches</td></tr><tr><td colspan="2">Employment Site Allocations</td></tr><tr><td>E4</td><td>Former Power Station off A51 (Adjacent to Towers Business Park) Allocation: Employment. Capacity: 2.1Ha</td></tr><tr><td>E6</td><td>Land at the Academy Early Years Childcare (Former Talbot Public House), Main Road, Brereton Allocation: Employment. Capacity: 0.14 Ha (537sqm)</td></tr><tr><td>E14</td><td>Hill Farm, 82 Hayfield Hill, Cannock Wood, Rugeley Allocation: Employment. Capacity: 0.52ha</td></tr><tr><td>E15</td><td>Cannock Elim Church, Girtton Road, Rumer Hill Allocation: Employment. Capacity: 0.08ha</td></tr><tr><td>E16</td><td>Land Off Norton Green Lane, Norton Canes Allocation: Employment. Capacity: 0.56Ha</td></tr><tr><td>SM4</td><td>Rugeley Power Station, Rugeley Allocation: Employment. Capacity: 3.5Ha</td></tr></table>	GT1	Land at Cannock Wood Road, Rawnsley Allocation: Gypsy and Traveller pitches. Capacity: 3 pitches	GT2	Land at Lime Lane, Little Wyrley Allocation: Gypsy and Traveller pitches. Capacity: 2 pitches	Employment Site Allocations		E4	Former Power Station off A51 (Adjacent to Towers Business Park) Allocation: Employment. Capacity: 2.1Ha	E6	Land at the Academy Early Years Childcare (Former Talbot Public House), Main Road, Brereton Allocation: Employment. Capacity: 0.14 Ha (537sqm)	E14	Hill Farm, 82 Hayfield Hill, Cannock Wood, Rugeley Allocation: Employment. Capacity: 0.52ha	E15	Cannock Elim Church, Girtton Road, Rumer Hill Allocation: Employment. Capacity: 0.08ha	E16	Land Off Norton Green Lane, Norton Canes Allocation: Employment. Capacity: 0.56Ha	SM4	Rugeley Power Station, Rugeley Allocation: Employment. Capacity: 3.5Ha	
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MM110	Site Specific Policy: H29	Page 196 Site Specific Policy: H29, Final Bullet Point	Amend wording to the final bullet point: If <u>in operation at the time of submission</u>, ~~the existing active on-site community uses (church and community hub) and other uses (including caravan storage, plant nurseery and camping shop)~~, could be with need to be re-sited, preferably in the local Hednesford area or, where appropriate, accommodated on site.																			
MM111	Site Specific Policy: M1	Page 197 Site Specific Policy: M1	Amend wording to include additional text: <u>Consideration should be given to setting back the building line from the west side of Church Street to mirror the green space at the northern end of the churchyard on the east side of the road. A set-back should be considered on the south side of Ringway to soften the ‘cliff edge’ effect of the current development. Consideration should be given to whether development could be stepped up from the building line to the south-west corner of the site to minimise impact. The site can accommodate a</u>																			

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification
			<u>contemporary architectural style, but its proximity to the conservation area and church requires the use of high quality design and materials.</u>
MM112	Site Specific Policy: M1	Page 197 Site Specific Policy: M1	Amend wording to the final bullet point: ~~Ensure that sufficient parking provision is maintained within Cannock Town Centre to sustain the health of the centre, whilst balancing demand through maintaining~~ Maintain access to sustainable travel modes including the nearby Cannock Bus and Railway Stations
MM113	Site Specific Policy: H32/M5	Page 198 Site Specific Policy: H32/M5	Amend wording in the Policy: Site Specific Policy - Avon Road/Hallcourt Lane, Cannock (H32/M5) Site Reference: H32/M5 Site Specific Policy: H32/M5
MM114	Site Specific Policy: H32/M5	Page 198 Site Specific Policy: H32/M5	Amend wording to include additional text: • <u>Any scheme should have regard to the non-designated heritage asset: Electric Picture House and its setting including 6-10 (even) and 14-22 (even) Walsall Road. A sensitive approach should be used on the western boundary of the site on Avon Road.</u>
MM115	Site Specific Policy: M3	Page 199 Site Specific Policy: M3	Delete Site Specific Policy - Beecroft Road Car Park, Cannock (M3): ~~Site Specific Policy - Beecroft Road Car Park, Cannock (M3)~~ Site Reference: M3 Address: Beecroft Road Car Park, Cannock Indicative Dwelling Yield: 35 dwellings Site Area (Hectares): 0.51 hectares

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification
			Proposed Use: Residential Development Site Boundary  Site Specific Policy: M3 Key Development Considerations: — Provide access from Beecroft Road and Allport Road — Include new or enhanced cycle and footpath linkages, including enhanced connections and alignments to Cannock Town Centre and Cannock Hospital — Contribute to an improved, accessible and safe crossing points over the Ringway and Beecroft Road — Provide an appropriate Education Contribution as requested by Staffordshire County Council. — Provide appropriate soft landscaping such as street trees and green roofs where possible, and enhancement features for wildlife where appropriate, within the scheme to benefit nature and enhance the street scene and promote green infrastructure connectivity

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification
			• Incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site • Design the buildings to reflect the prominent location on the approach to Cannock Town Centre and to respect the setting of views towards Cannock Town Centre Conservation Area • Ensure that sufficient parking provision is maintained within Cannock Town Centre to sustain the health of the centre, whilst balancing demand through maintaining access to sustainable travel modes including the nearby Cannock Bus and Railway Stations
MM116	Site Specific Policy: H35	Page 202 Site Specific Policy: H35	Amend wording: Provide <u>vehicle</u> access from ~~Girton Road~~/Spring Street
MM117	Site Specific Policy: H36	Page 203 Site Specific Policy: H36	Amend wording to include additional bullet point: • <u>The design, height and massing of any proposed development should take consideration of the original character of this location using traditional materials such as red brick or render. Development should be set back to the existing building line. New development should conserve and enhance the setting of Cannock Town Centre Conservation Area, the Grade II Listed Congregational Chapel and Manse (Vicarage).</u>
MM118	Site Specific Policy: H37	Page 204 Site Specific Policy: H37	Amend wording to include additional bullet point: • <u>Development should conserve and enhance the Cannock Chase Conservation Area, eleven listed buildings and two scheduled monuments including the grade II* Church of St Luke, and the White House and their setting. The design, height and massing of any proposed development should take</u>

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification
			<u>consideration of the original character of this location. Development which respects and draws inspiration from the character of the houses on the south side of Queen Street will be supported. The design of development should consider the use of locally distinctive details and features such as polychrome brick and wrought iron canopies to continue the sense of high quality, traditional street scenes.</u>
MM119	Site Specific Policy: H38	Page 205 Site Specific Policy: H38	Amend wording to include additional text: <u>Development should conserve and enhance the setting of Grade II* Parish Church of St. Luke (plus Grade II church railings & gates). Any scheme should have regard to the non-designated heritage asset: Electric Picture House and its setting including 6-10 (even) and 14-22 (even) Walsall Road. A sensitive approach should be used on the western boundary of the site on Avon Road.</u>
MM120	Site Specific Policy: H39	Page 206 Site Specific Policy: H39	Amend wording to include additional text: <u>Any scheme should retain the non-designated heritage asset: 26-28 Wolverhampton Road and should maintain a gap between the asset and any new development to protect its setting.</u>
MM121	Site Specific Policy: H40	Page 207 Site Specific Policy: H40	Amend wording to include additional text: <u>The design, height and massing of any proposed development should take consideration of the character of this edge of centre location. Proposals should have regard to the Conservation Management Plan and Appraisal for Cannock Town Centre to ensure the character of the area and impact on sensitive buildings is considered. Consideration should be given to using traditional materials such as brick or render and tiled roofs.</u>
MM122	Site Specific Policy: M4	Page 208 Site Specific Policy: M4	Amend wording to include additional text: <u>Development that respects, or takes inspiration from, the character of the Conservation Area as described in the council's Cannock Conservation Area character appraisal and management plan will be supported. The height and massing of any proposed development should take</u>

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification
			<u>consideration the potential impact on the setting of the Conservation Area and views from the Churchyard. New development should not oversail the buildings to the south side of Market Place. Any three storey buildings within the site should be constructed with regard to sight lines from the north side of Market Place and the churchyard.</u>
MM123	Site Specific Policy: M2	Page 209 Site Specific Policy: M2	Amend wording to include additional text: <u>In line with the recommendations of the Heritage Impact Assessment; support will be given to schemes that set back from Stafford Road and mirror planting on the western side of the road. The height and massing of any proposed development should be in keeping with surrounding development and designed in either traditional or contemporary style using high quality design and materials.</u>
MM124	Site Specific Policy: H43	Page 210 Site Specific Policy: H43	Amend wording: <u>Provide an appropriate soft landscaping such as street trees and green roofs where possible within the scheme to benefit nature and enhance the street scene. [...]</u>
MM125	Site Specific Policy: H60	Page 211 Site Specific Policy: H60	Amend wording to include additional text: <u>Development should respect the height and massing of the surrounding developments. In designing new development; attention should be paid to scale and materials, and in particular to the fenestration and detailing of the façade to Mill Street to create an attractive and cohesive streetscape.</u>
MM126	Site Specific Policy: H61	Page 212 Site Specific Policy: H61	Amend wording to include additional bullet point to the Key Development considerations: <u>A Transport Assessment/Travel Plan may be required</u>
MM127	Site Specific Policy: H62	Page 213	Amend wording:

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification
		Site Specific Policy: H62	~~The design of the development and buildings should respect the setting and structures within the adjacent Trent and Mersey Canal Conservation Area.~~
MM128	Site Specific Policy: H66	Page 216 Site Specific Policy: H66	Include additional bullet point to the Key Development Considerations: <u>Provide an appropriate Education contribution as requested by Staffordshire County Council.</u>
MM129	Site Specific Policy: H49	Page 217 Site Specific Policy: H49	Amend wording to include additional text: <u>Archaeological investigation must be undertaken prior to development to identify any surviving buried archaeological remains relating to the non-designated heritage asset; a levelled Ridge and Furrow, North of Armitage Road Rugeley (MST23736) which is within the boundary of the site. Any new buildings should use appropriate materials and styles to remain in keeping with the character of the area. Consideration should be given to screening using vegetation between the development and canal to minimise setting changes to the Trent and Mersey Conservation Area.</u>
MM130	Site Specific Policy: H50	Page 218 Site Specific Policy: H50	Amend wording to the final bullet point: <u>The design of the site and buildings should respect the setting and structures within the Main Road, Brereton Conservation Area including the adjacent Church of St Michael. In line with the recommendations of the The-Heritage Impact Assessment screening should be employed along the rest of the eastern boundary of the site. The height of the buildings in keeping with the surrounding area and designed in either traditional or contemporary style. sets-out-potential mitigation measures to ensure the heritage asset is not harmed by new development.</u>
MM131	Site Specific Policy: H52	Page 220 Site Specific Policy: H52	Amend wording to include additional text: <u>The design, height and massing of any proposed development should respect the original character of this location.</u>

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification
MM132	Site Specific Policy: H53	Page 221 Site Specific Policy: H53	Amend wording to replace existing text with new wording: ~~• The design of the site and buildings should respect the setting of the Talbot Street/Lichfield Street, Rugeley Conservation Area and the adjacent St Joseph & Etheldreda Catholic Church.~~ • <u>New development should conserve and enhance the Church of St Joseph and St Etheldreda and the Talbot Street and Lichfield Street Conservation Area and their setting. Archaeological evaluation is required prior to development of the site as there is potential for below ground archaeological remains within the conservation area. Where possible, the community centre should be retained as well as the vicarage and church boundary walls/ railings. New buildings should use appropriate materials and styles to remain in keeping with the conservation area in accordance with the Talbot Street and Lichfield Street Conservation Area Management Plan.</u>
MM133	Site Specific Policy: H67	Page 223 Site Specific Policy: H67	Amend wording to replace existing text with new wording: ~~• The design of the new development should respect the setting of the nearby listed buildings in particular the partially adjoining Listed Building at 9 Wolseley Road, Rugeley.~~ • <u>Development should conserve and enhance Church Street Conservation Area, the Trent and Mersey Canal Conservation Area and the Grade II Listed Building 9 Wolseley Road. Removal of the petrol station building and replacement with built development which respects the design, height and massing of heritage assets will be supported.</u>
MM134	Site Specific Policy: H69	Page 225 Site Specific Policy: H69	Amend wording to include additional text: • <u>New development should complement the scale, height and massing and materials of surrounding buildings in this semi-rural location, in particular those fronting Hednesford Road.</u>
MM135	Site Specific Policy: E6	Page 227	Amend wording to include additional text:

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification
		Site Specific Policy: E6	<u>Development should conserve and enhance the Main Road Brereton Conservation Area. New development should use appropriate materials and styles to remain in keeping with the conservation area to minimise impact to character of the heritage settlement. Appropriate heights would be two or three storeys and materials would include brick frontages.</u>
MM136	Policy E14	Page 228 Policy E14, Bullet Point 2	Delete wording in Policy E14, second bullet point: ~~Existing Forklift truck to be retained~~
MM137	Policy SO3.1	Page 66 Supporting Text	Reference to be made within the supporting text of Policy SO3.1 (to the current Housing Trajectory (EXAM 39, Appendix A] 'Meeting Housing Needs Topic Paper Update (August 2025)' and that Housing Trajectory (August 2025) [Appendix A] to also be included within the Plan as an Appendix.

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0303 444 5712
0303 444 5000

Sushil Birdi
Cannock Chase District Council

Our Ref: PINS/X3405/429/11

Date: 05 March 2026

Dear Sushil,

CANNOCK CHASE DISTRICT COUNCIL LOCAL PLAN REVIEW: FINAL REPORT

Thank you for your letter. The Inspector has considered your comments in response to the fact check of the report on the local plan and has amended where appropriate.

Clearly it is now for the Council to adopt the Document at its discretion. The Inspectorate maintains a national database of Local Plans and therefore please advise the Plans Team when you adopt in order that your plan status can be updated.

We will contact you shortly to provide us with a Purchase Order Number so that we can include it on your invoice. Both the fees and expenses will be payable for all duties carried out in examining your Local Plan.

The Council should consider whether adoption could have any effect on appeals currently being considered by the Planning Inspectorate. As you know, appeals must be determined on the basis of the development plan as it exists at the time of the Inspector's (or the Secretary of State's) decision, not as it was at the time of the Council's decision. If adoption changes the policy position, the relevant Inspector(s) will need to take that into account. In addition, please ensure that your new policy position is clearly explained when submitting your Questionnaire in relation to future appeals received after adoption.

If the above circumstances apply, it would be very helpful if the Council could contact the relevant Case Officer(s) in the Planning Inspectorate dealing with any outstanding case(s) at the time of adoption.

Yours sincerely

Abi Parham

Plans Team



Schedule of Proposed Additional Modifications to the Cannock Chase Local Plan

APPENDIX 2 – Schedule of Proposed Additional Modifications (PAM)

Appendix 4a

Schedule of Proposed Additional Modifications to the Pre-Submission Version of the Cannock Chase District Local Plan: 2018-2040 (December 2023)

Cannock Chase Council

The page numbers and paragraph numbering below refer to the Pre-Submission (Regulation 19) Cannock Chase District Local Plan (December 2023) submitted for examination on 29 November 2024, and do not take account of the proposed deletion or addition of text.

This schedule contains all proposed additional modifications to the Published Pre-Submission Version of the Cannock Chase District Local Plan: 2018-2040 (December 2023) - as submitted for examination in November 2024 – which the Council is proposing to address minor issues and errors. All proposed modifications and their reference numbers supersede all previous references proposed by the Council during the examination process.

All responses should be made using the representation form and quoting the modifications reference in the schedule (PMM). Note additional references are provided for information only, these link to Action Points from the Local Plan hearing sessions (AP).

The following format has been used to denote the modifications:

Underlined bold text = new text proposed for policy compared to the submission version

~~Strikethrough text~~ = text proposed for removal compared to the submission version

Underlined text = new text proposed for supporting text compared to the submission version

Additional modifications are small, non-material changes to the plan, such as changes to the supporting text, correcting typos or clarifying factual information and not changing the meaning or intent of the policies. As such, the Inspector is not considering AMs (minor modifications) to the submitted Plan as these are not required to address the soundness or legal compliance of the Plan.

General

Reference	Page	Section/paragraph/ policy	Proposed change	Reason
PAM1	1	Cover Page	Update Title of document: Cannock Chase District Local Plan Pre Submission (Regulation 19) December 2023-September 2025	Factual update
PAM2	multiple	All	Update headers throughout document to rectify error in titles and numbering of page headers, previously: 1. Non-technical summary 5. Vision and Objectives 6. Local Plan Policies Amend to: Non-Technical Summary Introduction The District Context Vision & Objectives The Spatial Strategy Planning Policies Site Allocations Appendices	To rectify an error with headers. To aid referencing.

Non-technical summary

Reference	Page	Section/paragraph/policy	Proposed change	Reason
PAM3	6	Non Technical Summary Introduction Paragraph 1.2	Amend wording in final sentence of paragraph 1.2: ... This document <u>is the final version of the Plan</u> ; ~~the Pre-Submission Draft Local Plan identifies~~ <u>identifying</u> the proposed Spatial Strategy, sites proposed for new development, and the policies that will guide and manage the development of the District throughout the plan period.	Factual update
PAM4	6	Non Technical Summary Introduction Paragraph 1.3	Amend wording in final sentence of paragraph 1.3: ... There <u>are two</u> ~~is an~~ adopted Neighbourhood Plans for Hednesford <u>and Cannock Wood</u> , and ~~five~~ <u>four</u> designated areas (Brereton & Ravenhill, Heath Hayes and Wimblebury, Norton Canes, ~~Cannock Wood~~ and Rugeley) where Neighbourhood Plans are in preparation.	Factual update
PAM5	7	Non Technical Summary The Spatial Strategy paragraph 1.8	Amend wording: 1.8. Cannock Chase District will meet the development needs arising from the district and provide a contribution towards the Housing Market Area shortfall. In order to meet these needs, the Spatial Strategy of the ~~Pre-Submission Draft Local Plan~~ proposes that: ...	Factual update
PAM6	7	Non Technical Summary The Spatial Strategy 7 th bullet point under paragraph 1.8	Amend wording: A minimum 5,808 dwellings will be delivered to meet the district's housing need between 2018 and 2040 at an average rate of 264 dwellings per annum <u>for the first five years upon adoption</u>;	Factual correction

PAM7	7	Non Technical Summary The Spatial Strategy 8 th bullet point under paragraph 1.8	Amend wording: A further 500 dwellings will be delivered to help meet a shortfall arising from the wider housing market area, (increasing total delivery ~~6,303~~ <u>6,308</u> dwellings at a rate of ~~283~~ <u>314</u> dwellings per annum <u>for the remainder of the Plan period</u> ;	Factual correction
PAM8 AP38	7	Non-Technical Summary The Spatial Strategy Paragraph 1.8 Bullet Point 9	Amend wording to Paragraph 1.8 Bullet Point 9: Up to ~~69~~ <u>74</u> hectares of employment land will be provided to meet the District's requirements;	To provide clarity and consistency within the Plan and make the Plan effective.
PAM9	7	Non Technical Summary Local Planning Policies paragraph 1.9	Amend wording to paragraph 1.9 1.9. The ' ~~Pre Submission Draft~~ Local Plan contains a number of local planning policies...	Factual update
PAM10	8-11	Non-Technical Summary Strategic Objectives 1 - 8	Amend all references to the 'Pre Submission Draft' Local Plan in the following paragraphs 1.10 - 1.17 The ' ~~Pre Submission Draft~~ Local Plan includes Policies that will:	Factual update
PAM11 AP38a	9	Non-Technical Summary Strategic Objective 4 Paragraph 1.13 Bullet Point 2	Amend wording to Paragraph 1.13 Bullet Point 2: Provide for new employment uses with up to ~~69~~ <u>74</u> hectares of land for office, manufacturing and distribution employment development during the period to 2040, with a range of sizes and types of employment to meet business needs (SO4.2).	To provide clarity and consistency within the Plan and make the Plan effective.
PAM12	11	Non-Technical Summary	Amend wording in paragraph 1.18	Factual update

		Site Allocations paragraph 1.18	1.18. The ~~Pre-Submission Draft~~ Local Plan includes a number of site allocations for housing, ...	
PAM13	12	Non-Technical Summary What is this document about?	Delete wording in paragraph 2.6: 2.6. ~~Changes to the planning system mean that we need to review our plans every five years.~~ The Council began reviewing the Local Plan in 2018...	Factual correction
PAM14	12-14	Non-Technical Summary What does preparing a plan involve?	Delete text: <u>What does preparing a Local Plan involve?</u> ~~2.1. Preparing a Local Plan is complex, and we set the timescales out for its preparation in the Local Development Scheme. The table below sets out the key stages we will need in order to prepare the plan, and the timing of these. The Local Plan also has to be informed by a Sustainability Appraisal which is a legal requirement, and which ensures that we are taking 'reasonable alternatives' into account for delivering the development we need whilst ensuring that we do this in a balanced way taking account of environmental, economic and social considerations.~~ Table 1 - Progress of the Local Plan	Factual update

			PREPARATION	DESCRIPTION	TARGET DATE	
			Commencement of work including evidence base updating	Evidence needs to inform the plan, we gather this at the early stages and update where needed.	February 2018	
			Regulation 18 Scoping and Issues Consultation	We looked at the issues and scope which the plan needs to cover.	July 2018	
			Regulation 18 Issues & options consultation	We considered the feedback from the Issues and Scope consultation, looked at any further issues, and then suggested options for dealing with these.	May 2019.	
			Preferred Option Consultation	This is a non statutory stage where we refine the plan into a draft version, based on the feedback of the previous	Spring 2021	

				consultation and using the evidence available. It contains draft policies and site allocations, for example.		
			Pre-Submission (Regulation 19) consultation	This is the final draft, which we have to publish for comment before submitting the plan to the Secretary of State (Planning Inspectorate) for independent examination. Feedback at this stage will need to be focused very specifically on whether the plan is 'sound', which is currently defined as: Positively prepared — does the plan allocate enough land to meet all needs for the various uses where it is reasonable to	Winter 2023/2024	

				do so and consistent with placing development in the right locations? Justified — is the plan the most appropriate strategy when considered against reasonable alternatives? Effective — can the proposals in the plan be delivered over its period? Consistent with national policy — is the plan in accordance with national policies?		
			Submission	This is the stage where the plan is submitted to the Planning Inspectorate.	Summer 2024	
			Examination in Public	A planning inspector is assigned to examine the plan to see whether it can be found 'sound' (see above) and	Autumn/Winter 2024	

				whether it is then capable of adoption by the Council. The examination will focus on the main areas of contention and will normally involve public hearings.		
			Adoption	Once the plan has been confirmed as being sound then the Council can adopt it and it will set policy for making decisions on planning matters in the district.	Summer 2025	
			2.2. Setting out a future timetable is not straight forward. For example the time it takes to move from Pre Submission to Submission depends upon the level and complexity of objections, and therefore the length of time it will take to process them, which cannot be quantified until after the plan has been consulted upon. At the point of Submission of the plan to the Secretary of State the plan timetable is in the hands of the Planning Inspectorate and will depend upon on a range of factors which are outside of the			

			control of the local authority. These factors include the need for a pre-hearing meeting, the availability of an inspector to examine the plan and the length and complexity of the hearing process.	
PAM15	14	Non Technical Summary How does the Local Plan fit with the rest of the planning process?	Amend text in paragraphs 2.9-2.11 How does the Local Plan fit with the rest of the planning process? 2.9. ~~We have to prepare the~~ The Local Plan so that it is consistent with Government policy, which is set out within the National Planning Policy Framework (NPPF) and ministerial statements and supported by the National Planning Practice Guidance (NPPG). The Local Plan forms part of the Development Plan for the wider area. Staffordshire County Council prepare plans for minerals and waste, and Cannock Chase Council will prepare the Local Plan (as described above) for shaping development in its own District. We ~~will~~ also need to work alongside other Councils and agencies to ensure our plans align and deliver on the more strategic issues – even though the plans of other areas may be prepared at different times. We need to work together under the legal ‘Duty to Co-operate’. 2.10. ~~Once we have adopted our new Local Plan, w~~We can also choose to provide more detail for our policies if we need to, by preparing ‘Supplementary Planning Documents’ (SPDs), and Design Codes/Design Guides. For example, ~~our current~~ <u>the former</u> Local Plan ~~is was~~	Factual Correction

			supported by SPDs on Design, on Developer Contributions and by a development brief for the site of the closed Rugeley Power Station. As part of this process, we will consider whether to make changes to any of our SPDs or whether we need to add new ones. Amend last sentence of para 2.11: We currently have ~~an~~ <u>two</u> adopted Neighbourhood Plans (Hednesford <u>and Cannock Wood</u>) and four designated areas (Brereton & Ravenhill, Heath Hayes and Wimblebury, Norton Canes, ~~Cannock Wood~~ and Rugeley) where Neighbourhood Plans are in preparation.	
PAM16 AP6a	14	After paragraph 2.11	Insert text under new heading after paragraph 2.11 <u>How does the Local Plan fit with wider strategies and organisations?</u> <u>The geography of the West Midlands is complex and Cannock Chase Council is involved in a range of different partnerships and groups formed under the Duty to Co-operate delivering a range of different functions. Some key ones include:</u> • <u>The Greater Birmingham and Solihull Local Economic Partnership (LEP)¹</u> • <u>Staffordshire and Stoke LEP²</u>	To make the relationship between the Vision, Objective, and Priorities clearer within the Plan and the Plan more effective.

¹ Local Authority areas: Birmingham, East Staffordshire, Lichfield, Tamworth, Bromsgrove, Cannock Chase, Redditch, Solihull, Wyre Forest

² Staffordshire and Stoke, list of partners at <https://www.stokestaffslep.org.uk/about-us/our-people-partners/>

			• <u>The West Midlands Combined Authority³</u> • <u>The 14 authorities comprising the Greater Birmingham and Black Country Housing Market Area⁴</u> • <u>The Cannock Chase National Landscape Partnership⁵: and</u> • <u>The Cannock Chase Special Area of Conservation Partnership (SAC)⁶</u> <u>The Council will need to ensure that the Local Plan helps these (and other) partnerships to deliver their ambitions and obligations. The Local Plan links to a range of strategies and plans, for example:</u> • <u>The Government's Industrial Strategy</u> • <u>The Government's 25 Year Environment Plan</u> • <u>The West Midlands Engine Growth Strategy and Midlands Connect Strategy</u> • <u>Strategic Economic Plans</u> • <u>The West Midlands Combined Authority Spatial Investment and Delivery Plan</u> • <u>DfT Gear Change: A bold vision for cycling and walking, July 2020</u>	

³ Constituent local authorities: Birmingham, Coventry, Dudley, Sandwell, Solihull, Walsall, Wolverhampton. Non constituent local authorities: Cannock Chase, North Warwickshire, Nuneaton & Bedworth, Redditch, Rugby, Shropshire, Stratford-upon-Avon, Tamworth, Telford & Wrekin

⁴ Local Authority areas: Birmingham, Bromsgrove, Cannock Chase, Dudley, Lichfield, North Warwickshire, Redditch, Sandwell, Solihull, South Staffordshire, Stratford upon Avon, Tamworth, Walsall and Wolverhampton.

⁵ Local Authorities involved: Cannock Chase, Lichfield, Stafford, South Staffordshire; Staffordshire County Council also working with a range of other organisations

⁶ Local authorities: Cannock Chase, East Staffordshire, Lichfield, South Staffordshire, Stafford, Staffordshire County Council, Walsall, Wolverhampton also with a range of other organisations

			• <u>Statutory Cycling and Walking Investment Strategy (CWIS), 2017</u> • <u>Staffordshire Local Cycling and Walking Infrastructure Plan 2021</u> • <u>Cannock Chase Integrated Transport Strategy (to be reviewed)</u> • <u>Various environmental strategies and management plans; and</u> • <u>Infrastructure and delivery strategies (these can cover a range of issues such as utilities, health, education, community infrastructure and so on).</u> <u>The Council will work with neighbouring authorities on a range of strategic issues as well as a number of organisations who are listed in the National Planning Policy Framework as prescribed bodies under the statutory Duty to Co-operate. These are:</u> • <u>Local Planning Authorities</u> • <u>County Councils</u> • <u>Local Enterprise Partnerships</u> • <u>Environment Agency</u> • <u>Historic England</u> • <u>Natural England</u> • <u>Civil Aviation Authority</u> • <u>Homes England</u> • <u>Integrated Care Systems/Integrated Care Board</u> • <u>Office of Rail and Road</u>	

			• <u>Local Integrated Transport Authority</u> • <u>Highways Authorities</u> • <u>Local Nature Partnerships</u> <u>Strategic policy-making authorities are required to cooperate with each other, and other bodies, when preparing, or supporting the preparation of policies which address strategic matters.</u> <u>The following cross boundary issues have been identified:</u> <u>Housing Land Need</u> <u>Discussions will continue with our Duty to Co-operate partners to ascertain potential assistance to meet Cannock's housing need and ongoing dialogue in relation to the wider Housing Market Area shortfall.</u> <u>Cannock Chase SAC</u> <u>Policies are necessary to carefully balance recreational uses and control development in order to protect these areas from any negative impacts.</u> <u>Cannock Chase National Landscape</u> <u>Cannock Chase National Landscape is a high value protected landscape that benefits from protection against most forms of development in order to preserve the views into and across the heathland and forest habitats.</u> <u>Gypsy and Traveller Need</u>	

			<u>We will continue to ascertain potential assistance to meet the need arising in Cannock District and address the shortfall in the accommodation need of this community in our neighbouring authorities.</u> <u>Employment Land Need</u> <u>Discussions will continue with our Duty to Co-operate partners to ascertain potential assistance to meet unidentified need for employment land within the authorities which share our functional economic market area.</u> <u>National Policy Context</u> <u>The achievement of sustainable development is a core principle at the heart of the plan making system. NPPF Chapter 2 - Achieving Sustainable Development states that the 'objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs' (paragraph 7). Within this objective lie '...three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways...' these are economic objectives, social objectives and environmental objectives (paragraph 8).</u> <u>Further important NPPF references include the presumption in favour of sustainable development (paragraph 11); a planned planning system paragraph 15; and, in paragraph 20, the need for strategic policies in development plans to set out an overall strategy for the pattern, scale and design qualities of places, making sufficient provision for housing, employment, retail, leisure, commercial development, infrastructure</u>	

			<u>including health, education and cultural provisions. In addition, the need for strategic policies on the conservation and enhancement of the natural, built and historic environment and the mitigation of, and adaption to, climate change.'</u>	

The District Context

Reference	Page	Section/paragraph/policy	Proposed change	Reason
PAM17	18	Housing	Amend wording in first paragraph: The 2014-based household projections indicate an increase from 42,828 households (2018) to 47,102 households (2039), and ~~these are the ones the Government has chosen to utilise for its draft~~ <u>these figures are used in the Governments standard housing methodology to calculate housing need</u> which indicates a housing requirement of 264 dwellings per annum (2018-2040) for the District	Clarification
PAM18	25	The Rural Areas	Amend wording in first bullet point: Cannock Wood has access to a local primary school (in Lichfield District) ~~and shop.~~	Factual Correction

Vision

Reference	Page	Section/paragraph/policy	Proposed change	Reason
PAM19 AP6b	26	Following the end of the Updated District Profile section before the heading 'Cannock Chase Councils Corporate Plan'	Amend wording: <u>VISION</u> <u>Context for the Local Plan Vision</u> <u>Cannock Chase Councils' Corporate Plan</u> 4.1. The Council's Corporate Plan covers the period 2022 to 2026. This states the Councils vision <u>as follows</u>: • Ambition is at the heart of the plan. • ~~Want~~ <u>Local</u> residents to be proud to call Cannock Chase home. • Rejuvenated town centres, <u>and</u> local businesses that are supported and an environment where entrepreneurship is encouraged. • Working together with partnerships, town and parish councils and community groups to achieve this ambition. • Empowered residents encouraged to lead healthy and independent lives. • A local environment that is protected, preserved, and enhanced for future generations. • <u>A</u> ~~f~~Forward-thinking Council, making best use of our assets, living within our means, and ensuring we are accountable for our decisions.	To make the relationship between the Vision, Objective, and Priorities clearer within the Plan and the Plan more effective.

PAM20 AP6c	27	Paragraph 4.4	Amend wording: 4.4 The ~~new~~ Local Plan will ~~therefore need to~~ help the Council to achieve its <u>corporate</u> vision.	To make the relationship between the Vision, Objective, and Priorities clearer within the Plan and the Plan more effective.
PAM21 AP6d	27-29	Paragraph 4.5-4.15	Delete wording: ~~4.5 The geography of the West Midlands is complex and Cannock Chase Council is involved in a range of different partnerships and groups formed under the Duty to Co-operate delivering a range of different functions. Some key ones include:~~ ~~• The Greater Birmingham and Solihull Local Economic Partnership (LEP)³⁸~~ ~~• Staffordshire and Stoke LEP³⁹~~ ~~• The West Midlands Combined Authority⁴⁰~~ ~~• The 14 authorities comprising the Greater Birmingham and Black Country Housing Market Area⁴¹~~ ~~• The Cannock Chase National Landscape Partnership⁴²; and~~ ~~• The Cannock Chase Special Area of Conservation Partnership (SAC)⁴³~~ ~~4.6. The Council will need to ensure that the new Local Plan helps these (and other) partnerships to deliver their ambitions and obligations. As the Local Plan develops we will need to ensure that the plan links to a range of strategies and plans, for example:~~	To make the relationship between the Vision, Objective, and Priorities clearer within the Plan and the Plan more effective.

			• ~~The Government's Industrial Strategy~~ • ~~The Government's 25 Year Environment Plan~~ • ~~The West Midlands Engine Growth Strategy and Midlands Connect Strategy~~ • ~~Strategic Economic Plans~~ • ~~The West Midlands Combined Authority Spatial Investment and Delivery Plan~~ • ~~DfT Gear Change: A bold vision for cycling and walking, July 2020~~ • ~~Statutory Cycling and Walking Investment Strategy (CWIS), 2017~~ • ~~Staffordshire Local Cycling and Walking Infrastructure Plan 2021~~ • ~~Cannock Chase Integrated Transport Strategy (to be reviewed)~~ • ~~Various environmental strategies and management plans; and~~ • ~~Infrastructure and delivery strategies (these can cover a range of issues such as utilities, health, education, community infrastructure and so on).~~ ³⁸ ~~Local Authority areas: Birmingham, East Staffordshire, Lichfield, Tamworth, Bromsgrove, Cannock Chase, Redditch, Solihull, Wyre Forest~~ ³⁹ ~~Staffordshire and Stoke, list of partners at https://www.stokestaffslep.org.uk/about-us/our-people-partners/~~ ⁴⁰ ~~Constituent local authorities: Birmingham, Coventry, Dudley, Sandwell, Solihull, Walsall, Wolverhampton. Non constituent local authorities: Cannock Chase, North Warwickshire, Nuneaton &~~	

			~~Bedworth, Redditch, Rugby, Shropshire, Stratford-upon-Avon, Tamworth, Telford & Wrekin~~ ~~⁴¹ Local Authority areas: Birmingham, Bromsgrove, Cannock Chase, Dudley, Lichfield, North Warwickshire, Redditch, Sandwell, Solihull, South Staffordshire, Stratford-upon-Avon, Tamworth, Walsall and Wolverhampton.~~ ~~⁴² Local Authorities involved: Cannock Chase, Lichfield, Stafford, South Staffordshire; Staffordshire County Council also working with a range of other organisations~~ ~~⁴³ Local authorities: Cannock Chase, East Staffordshire, Lichfield, South Staffordshire, Stafford, Staffordshire County Council, Walsall, Wolverhampton also with a range of other organisations~~ ~~4.7. New evidence since the publication of the preferred options includes:~~ ~~• Climate Change Adaptation and Mitigation Action plan Staffordshire County Council (AECOM 2022);~~ ~~• Cannock Chase Retail & Town Centre Uses Study Update (2022);~~ ~~• Development Capacity Study (2023);~~ ~~• Open Space Assessment (2023);~~ ~~• Viability Assessment (2022);~~ ~~• Five Ways transport Modelling and Air Quality Impact (2022)~~ ~~• Cannock Chase Memorandum of Understanding (2022)~~ ~~4.8. The Council will also need to work with neighbouring authorities on a range of strategic issues as well as a number of organisations who are listed in the National Planning Policy Framework as prescribed bodies under the statutory Duty to Co-operate. These are:~~	

			• ~~Local Planning Authorities~~ • ~~County Councils~~ • ~~Local Enterprise Partnerships~~ • ~~Environment Agency~~ • ~~Historic England~~ • ~~Natural England~~ • ~~Civil Aviation Authority~~ • ~~Homes England~~ • ~~Integrated Care Systems/Integrated Care Board~~ • ~~Office of Rail and Road~~ • ~~Local Integrated Transport Authority~~ • ~~Highways Authorities~~ • ~~Local Nature Partnerships~~ 4.9. ~~Strategic policy making authorities are required to cooperate with each other, and other bodies, when preparing, or supporting the preparation of policies which address strategic matters.~~ 4.10. ~~The following cross boundary issues have been identified:~~ <u>Housing Land Need</u> 4.11. ~~Discussions will continue with our Duty to Co-operate partners to ascertain potential assistance to meet Cannock's housing need and ongoing dialogue in relation to the wider Housing Market Area shortfall.~~	

			<u>Cannock Chase SAC</u> 4.12. Policies are necessary to carefully balance recreational uses and control development in order to protect these areas from any negative impacts. <u>Cannock Chase National Landscape</u> 4.13. Cannock Chase Area of Outstanding Natural Landscape is a high value protected landscape that benefits from protection against most forms of development in order to preserve the views into and across the heathland and forest habitats. <u>Gypsy and Traveller Need</u> 4.14. We will continue to ascertain potential assistance to meet the need arising in Cannock District and address the shortfall in the accommodation need of this community in our neighbouring authorities. <u>Employment Land Need</u> 4.15 Discussions will continue with our Duty to Co-operate partners to ascertain potential assistance to meet unidentified need for employment land within the authorities which share our functional economic market area.	

Strategic Objectives

Reference	Page	Section/paragraph/policy	Proposed change	Reason
PAM22 AP6f	30	Under heading 'Strategic Objectives'	Add wording: <u>The following strategic objectives will be delivered through the Spatial Priorities, the Spatial Strategy and the relevant policies set out in this Local Plan.</u>	To make the relationship between the Vision, Objective, and Priorities clearer within the Plan and the Plan more effective.
PAM23 AP6g	30	Under box Strategic Objective 1, before box Strategic Objective 2	Add wording: <u>SO1 is supported by, and will be delivered through, Policies SO1.1 Protecting, Conserving and Enhancing the Distinctive Local Historic Environment, SO1.2 Enhancing the Quality of the Built Environment and SO1.3 Creating Safe Places which Deter Crime and Reduce the Fear of Crime. Each policy corresponds with one of the three bullet points of the strategic objective.</u>	To make the relationship between the Vision, Objective, and Priorities clearer within the Plan and the Plan more effective.
PAM24 AP6h	30	Under box Strategic Objective 2, before box Strategic Objective 3	Add wording: <u>SO2 is supported by, and will be delivered through, Policies SO2.1 Safeguarding the Provision of Community Facilities, SO2.2 Safeguarding Health and Amenity, SO2.3 Providing Active Leisure and Sport Facilities, SO2.4 Allotments and Community Food Growing and SO2.5 Providing Opportunities for Healthy Living and Activity Through Active Design. Each policy corresponds with one of the five bullet points of the strategic objective.</u>	To make the relationship between the Vision, Objective, and Priorities clearer within the Plan and the Plan more effective.
PAM25 AP6i	30	Under box Strategic Objective 3, before	Add wording:	To make the relationship between the Vision, Objective,

		box Strategic Objective 4	SO3 will be delivered by a combination of housing policies including <u>SO3.1 Provision for New Homes</u> , <u>SO3.2 Housing Choice</u> which address the first 3 bullet points, <u>SO3.3 Delivering High Quality Housing</u> which will deliver bullet point 4 and <u>SO3.4 Gypsies, Travellers and Travelling Show People</u> which will cater for the needs of different groups corresponding with bullet point 5.	and Priorities clearer within the Plan and the Plan more effective.
PAM26 AP6j	31	Under box Strategic Objective 4, before box Strategic Objective 5	Add wording: <u>SO4 is supported by, and will be delivered through, Policies SO4.1 Safeguarding Existing Employment Areas for Employment Uses and SO4.3 Intensification of Existing Employment Sites which directly correspond with bullet point 2, SO4.2 Provision for New Employment Uses addressing bullet point 3 and SO4.4 Sustainable Tourism and the Rural Economy delivering bullet point 7. Policy SO4.5 Live Work Units will support bullet point 9 and SO4.6 Provision for Local Employment and Skills corresponds with the final bullet point of SO4. All policies collectively will contribute to delivering bullet points 1, 3, 4, 5 and 6.</u>	To make the relationship between the Vision, Objective, and Priorities clearer within the Plan and the Plan more effective.
PAM27 AP10a	31	Box Strategic Objective 5 5 th bullet point	Delete wording: Supporting low carbon transport systems: Supporting the provision of electric vehicle charging points, and other infrastructure that may be required for alternative low ~~and zero~~ carbon transport options, including hydrogen vehicles.	To provide, clarity, consistency across the Plan with regard to net zero carbon emission and with regard to the effectiveness of the Plan and its consistency with national policy.

PAM28 AP6k	31	Under box Strategic Objective 5, before box Strategic Objective 6	Add wording: <u>SO5 is designed to promote sustainable transport and communications infrastructure. SO5 is supported by, and will be delivered through, Policies SO5.1 Accessible Development and SO5.2 Communication Technologies which will support the delivery of objectives listed under managing the need to travel. Policy SO5.3 Low Carbon Transport will help deliver the objectives associated with supporting low carbon transport systems.</u> <u>Policies SO5.4 Maintaining and Improving the Transport System, SO5.5 Hatherton Canal Restoration Corridor, SO5.6 Safeguarding Proposed Recreational Footpath and Cycle Routes and SO5.7 Parking Provision which will support objectives listed under 'maintaining and improving the transport system.</u>	To make the relationship between the Vision, Objective, and Priorities clearer within the Plan and the Plan more effective.
PAM29 AP6l	32	Under box Strategic Objective 6, before box Strategic Objective 7	Add wording: <u>SO6 will be achieved through a combination of policies directing the design and development of centres, all of which will contribute to bullet point 1. Policies SO6.1: Hierarchy of Town and Local Centres will deliver bullet point 2, SO6.2 Thresholds and Impact Tests for Town Centre Services and SO6.3 Safeguarding Existing Town Centre Services will support bullet points 3 and 4. SO6.4 Town Centre Design Guide SO6.5: Cannock Town Centre Redevelopment Areas SO6.6: Rugeley Town Centre Redevelopment Areas SO6.7: Hednesford Town Centre</u>	To make the relationship between the Vision, Objective, and Priorities clearer within the Plan and the Plan more effective.

			<u>Redevelopment Areas will collectively meet bullet points 3-6.</u>	
PAM30 AP6m	32	Under box Strategic Objective 7, before box Strategic Objective 8	Add wording: <u>There are 8 policies in Section 7 which collectively will support and deliver SO7. These include SO7.1 Protecting, Conserving and Enhancing Biodiversity and Geodiversity, SO7.2 Biodiversity Net Gain, SO7.3 Special Areas of Conservation (SAC), SO7.4 Protecting, Conserving and Enhancing Landscape Character, SO7.5 Protecting, Conserving and Enhancing the Cannock Chase National Landscape, SO7.6 Protecting, Conserving and Enhancing the Green Belt, SO7.7 Amendments to the Green Belt and SO7.8 Protecting, Conserving and Enhancing Green Infrastructure.</u>	To make the relationship between the Vision, Objective, and Priorities clearer within the Plan and the Plan more effective.
PAM31 AP10b	32	Box Strategic Objective 8, 1 st and second bullet point	Amend wording: • Increase production of low ~~and zero~~ carbon energy and heat; • Promote sustainable building design and climate change adaptation measures by consideration of site layout, orientation of structures, construction materials, green building design and increase ~~Low and Zero~~ Carbon development;	To provide, clarity, consistency across the Plan with regard to net zero carbon emission and with regard to the effectiveness of the Plan and its consistency with national policy.
PAM32 AP6n	32	Under box Strategic Objective 8	Add wording: <u>SO8.1 Low Carbon Energy and Heat Production SO8.2 Achieving Low Carbon Development SO8.3 Sustainable Design will support and deliver the first 3 bullet points of SO8. SO8.4 Managing Flood Risk SO8.5 corresponds</u>	To make the relationship between the Vision, Objective, and Priorities clearer within the Plan and the Plan more effective.

			with bullet point 4, <u>Avoiding Air, Water, Soil, Noise and Light Pollution will deliver bullet point 5 SO8.6 and Brownfield and Despoiled Land and Under-Utilised Buildings aligns with bullet point 6. Policies SO8.7 Safeguarding Mineral Reserves aligns with bullet point 7, SO8.8 Managing Waste aligns with bullet point 8. Collectively the policies in this section will help to deliver a greener future.</u>	

The Spatial Strategy

Reference	Page	Section/paragraph/policy	Proposed change	Reason
PAM33 AP10c	33	Paragraph 5.1 Bullet point 6	Amend wording: Assisting in the delivery of the Council's ambition to be ~~net zero~~ <u>low</u> carbon.	To provide, clarity, consistency across the Plan with regard to net zero carbon emission and with regard to the effectiveness of the Plan and its consistency with national policy.
PAM34 AP6o	33-34	Paragraphs 5.6-20	Delete wording: National Policy Context ~~5.6 The achievement of sustainable development is a core principle at the heart of the plan making system. NPPF Chapter 2 – Achieving Sustainable Development states that the 'objective of sustainable development can be summarised as meeting the needs of the present without~~	To make the relationship between the Vision, Objective, and Priorities clearer within the Plan and the Plan more effective.

			compromising the ability of future generations to meet their own needs' (paragraph 7). Within this objective lie '...three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways...' these are economic objectives, social objectives and environmental objectives (paragraph 8). 5.7 Further important NPPF references include: 5.8 The presumption in favour of sustainable development: 11. Plans and decisions should apply a presumption in favour of sustainable development. For plan making this means that: a) Plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects; b) Strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas unless: (i) The application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area or (ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.	

			~~15. The planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings.~~ ~~20. Strategic policies should set out an overall strategy for the pattern, scale and design quality of places, and make sufficient provision for:~~ ~~a) Housing (including affordable housing), employment, retail, leisure and other commercial development;~~ ~~b) Infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);~~ ~~c) Community facilities (such as health, education and cultural infrastructure); and~~ ~~d) Conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.~~	
PAM35 AP6Q	35	Paragraph 5.14	Amend wording: 5.14 The Local Plan ~~review~~ includes strategic policies for the District which set out the overall strategy for the pattern, scale and design quality of development and places during the plan period. It sets out where	To make the relationship between the Vision, Objective, and Priorities clearer within the Plan and the Plan more effective.

			development will take place in order to deliver the Vision and Strategic Objectives set out in the document.	
PAM36 AP10d	37	Paragraph 5.17	Amend wording: 5.17 The redevelopment of the power station will also deliver education facilities, green space and employment uses that will provide a show case for the potential to achieve ~~net-zero~~ <u>low</u> carbon <u>development</u> across the district. The setting of the National Landscape will be enhanced through the reclamation and redevelopment of the derelict and underused power station site and the air quality improved.	To provide, clarity, consistency across the Plan with regard to net zero carbon emission and with regard to the effectiveness of the Plan and its consistency with national policy.

Local Plan Policies - Strategic Objective 1

Reference	Page	Section/paragraph/policy	Proposed change	Reason
PAM37	38-155	Section 6	Modify all headers under Section 6. 6. Local Plan Planning Policy Options	For clarity
PAM38	38-51	All text relating to Strategic Objective 1	Modify heading in green text at top of each page in this section: Delete text ~~Objective 2: Creating Community Facilities and Healthy Living Opportunities across the District~~ Replace with text '<u>Objective 1: Deliver high quality development that protects the historic environment and is appropriate, distinctive, attractive and safe</u>'	Factual correction

PAM39	38	Before Strategic Objective 1	Add new title to section: <u>Local Plan Policies</u>	For clarity
PAM40 AP27a-001	40	All text within Policy SO1.1	<u>POLICY SO1.1: PROTECTING, CONSERVING AND ENHANCING THE DISTINCTIVE LOCAL HISTORIC ENVIRONMENT</u> Development proposals which protect and enhance the significance of designated and non-designated heritage assets and conserve them in ways that will contribute to the economic vitality, local character and distinctiveness of local communities will be supported. <u>a.</u> Designated heritage assets (including Conservation Areas, Listed Buildings, and Scheduled Monuments) and their settings will be conserved and enhanced and given the highest level of protection. Non-designated heritage assets (including locally listed buildings and features, and locally important parks and gardens) and their settings will also be conserved and enhanced. <u>b.</u> Development proposals which recognise that the historic environment can be a catalyst for positive regeneration, and which preserve and enhance heritage assets and their setting to enhance or better reveal their significance will be supported. <u>c.</u> Development proposals affecting, or likely to affect, any heritage asset or its setting will be accompanied by a Heritage Statement which will:	To provide clarity within the Plan and to make the Plan effective.

			<u>i.</u> ▲ Identify all heritage assets that could be affected and explain their historic, archaeological, artistic or architectural significance. <u>ii.</u> ▲ Reference the Staffordshire Historic Environment Record and other relevant sources such as landscape character and Conservation Area appraisals and management plans. <u>iii.</u> ▲ Provide, where required, archaeological survey or historic building and landscape investigations. <u>d.</u> In the case of major development proposals, the Heritage Statement will form part of the Design and Access Statement. <u>e.</u> Development proposals that will lead to substantial harm to (or total loss of significance of) a designated heritage asset and its landscape and town scape setting will be refused, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or that other exceptional circumstances apply. <u>f.</u> Where development proposals will lead to less than substantial harm to existing, or potential, designated and non-designated heritage assets and their landscape and townscape settings, they must be justified by evidence of: <u>i.</u> ▲ The public benefits of the development; and <u>ii.</u> ▲ The action that will be taken to mitigate and minimise the harm.	

			g. Non-designated archaeology will require an appropriate desk based or field evaluation setting out how development proposals affecting archaeology interests will be considered.	
PAM41 AP27a-002	45	All text within Policy SO1.2	<u>POLICY SO1.2: ENHANCING THE QUALITY OF THE BUILT ENVIRONMENT</u> Development proposals will be designed to enhance the quality of the townscape and landscape, and will retain and enhance the distinct and separate character of each of the district's settlements. <u>a.</u> Development proposals will demonstrate conformity to Local Plan Policies and the relevant Local Design Guide and will deliver a high quality of building design and layout which is: <u>i.</u> * Visually attractive, as a result of good architecture, layout and landscaping <u>ii.</u> * Sympathetic to local character and heritage <u>iii.</u> * able to accommodate an appropriate amount and mix of * development <u>iv.</u> * inclusive of green infrastructure, tree planting and other public space <u>v.</u> * supportive of local facilities and transport networks; and <u>vi.</u> * safe, inclusive and accessible. <u>b.</u> All major development proposals and all Listed Building consent applications will include a Design and Access Statement that will set out:	To provide clarity within the Plan and to make the Plan effective.

			<u>i.</u> ▲ How the design will respect the local distinctiveness and character of the surroundings in terms of heritage, biodiversity, landscape and townscape, cycleways and footpaths, bridleways, public transport networks, and the road network. <u>ii.</u> ▲ What would be built on the site, how the buildings and spaces will be arranged on the site, the density and mix of housing types and tenures, the services and facilities that will be provided, the details of the siting, layout, orientation, massing, height, materials and landscaping, and the provision of access to and from nearby locations and facilities. <u>c.</u> The Design and Access Statement will set out how the proposal will align with the relevant Local Design Guide and the requirements of other relevant Local Plan Policies, particularly: • Policy SO1.1: Protecting, Conserving and Enhancing the Distinctive Local Historic Environment • Policy SO1.3: Creating Safe Places which Deter Crime and Reduce the Fear of Crime • Policy SO2.2: Safeguarding Health and Amenity • Policy SO5.1: Accessible Development • Policy SO5.3: Low and Zero Carbon Transport • Policy SO8.2: Achieving Net Zero Carbon Development • Policy SO8.3: Sustainable Design <u>d.</u> Major development, where deemed appropriate by the local planning authority, will require a masterplan to support the detailed design stage. The masterplan will ensure the vision of the development is not diluted over	

			time through cumulative minor changes, and will help to enable infrastructure delivery.	
PAM42 AP16b-01	46	Addition of text below Policy SO1.2	Add wording below Policy SO1.2 and before the Supporting Text: <u>List of Relevant Policies</u> • <u>Policy SO1.1: Protecting, Conserving and Enhancing the Distinctive Local Historic Environment</u> • <u>Policy SO1.3: Creating Safe Places which Deter Crime and Reduce the Fear of Crime</u> • <u>Policy SO2.2: Safeguarding Health and Amenity</u> • <u>Policy SO5.1: Accessible Development</u> • <u>Policy SO5.3: Low and Zero Carbon Transport</u> • <u>Policy SO8.2: Achieving Net Zero Carbon Development</u> • <u>Policy SO8.3: Sustainable Design</u>	To provide clarity within the Plan and to make the Plan effective.
PAM43	46	Supporting text, paragraph 6.30, bullet point 3	Amend wording to first bullet point of paragraph 6.30: • <u>How access has been considered through the development proposal</u> ~~The policy adopted as to access~~ and how policies in relation to access in local development documents have been taken into account.	To provide clarity within the Plan and to make the Plan effective.
PAM44 AP27a-003	50	All text within Policy SO1.3	<u>POLICY SO1.3: CREATING SAFE PLACES WHICH DETER CRIME AND REDUCE THE FEAR OF CRIME</u>	To provide clarity within the Plan and to make the Plan effective.

			Development proposals will create safe and secure environments by designing out crime, and the fear of crime, without detracting from attractive, high-quality design. <u>a.</u> The Design and Access Statement, which will accompany all major development proposals and all Listed Building consent applications, will take account of the relevant Local Design Guide and best practice guidance and set out how the design (including the buildings, road layout, footpaths, communal spaces, car parking and lighting) will: <u>i.</u> * Contribute to the vitality of area and improve community safety. <u>ii.</u> * Reduce vulnerability and increase resilience, particularly in places where people gather and in the vicinity of vulnerable uses. <u>b.</u> Where appropriate, spaces accessible to the public will be overlooked and clearly visible from adjoining buildings, with the design and landscaping providing for clear sight lines along paths and cycle ways. <u>c.</u> Buildings will be visually interesting at street level, with entrances and windows used to create active frontages which allow for natural surveillance and provide a sense of vitality. Ground floors will be occupied by active uses, where there is likely to be direct and regular visual connection between the rooms in the building and the areas outside, and buildings will not turn their back on streets and other public spaces. <u>d.</u> Public and private open space will be clearly differentiated, avoiding piecemeal and isolated spaces	

			that have no clear purpose and that could be prone to vandalism and anti-social behaviour.	

Local Plan Policies - Strategic Objective 2

Reference	Page	Section/paragraph/policy	Proposed change	Reason
PAM45 AP27a-004	53	All text within Policy SO2.1	<u>POLICY SO2.1: SAFEGUARDING THE PROVISION OF COMMUNITY FACILITIES</u> Community facilities include health facilities (GP surgeries and health centres), education facilities (nursery and early years, primary, secondary), cultural facilities (meeting places, theatres and other cultural buildings, public houses, places of worship, village halls and active leisure and sports facilities), and local shops and other facilities. <u>a.</u> All major development will safeguard existing community facilities and contribute towards new community facilities to meet the needs arising from the development. The loss or change of use of existing community facilities or sites will be resisted unless it can be demonstrated that demand can be met from alternative facilities in a suitable and accessible location. <u>b.</u> Any development proposals that would result in a reduction in the provision of community facilities will only be supported where:	To provide clarity within the Plan and to make the Plan effective.

			<u>i.</u> * An appropriate and qualified assessment has been undertaken which has clearly shown the facilities or sites are surplus to requirements; or <u>ii.</u> * The reduction in provision resulting from the proposed development would be replaced by equivalent or better provision in a suitable and accessible location; or <u>iii.</u> * The development is for alternative community facilities. <u>c.</u> From an early stage, developers will be expected to engage with local authorities, statutory consultees, community service providers and relevant local community groups to ensure that the new provision meets the needs of the community it will serve. <u>d.</u> All major development proposals will make sufficient provision at the appropriate stage of delivery for community facilities, and ensure that the design and layout of the community facilities makes them easily accessible to the local community, including by walking and cycling (in line with Policy SO5.3: Low Carbon Transport, and Policy SO5.1: Accessible Development). <u>e.</u> Where practicable, different types of community facility will be co-located together, and the provision will be planned and phased in parallel with new development. <u>f.</u> New development will be required to provide the necessary community facilities at a timely stage to meet the community needs arising as a result of the development.	

PAM46 AP16b-02	53	Addition of text below Policy SO2.1	Add wording below Policy SO2.1 and before the Supporting Text: <u>List of Relevant Policies</u> • <u>Policy SO5.1: Accessible Development</u> • <u>Policy SO5.3: Low and Zero Carbon Transport</u>	To provide clarity within the Plan and to make the Plan effective.
PAM47	54	Policy SO2.1 - Supporting Text	Add new bullet point and wording in supporting text under heading 'List of Relevant Evidence': <u>The Staffordshire Education Infrastructure Contributions Policy (SEICP)</u>	To aid implementation of the policy
PAM48 AP27a-005	54	All text within Policy SO2.2	<u>POLICY SO2.2: SAFEGUARDING HEALTH AND AMENITY</u> <u>a.</u> Development proposals will be required to safeguard the health and the amenity of local communities by: <u>i.</u> • Ensuring that new development provides for satisfactory daylight, sunlight, outlook, and privacy, and protects new and existing residents, workers and visitors from noise, smell, litter, dust, air pollutants or other unacceptable impacts. Unacceptable impacts will be judged against the level of amenity in the locality. <u>ii.</u> • Ensuring that all developments and spaces for the public are designed to be accessible to all people, including people with disabilities and people whose mobility is impaired by other circumstances. <u>b.</u> All major development proposals and all Listed Building consent applications will include a Design and Access Statement that will set out how the proposal will safeguard health and amenity by aligning with the	To provide clarity within the Plan and to make the Plan effective.

			relevant Local Design Guide and the requirements of other relevant Local Plan Policies, particularly by: i. ▪ Safeguarding existing community facilities and ensuring that new development makes sufficient provision for community facilities (in line with Policy SO2.1: Safeguarding the Provision of Community Facilities). ii. ▪ Linking to, or adding to, green infrastructure (in line with Policy SO2.4: Providing Opportunities for Healthy Living and Activity). iii. Ensuring that the design and layout of the development will prioritise and promote walking and cycling (in line with Policy SO5.3: Low Carbon Transport and SO5.1 Accessible Development). iv. ▪ Achieving the lowest carbon emissions that can practically and viably be achieved (in line with Policy SO8.2: Achieving Net Zero Carbon Development). v. ▪ Avoiding unacceptable on-site or off-site risk or harm to human health or the natural environment (in line with Policy SO8.5: Avoiding Air, Water, Soil, Noise and Light Pollution).	
PAM49 AP16b-03	55	Addition of text below Policy SO2.2	Add wording below Policy SO2.2 and before the Supporting Text: <u>List of Relevant Policies</u> • <u>Policy SO2.1: Safeguarding the Provision of Community Facilities</u> • <u>Policy SO2.4: Providing Opportunities for Healthy Living and Activity</u> • <u>Policy SO5.1 Accessible Development</u> • <u>Policy SO5.3: Low and Zero Carbon Transport</u> • <u>Policy SO8.2: Achieving Net Zero Carbon Development</u>	To provide clarity within the Plan and to make the Plan effective.

			• <u>Policy SO8.5: Avoiding Air, Water, Soil, Noise and Light Pollution</u>	
PAM50 AP27a-006	56	All text within Policy SO2.3	<u>POLICY SO2.3: PROVISION OF OPEN SPACE, SPORTS AND RECREATIONAL BUILDINGS AND LAND, INCLUDING PLAYING FIELDS</u> <u>Existing Provision</u> The local planning authority will require development to maintain and support the improvement to the level of provision of open space, sports and recreational buildings and land, including playing fields and resist development which restricts physical access to them. <u>a.</u> Any development proposals that would result in a reduction in the provision will only be supported where: <u>i.</u> * An assessment has been undertaken which has clearly shown the open space, sports and recreational buildings or land, including playing fields to be surplus to requirements; or <u>ii.</u> * The loss of provision resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable and accessible location; or <u>iii.</u> * The development is for alternative provision, the benefits of which clearly outweigh the loss of the current or former provision and meets an identified need within the Cannock Chase Playing Pitch Strategy (and any subsequent updates). <u>New Provision</u>	To provide clarity within the Plan and to make the Plan effective.

			The local planning authority will generally support development that provides opportunities to improve the provision of open space, sports and recreational buildings and land, including playing fields, where these do not conflict with other policies of this Local Plan. <u>b.</u> Major development proposals will provide new and/or enhanced open space, sports and recreational buildings and land, including playing fields to meet the demands that will be generated by the development. <u>c.</u> Both new and replacement provision of open space, sports and recreational buildings and land, including playing fields will meet locally defined minimum standards and benchmarks in regard to quantity and accessibility. The contribution of the proposed provision will be assessed by its primary function. Provision will only be counted as helping to meet these standards where it is of sufficient quality to properly fulfil its intended primary function and meet the level of demand generated by the proposed development. <u>d.</u> The contribution made by new developments to the achievement of these standards may include both new facilities and the improvement or refurbishment of existing facilities and should be in accordance with the following order of preference: <u>i.</u> A) On-site provision where this is practicable and would be the most effective way of meeting the needs generated by the development; and <u>ii.</u> B) Off-site provision and/or a financial contribution to off-site provision	

			<u>e.</u> Where there are anticipated deficiencies, financial contributions to appropriate projects will be sought to enable the impacts of the new development to be mitigated. Where practicable, the required facilities will be phased and delivered as an integral part of the development. <u>f.</u> New development proposals should set out how the management and maintenance of any facilities provided will be sustained, proportionate to the additional demand that they would be expected to generate. <u>g.</u> Major development proposals will follow the principles of 'Active Design' in order to deliver a form of development that will encourage healthier and more active lifestyles. <u>h.</u> All major development will ensure that the design and layout of the development will promote walking and cycling (in line with Policy SO5.3: Low Carbon Transport) and create new green infrastructure within the development (as required by Policy SO7.8). From an early stage, developers will be expected to engage with local authorities, statutory consultees, infrastructure providers and relevant local community groups to ensure that the new provision meets the needs of the community it will serve. New development will be required to provide the necessary provision at a timely stage to meet the community needs arising as a result of the development.	
PAM51 AP16b-04	57	Addition of text below Policy SO2.3	Add wording below Policy SO2.3 and before the Supporting Text:	To provide clarity within the Plan and to make the Plan effective.

			<u>List of Relevant Policies</u> • <u>Policy SO5.3: Low Carbon Transport</u> • <u>Policy SO7.8: Protecting, Conserving and Enhancing Green Infrastructure</u>	
PAM52	57	Policy SO2.3, table after para 6.59	Insert caption above the table: <u>Table 1 Cannock Chase District Open Space Standards</u>	For clarity
PAM53 AP27a-007	60	All text within Policy SO2.4	<u>POLICY SO2.4: ALLOTMENTS AND COMMUNITY GARDENS</u> <u>a.</u> Development proposals that provide, or contribute to the provision of, allotments and community gardens for the purpose of food growing will be supported. <u>b.</u> Development proposals that result in the loss, or reduction, of existing allotments and community gardens will be resisted unless there is an overriding sustainable development justification for the proposal, with replacement of the lost facilities in a location appropriate to demand.	To provide clarity within the Plan and to make the Plan effective.
PAM54 AP27a-008	62	All text within Policy SO2.5	<u>POLICY SO2.5: PROVIDING OPPORTUNITIES FOR HEALTHY LIVING AND ACTIVITY THROUGH ACTIVE DESIGN</u> <u>a.</u> Major development proposals will, in accordance with the principles of Active Design and the relevant Local Design Guide, set out how opportunities to support healthy living and active travel would be created or enhanced, by:	To provide clarity within the Plan and to make the Plan effective.

			<u>i.</u> ▲ Enabling activity for all ages and abilities by creating the conditions for active travel between all locations by co-locating community and other facilities in accessible locations, and creating walkable communities, connected walking & cycling routes, networks of multifunctional open space, and high quality streets and meeting spaces. <u>ii.</u> ▲ Providing infrastructure that will enable sport and physical activity to take place in a variety of locations both inside and around buildings. <u>iii.</u> ▲ Providing well designed, safe and convenient routes for walking and cycling which are integrated with green and blue infrastructure and connected to wider networks (in line with Policy SO5.1: Accessible Development). <u>iv.</u> ▲ Encouraging more walking and cycling through an improved public realm, way marking and convenient access to local work, shopping, health, education, leisure, green infrastructure and other facilities (in line with Policy SO5.4: Maintaining and Improving the Transport System). <u>v.</u> ▲ Linking to existing green infrastructure, safeguarding the ‘Strategic Green Space Network’, or providing additional green infrastructure (in line with Policy SO7.8: Green Infrastructure). <u>b.</u> Any development proposals that would result in a reduction in the provision of opportunities for active travel will only be supported where:	

			i. ▲ The proposed development supports the delivery of the Cannock Chase Open Space Assessment and Strategy ; or ii. ▲ An assessment has been undertaken which has clearly shown the facilities are surplus to requirements; or iii. ▲ The loss resulting from the proposed development would be relaced by equivalent or better provision in a suitable and accessible location.	
PAM55 AP16b-05	62	Addition of text below Policy SO2.5	Add wording below Policy SO2.5 and before the Supporting Text: <u>List of Relevant Policies</u> • <u>Policy SO5.1: Accessible Development</u> • <u>Policy SO5.4: Maintaining and Improving the Transport System</u> • <u>Policy SO7.8: Protecting, Conserving and Enhancing Green Infrastructure</u>	To provide clarity within the Plan and to make the Plan effective.

Local Plan Policies - Strategic Objective 3

Reference	Page	Section/paragraph / policy	Proposed change	Reason
PAM56	63-76	Section Header	Amend section header: Objective 3: Delivering a Sufficient Supply of Homes ~~To~~ Provide for Housing Choice	Correction to typo

PAM57 AP27a-009	66	All text within Policy SO3.1	<u>POLICY SO3.1: PROVISION FOR NEW HOMES</u> The Local Planning Authority will plan, monitor and manage the delivery of housing from 2018 to 2040 in accordance with the spatial strategy and the site allocations set out in this Local Plan. Housing provision will be made for a minimum of 5,808 dwellings (net) to meet the objectively assessed local housing needs, and ensuring a sufficient supply of deliverable and developable land is available to deliver around 264 dwellings each year. This is based on the government's standard methodology calculation for housing need. In addition to the local housing need, the plan will deliver 500 dwellings to meet the unmet needs of neighbouring areas in the Greater Birmingham and Black Country Housing Market Area. New housing allocations are concentrated within the existing urban areas, or within planned expansion to the urban areas in accessible and sustainable locations, in accordance with the Spatial Strategy. Priority has been given to the re-use of previously developed land, including the former Rugeley Power Station site, to meet housing needs. The allocated housing sites are shown on the Policies Map and are identified in the Site Allocations policies. There is a need to identify new locations adjacent to existing settlements to accommodate the balance of dwellings which cannot be built on sites within the existing urban areas of the District. Therefore, strategic housing allocations including some or entire release of land within the Green Belt have been identified. <u>a.</u> Development will achieve an average site density of 50dph in Cannock, Rugeley and Hednesford town centres and 35dph in the suburban areas.	To provide clarity within the Plan and to make the Plan effective.

			b. In the rural areas only the following types of dwellings will be permitted: i. ▪ Infill development within the defined settlement boundaries set out on the Policies Map; ii. ▪ Affordable housing for local community needs on small rural exception sites; iii. ▪ Changes of Use and conversion schemes; iv. ▪ Development identified in Neighbourhood Plans reflecting local need and affordable housing provision respecting the local character and infrastructure of the area; and v. ▪ Dwellings to serve the essential need for an agricultural, forestry or other occupational worker in a rural area in accordance with national guidance.	
PAM58 AP79	67	Supporting text to Policy SO3.1	Amend titles in supporting text <u>Additional Sites Allocations</u> 6.96. Table B identifies the contribution from sites allocated for housing development within the Cannock Chase District during the period to 2040. Development of these sites had not started as of 31st March 2023. 6.97. The sites in Table B are considered suitable for residential development as they comprise sites which already have planning permission, are already allocated in an approved development plan for housing, form parts of larger sites which have planning permission, or are sites which the Council has already resolved to grant planning permission for housing. As they have planning permission, they do not have a specific site allocation policy (with the exception of Rugeley Power Station) but are identified within the site allocations section.	For consideration with regard to the clarity and the effectiveness of the Plan.

			Table B: Proposed allocations which already have planning permission, are already allocated or have a resolution to grant planning permission for housing. <table><tr><th>Area</th><th>Sub-Totals</th></tr><tr><td>Cannock, Hednesford & Heath Hayes</td><td>99</td></tr><tr><td>Rugeley & Brereton</td><td>1,166</td></tr><tr><td>Norton Canes</td><td>0</td></tr><tr><td>Total</td><td>1,265</td></tr></table> <u>Additional Site Allocations</u> 6.98 Table C includes the sites which have been assessed as suitable for housing through the Cannock Chase District Development Capacity Study (2023) and Site Selection Methodology 2023 and which are considered as also able to provide housing during the plan period. Most are already listed in the Strategic Housing Land Availability Assessment. As they do not have planning permission, they do have a specific site allocation policy within the site allocations section. Table C: ~~Proposed Site~~ Allocations – Additional Sites from Development Capacity Study <table><tr><th>Area</th><th>Sub-Totals</th></tr><tr><td>Cannock, Hednesford & Heath Hayes</td><td>575</td></tr><tr><td>Rugeley & Brereton</td><td>180</td></tr><tr><td>Norton Canes</td><td>66</td></tr><tr><td>Total</td><td>821</td></tr></table>	Area	Sub-Totals	Cannock, Hednesford & Heath Hayes	99	Rugeley & Brereton	1,166	Norton Canes	0	Total	1,265	Area	Sub-Totals	Cannock, Hednesford & Heath Hayes	575	Rugeley & Brereton	180	Norton Canes	66	Total	821	
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Total	821																							
PAM59 AP27a-010	69	All text within Policy SO3.2	<u>POLICY SO3.2: HOUSING CHOICE</u> The Local Planning Authority will seek to deliver a wide choice of high quality homes which widen opportunities for home ownership, meet needs for social and rented housing, and create sustainable, inclusive and mixed communities.	To provide clarity within the Plan and to make the Plan effective.																				

			<u>a.</u> A mix of housing sizes, types and tenure appropriate to the area and as supported by local evidence should be provided, to ensure that there is a range of housing to meet the needs of existing and future residents. All phases of development should require the percentage of affordable housing required by this policy, unless otherwise agreed by the Council. <u>b.</u> For developments above 10 homes, the percentage of dwellings which should be affordable housing is set out in the Table D below, the Council will adopt the governments minimum percentage for provision of First Homes⁷, with the remaining provision of affordable homes providing 80% for rent and 20% for intermediate housing, prioritising the delivery of rented whenever possible. <u>c.</u> Where delivery on site is not feasible or viable, sites of 10-14 residential units and exceptionally on sites of 15 or more units, financial contributions instead of on site provision may be accepted. Financial contribution will be based on a formula in the evidence on viability (Local Plan Viability Assessment 2022 or successor document) which enables delivery on other sites and as calculated by the Council's Valuer. <u>d.</u> Where sites have a construction programme which is proposed to extend beyond 2 years, the planning obligation will provide for the affordable housing component of later phases to be reviewed based on updated viability evidence which may result in an increase of the affordable housing requirement. <u>e.</u> All proposals for housing must provide a broad mix of housing suitable for different household types taking into account the	

⁷ The current breakdown is therefore 25% First Homes, 60% rented and 15% intermediate housing.

evidence base from the Councils Housing Need Assessment 2023 (or subsequent updates) and recommended housing mix set out in Table E.

- f. The Council will consider evidence set out in Housing Mix Statements in instances where a variation to this mix is sought. The Council will only support applications that achieve a balance of different dwelling sizes. Applications should present a mix of dwelling sizes across both market and affordable housing tenures.
- g. The housing mix in Table E will not be applied to developments falling within Class C2 of the Use Classes Order.
- h. Self and custom build housing will be supported provided they meet the sustainable development, general amenity and design policies of this Local Plan.

Table D: Affordable Housing Provision per site

Ward	Threshold	Affordable Housing
Cannock and Bridgtown	All development	20%
Hednesford	10 units - brownfield	20%
	All other development	30%
Rugeley	10 units - brownfield	25%
	All other development	35%
Norton Canes & Heath Hayes	All development	35%

			Table E: Housing Mix⁸						
			Housing tenure	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms	Total	
			Market housing	10%	35%	45%	15%	100%	
			Affordable housing (rented) general needs	20%	40%	30%	10%	100%	
			Affordable housing (rented) older people	55%	45%			100%	
			Affordable housing/ home ownership (those aspiring to homeownership)	20%	45%	30%	5%	100%	
			i. Where market housing is supported by access to high quality digital infrastructure on first occupation⁹, a flexibility of 4% will be permitted across the dwelling sizes to facilitate homeworking.						
PAM60	73	All text within Policy SO3.3	<u>POLICY SO3.3: DELIVERING HIGH QUALITY HOUSING</u>						To provide clarity within the Plan and

⁸ Table E contains derived data from Appendix A, figure 63, and may not sum due to rounding.

⁹ Cannock Chase district is quite well served with superfast broadband at 99.54% and are currently 26.70% gigabit capable. It is highly likely suppliers such as Openreach and Virgin will start to address the gigabit capable service, given the majority of the premises in Cannock Chase ought to be commercially viable. Openreach have already announced the Cannock exchange for upgrade to full fibre within their First Fibre programme.

AP27a-011			Housing development should be of a high quality in terms of its design and resilience, and provide adequate space to achieve good living standards. <u>a.</u> New dwellings (including conversions of existing properties into flats) should be of sufficient size and layout to provide good quality accommodation to meet the needs of their occupants, with developers required to meet Nationally Described Space Standards. Sufficient external amenity space or private gardens should also be provided. <u>b.</u> Developments which provide units suitable for households with health problems or disabilities will be supported. This could be through the provision of dwellings, single level accommodation such as bungalows and ground floor flats. <u>c.</u> All new build housing must be built to Category M4(2) (Accessible and Adaptable dwellings) of Approved Document M: access to and use of buildings, unless it is built to M4(3) standards. Exceptions to this requirement will be considered for minor development sites where it can be demonstrated that it is not feasible due to unique site characteristics, constraints or due to a significant impact on viability, unless this is superseded by national amendments to Building Regulations. <u>d.</u> At least 5% of housing on major development sites must be wheelchair user dwellings equivalent to M4(3) of the Building Regulations. This should increase to 10% of affordable housing delivered for wheelchair users. <u>e.</u> When assessing applications for development suitable for older people, support will be given to proposals for dementia friendly environments. In principle, proposals for housing with care and combined sites that offer a range of housing with care (which could include nursing and extra care housing developments) will	to make the Plan effective.

			be welcomed in the District to increase the choice of housing for older people. f. In principle, applications for all types of accommodation for looked after children that reflect local needs will be supported. g. Factors which will be taken into consideration when assessing the suitability of proposals for housing which cater to specific needs include: i. ~~(a)~~ The type of use applied for ii. ~~(b)~~ A demonstration of local need iii. ~~(c)~~ The intensity of use and its effect on adjacent properties iv. ~~(d)~~ The suitability of the premises and the location v. ~~(e)~~ The concentration of uses in any one location vi. ~~(f)~~ A management plan for the operation of the premises.	
PAM61 AP10e	73	Policy SO3.3 Supporting Text Para 6.115	Amend wording to paragraph 6.115: 6.115 The Council has sought to enhance the attractiveness of the District and increase the number of workers residing in the district from the professional, financial and managerial sectors. The nationally described space standards will assist the aim of the authority by sending a clear message to developers that poor quality housing will not be tolerated and will enhance the health and well being of its residents, the standards will encourage greater numbers of persons to work from home which will also assist the Council in achieving its ambitions of <u>net</u> zero carbon.	To provide, clarity, consistency across the Plan with regard to net zero carbon emission and with regard to the effectiveness of the Plan and its consistency with national policy.

PAM62 AP27a-012	75	All text within Policy SO3.4	<u>POLICY SO3.4: GYPSIES AND TRAVELLERS AND TRAVELLING SHOW PEOPLE</u> <u>a.</u> The identified local needs for Gypsy and Traveller pitches (for those who meet the definition of travellers in national policy) and Travelling Showpeople plots will be met via: <u>i.</u> a) The safeguarding of existing authorised sites for Gypsies and Travellers and Travelling Showpeople from development which would preclude their continued occupation by these groups, unless acceptable replacement accommodation can be provided, or the site is no longer required to meet an identified need. <u>ii.</u> b) The delivery of sites with planning permission, allocated sites and other sites granted planning permission during the Plan period in accordance with the criteria set out within this Policy. Additional pitches and plots will be delivered within the District at the following locations to meet the following local needs for at least the first five years of the Plan (from adoption): <table border="1"><tr><th>Site Address</th><th>Reference/Site</th><th>Number of pitches</th><th>Planning permission/allocation</th></tr><tr><td>Land at Cannock Wood Road, Rawnsley</td><td></td><td>3</td><td>Allocation Policy GT1</td></tr><tr><td>Land at Lime Lane, Little Wyrley</td><td></td><td>2</td><td>Allocation Policy GT2</td></tr></table> <u>b.</u> To meet the longer term need (identified in the GTAA 2019) for a further 13 residential pitches, proposals for new sites for Gypsies and Travellers and 10 plots for Travelling Showpeople outside of the Green Belt will be supported provided that:	Site Address	Reference/Site	Number of pitches	Planning permission/allocation	Land at Cannock Wood Road, Rawnsley		3	Allocation Policy GT1	Land at Lime Lane, Little Wyrley		2	Allocation Policy GT2	To provide clarity within the Plan and to make the Plan effective.
Site Address	Reference/Site	Number of pitches	Planning permission/allocation													
Land at Cannock Wood Road, Rawnsley		3	Allocation Policy GT1													
Land at Lime Lane, Little Wyrley		2	Allocation Policy GT2													

			<u>i.</u> ▲ The site is suitable in terms of highway safety, vehicular access, parking, turning and has access to essential services such as water supply, sewerage, drainage, and waste disposal; <u>ii.</u> ▲ There is adequate provision for on-site facilities including storage, play, and on-site utility/amenity blocks for the number of pitches or plots proposed; <u>iii.</u> ▲ The site is well designed to ensure that a high standard of residential amenity is maintained for the occupiers of the site and the occupiers of existing neighbouring properties. <u>iv.</u> ▲ The site is landscaped to give privacy between pitches for satisfactory residential amenity both within the site and with neighbouring occupiers. <u>v.</u> ▲ The site does not detrimentally affect the amenity of local residents by reason of on-site business activities, noise, disturbance, or loss of privacy. <u>vi.</u> ▲ The site is reasonably accessible to shops, schools, health facilities and other community facilities on foot, by cycle or public transport; <u>vii.</u> ▲ Proposals for sites accommodating Travelling Show people should additionally allow for a mixed use yard with areas for residential provision and the storage and maintenance of equipment. All other proposals for mixed residential and business activities will be assessed on a site specific basis, taking the above criteria into account. <u>c.</u> Proposals for new sites for Gypsies and Travellers and Travelling Showpeople in the Green Belt will not be allowed unless the applicant has demonstrated that very special circumstances exist that clearly outweigh the harm to the Green belt and any other harm having had regard to the criteria set out above, national policy requirements and any other material planning considerations, including being:	

			i. ▲ Proportionate to the scale of the nearest settlement, its local services and infrastructure. ii. ▲ Located with reasonable access to a range of services, such as shops, schools, welfare facilities or public transport and/ or is in proximity to the A5 transport corridor. iii. ▲ Compatible with landscape, environment, biodiversity and heritage assets as well as physical and visual character of the area. Any development granted planning permission under this policy will be subject to a condition limiting occupation to Gypsies and Travellers or Travelling Showpeople, as appropriate.	

Local Plan Policies - Strategic Objective 4

Reference	Page	Section/paragraph/policy	Proposed change	Reason
PAM63 AP27a-013	78	All text within Policy SO4.1	<u>POLICY SO4.1: SAFEGUARDING EXISTING EMPLOYMENT AREAS FOR EMPLOYMENT USES</u> The existing Employment Areas (listed in the Supporting Text) will be safeguarded and their redevelopment for non-town centre offices, industry and warehousing (formerly Class B of the Use Classes Order) will be supported. <u>a.</u> Proposals for the change of use of the existing and future Employment Areas (including vacant sites with a lawful use for employment purposes) will only be permitted if there are overriding and demonstrable economic, regeneration and sustainable community benefits from doing so:	To provide clarity within the Plan and to make the Plan effective.

			<u>i.</u> ▲ There is a demonstrable ongoing availability of land supply at other suitable locations for employment use; and <u>ii.</u> ▲ There is no reasonable prospect of the site being used for employment use in the future, due to the poor quality of the site/unit, the extent to which the site/unit is no longer viable for use or redevelopment for employment use. As shown by evidence of comprehensive marketing of the site for at least 12 months which demonstrates that there is no reasonable prospect of a manufacturing or warehousing use continuing; and <u>iii.</u> ▲ The redevelopment of part of the site for other uses does not affect the viability of existing businesses on the remainder of the employment area site; and <u>iv.</u> ▲ There are demonstrable benefits arising from the proposal, including improvements to local residential amenity (where applicable) and environmental amenity. <u>b.</u> All employment sites will be protected from inappropriate neighbouring development that will adversely affect the employment operations taking place on the site. <u>c.</u> Proposals which enhance the existing employment areas through provision of supporting infrastructure including nurseries, afterschool clubs and other uses which enable the working population to have easily accessible network of family care and support will be encouraged.	

PAM64	78	Policy SO4.1 - 1 st paragraph	Amend wording: The ~~e~~ Existing Employment Areas	Correction to text
PAM65 AP30	80	Paragraph 6.130	Amend wording: The EDNA (2024 ~~19~~) recommends that a range of employment land of ~~46 to 69~~ <u>43 to 74</u> hectares (net) ~~(65-94 ha gross)~~ including flexibility <u>and accounting for losses</u> is made available during the period 2018- ~~40~~ <u>38</u> split between the following uses: • 85% industrial/distribution and warehousing; • 15% office Class E (g) (i)/(ii) office/ and D and Class E (g) (iii) light industrial.	Factual correction
PAM66 AP36	80	Paragraph 6.131	Amend wording: The Employment Land Availability Assessment 2023 (ELAA) monitors the supply of employment land in the district. It provides a list of sites which are readily available for employment such as sites which have planning permission and also includes sites put forward for consideration for employment purposes. The ELAA identified that there have been ~~46.59~~ <u>17.44</u> hectares of employment land completed <u>between the period 2018 to 1 April 2023.</u>	To make the Plan precise, justified effective and therefore sound.
PAM67 AP27a-014	81	All text within Policy SO4.2	<u>POLICY SO4.2: PROVISION FOR NEW EMPLOYMENT SITES</u> A flexible supply of employment land and premises will be maintained to support investment and expansion of existing	To provide clarity within the Plan and to make the Plan effective.

businesses as well as for new inward investment by businesses.

The Local Planning Authority will provide for up to 74 hectares of land for office, manufacturing and distribution employment development during the period to 2040. This will provide for a range of sizes and types of employment to meet business needs and encourage inward investment, resilience and new investment and create a balanced portfolio of employment land. It will grow sectors which promote clean growth principles and renewable technologies.

The following employment sites (22.81 hectares) are allocated to protect them for employment uses and are shown on the Policies Map.

In order to accommodate our local need there is a need to remove land from the Green Belt. The site SE1 at Kingswood Lakeside, Cannock is therefore a strategic employment allocation.

Site specific policies for the following sites are in Chapter 8

Table F: Employment site allocations

Site Ref	Site Name	Area (Ha) (NDA)
SE1	Kingswood Lakeside Extension 2, Norton Canes	8.6
SE2	Watling Street Business Park Extension	7.36

			<table><tr><td>E4</td><td>Former Power Station off A51 (adjacent to Towers Business Park), Rugeley</td><td>2.1</td></tr><tr><td>SM1</td><td>Rugeley Power Station, Rugeley</td><td>3.5</td></tr><tr><td>E6</td><td>Land at the Academy Early Years Childcare (Former Talbot Public House), Main Road, Brereton</td><td>0.14</td></tr><tr><td>E14</td><td>Hill Farm, 84 Hayfield Hill, Cannock Wood, Rugeley</td><td>0.55</td></tr><tr><td>E16</td><td>Land Off Norton Green Lane, Norton Canes</td><td>0.56</td></tr></table> a. Proposals for new employment development should safeguard and enhance active travel and sustainable travel opportunities, and accessibility to green infrastructure. b. Proposals for new employment development within Use Class E will be directed to the town centres. Proposals for office uses in non-town centre locations will need to demonstrate that sites in the town centre are not suitable and viable. c. Proposals for new employment development providing new units of between 1,000-3,000sqm for manufacturing and distribution will be encouraged. d. Proposals for new employment development involving distribution (B8) uses and large numbers of HGV movements will be directed to areas with good access to the parts of the Strategic Road Network where impacts upon air quality can be avoided and mitigated.	E4	Former Power Station off A51 (adjacent to Towers Business Park), Rugeley	2.1	SM1	Rugeley Power Station, Rugeley	3.5	E6	Land at the Academy Early Years Childcare (Former Talbot Public House), Main Road, Brereton	0.14	E14	Hill Farm, 84 Hayfield Hill, Cannock Wood, Rugeley	0.55	E16	Land Off Norton Green Lane, Norton Canes	0.56	
E4	Former Power Station off A51 (adjacent to Towers Business Park), Rugeley	2.1																	
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E6	Land at the Academy Early Years Childcare (Former Talbot Public House), Main Road, Brereton	0.14																	
E14	Hill Farm, 84 Hayfield Hill, Cannock Wood, Rugeley	0.55																	
E16	Land Off Norton Green Lane, Norton Canes	0.56																	
PAM68 AP10f	82	Policy SO4.2 Supporting Text Paragraph 6.134	Amendment to wording in Paragraph 6.134:	To provide, clarity, consistency across the Plan with regard to net zero carbon emission															

			Enhancements to infrastructure and the development of new infrastructure can assist employment areas adapt to change and support the health and well being of employees and their families and support the move to <u>net</u> zero carbon.	and with regard to the effectiveness of the Plan and its
PAM69 AP27a-015	84	All text within Policy SO4.4	<u>POLICY SO4.4: SUSTAINABLE TOURISM AND THE RURAL ECONOMY</u> Support will be given to development proposals in suitable locations within the rural areas of the District which support the rural economy and which safeguards and/ or enhances the character and openness of the rural area. <u>a.</u> Subject to the provisions of this Local Plan, proposals in the rural areas for the following types of development will be considered favourably: <u>i.</u> * Appropriate and proportionate expansion of existing employment sites in order to support the retention of existing employment opportunities; <u>ii.</u> * Proposals to reuse suitable buildings for employment uses and tourist accommodation; <u>iii.</u> * Development which assists in the sustainable diversification and development of agriculture, forestry and other land based rural businesses; <u>iv.</u> * Visitor and recreational facilities of an appropriate scale and nature which contribute positively to the long-term sustainability and vitality of the rural economy; <u>v.</u> * The use of the local canal network and the abandoned canal network to support economic	To provide clarity within the Plan and to make the Plan effective.

			growth that is proportionate to the scale and nature of their location. b. The canal network and the abandoned canal network will be safeguarded along with sufficient space to enable the associated infrastructure such as locks and bridges to be reinstated so the long-term potential can be realised. c. Development proposals should demonstrate that: i. • There are no adverse impacts on designated environmental assets (as defined in Policy SO7.1: Protecting, Conserving and Enhancing Biodiversity and Geodiversity, and Policy SO7.3: Special Areas of Conservation); ii. • The development would protect, conserve and enhance the Cannock Chase National Landscape, (as required by Policies SO7.4, SO7.5) and the Green Belt (SO7.6); iii. • All tourism and visitor developments will display educational material on how visitors can access local attractions and use the Cannock Chase in ways that respect the natural beauty, biodiversity and history of the area as part of the mitigation package required to meet the objectives of the habitat regulations.	
PAM70 AP16b-06	84-85	Addition of text below Policy SO4.4	Add wording below Policy SO4.4 and before the Supporting Text: <u>List of Relevant Policies</u> • <u>Policy SO7.1: Protecting, Conserving and Enhancing Biodiversity and Geodiversity</u> • <u>Policy SO7.3: Habitat Sites</u>	To provide clarity within the Plan and to make the Plan effective.

			• <u>Policy SO7.4: Protecting, Conserving and Enhancing Landscape Character</u> • <u>Policy SO7.5: Protecting, Conserving and Enhancing the Cannock Chase National Landscape</u> • <u>Policy SO7.6: Protecting, Conserving and Enhancing the Green Belt</u>	
PAM71 AP42	85	Policy SO4.4 - Supporting Text Paragraph 6.142	Addition of new paragraph after paragraph 6.142: <u>The policy should be read alongside policy SO7.3 Habitats Sites which sets out how any development which will increase tourism and visitor use of Cannock Chase SAC is subject to a mitigation charge.</u>	To ensure that the Plan is clear, effective and consistent with national policy.
PAM72 AP41	85	Policy SO4.4 Supporting Text Paragraph 6.145	Amendment to wording in Paragraph 6.145: Opportunities exist in the district ~~such as at the former Grove colliery~~ which offer longer term opportunities for restoration of landscapes and other heritage assets through the development of open recreation uses, leisure and tourism focused activities. <u>The former Grove Colliery is a brownfield site situated in a rural setting at Little Wyrley with a unique collection of former colliery buildings in a canalside setting. The existing buildings, together with appropriate and limited new development have potential to achieve the key aims of the policy in relation to diversification of the rural economy for leisure and tourism focused activities, subject to overcoming the existing site constraints.</u>	To assist the Plan in being effective and clarifying a recognition of the unique nature of the Grove Colliery site within Cannock Chase District.

PAM73 AP27a-016	86	All text within Policy SO4.6	<u>POLICY SO4.6: PROVISION FOR LOCAL EMPLOYMENT AND SKILLS</u> <u>a.</u> Proposals for major development where over 50 full time equivalent (FTE) jobs will be created during the construction phase will be accompanied by an Employment and Skills Plan. <u>b.</u> Where 50 full time equivalent (FTE) jobs may be created by the proposed occupiers of the development, prior to the first operational phase of the property an Employment and Skills Plan will be submitted and agreed with the Authority. <u>c.</u> The Employment and Skills Plans will demonstrate how the development will contribute to the training and employability of residents, especially young people. <u>d.</u> This requirement will apply to changes of use as well as new build development, and includes temporary jobs such as those during the construction phase and permanent jobs/apprenticeships. The delivery of the Employment and Skills Plan will be secured through a legal agreement or planning condition as appropriate.	To provide clarity within the Plan and to make the Plan effective.
PAM74 AP43	87	Policy SO4.6 - Supporting Text Paragraph 6.154	Amendment to wording of Paragraph 6.154: It is acknowledged that different types of major development create very different numbers of jobs. For example, supermarkets create more jobs per square metre than warehouse and distribution hubs. Further good practice guidance ~~will~~ <u>may</u> be prepared by the Council.	To provide flexibility for the Council in terms of preparing further good practice guidance where it is considered to be required.

Local Plan Strategic Objective 5

Reference	Page	Section/paragraph/ policy	Proposed change	Reason
PAM75 AP27a-017	90	All text within Policy SO5.1	<u>POLICY SO5.1: ACCESSIBLE DEVELOPMENT</u> All major development proposals will be in locations that can provide convenient access for all sections of the community to work, shopping, health, education, cultural, leisure, green space and other facilities. Developments which, individually or cumulatively, cause an unacceptable impact on the highway network in terms of safety, air quality, capacity or congestion will not be supported, unless it can be demonstrated that they can be satisfactorily mitigated. a. Development proposals will set out, as appropriate, how and when the development will contribute to the delivery of: i. ▲ A reduction in the reliance on private cars, by locating the development where it can provide a full choice of viable, sustainable travel options, including walking, cycling and public transport, to access community services and facilities. ii. ▲ Co-located shopping, education, and leisure facilities at convenient ‘hubs’ within a network of footpath and cycle routes. iii. ▲ Well designed, safe and convenient routes for active travel, walking and cycling within the scheme and to neighbouring areas, and which are integrated with green and blue infrastructure and linked with wider networks.	To provide clarity within the Plan and to make the Plan effective.

			<u>iv.</u> • Sustainable and frequent public transport services to nearby Town and Local Centres which are accessible to all people, <u>v.</u> • Layouts which have the capacity for public transport access along with high quality and well sign-posted walking connections to safe boarding points. <u>vi.</u> • Layouts which provide for safe traffic movement and vehicular access to, from and within the development, including the delivery of goods and access by service and emergency vehicles. <u>vii.</u> • Travel options, in relation to all modes of transport, that are accessible to people with disabilities and people whose mobility is impaired by other circumstances. <u>viii.</u> • The use of technology and innovation to inform those travelling and provide integrated travel options in line with Policy SO5.2: Communication Technologies. <u>ix.</u> • The infrastructure required to support the use of low and zero carbon emission vehicles (in line with Policy SO5.3: Low and Zero Carbon Transport). <u>x.</u> • A design and layout of the development which will prioritise and promote walking and cycling (in line with Policy SO5.3: Low Carbon Transport) and create new green infrastructure within the development which links to the 'Strategic Green Space Network' (as required by Policy SO7.8). <u>xi.</u> • The provision of appropriate community infrastructure within the development in line	

			with Policies SO2.1: Safeguarding the Provision of Community Infrastructure and SO2.3: Provision of Active Leisure and Sports Facilities. b. All major developments will set out how the development will meet the requirements of this Policy as part of a Design and Access Statement. Developments which generate significant amounts of movements will be required to submit Transport Assessments and Travel Plans to set out clearly how the proposals they include will be implemented, monitored and evaluated.	
PAM76 AP16b-07	91	Addition of text below Policy SO5.1	Add wording below Policy SO5.1 and before the Supporting Text: <u>List of Relevant Policies</u> • <u>Policy SO2.1: Safeguarding the Provision of Community Facilities</u> • <u>Policy SO2.3: Provision of Open Space, Sports and Recreational Buildings and Land, including Playing Fields</u> • <u>Policy SO5.2: Communication Technologies</u> • <u>Policy SO5.3: Low and Zero Carbon Transport</u> • <u>Policy SO7.8: Protecting, Conserving and Enhancing Green Infrastructure</u>	To provide clarity within the Plan and to make the Plan effective.
PAM77 AP10g	92	Policy SO5.1 Supporting Text Paragraph 6.166	Amendment to wording in Paragraph 6.166: The growth in on-line retailing and has resulted in a sharp increase in the numbers of deliveries, particularly by vans, and the ways deliveries can be consolidated, the use of	To provide, clarity, consistency across the Plan with regard to net zero carbon emission and with regard to the effectiveness of the Plan and its

			low and <u>net</u> zero emission vehicles, cargo/E-cargo bikes and avoiding the need for repeat delivery attempts will be further investigated.	
PAM78 AP27a-018	93	All text within Policy SO5.2	<u>POLICY SO5.2: COMMUNICATION TECHNOLOGIES</u> The location and design of structures associated with the delivery of digital infrastructure shall be sympathetic to their surrounding area. <u>a.</u> Applicants will be required to provide information that: <u>i.</u> • Demonstrates what alternative sites and design solutions have been considered and discounted; and <u>ii.</u> • Sufficient information in the form of streetscene or contextual plans and wireframe images to allow a full assessment of the visual impact of the proposal on the character of the area and how this is moderated; and <u>iii.</u> • The public benefits of the proposed development in enhancing access to digital services. <u>b.</u> All development proposals must incorporate high quality digital connectivity where appropriate. <u>c.</u> Applicants will be required to demonstrate how they will deliver high quality digital connectivity through:	To provide clarity within the Plan and to make the Plan effective.

			i. ▪ The provision of plans and a statement, including a technical specification, demonstrating how the technology is to be incorporated in the development at the point of first occupation. ii. ▪ Facilitating technologically advanced methods of communication for businesses and residents to allow remote working and reduce the need to travel; iii. ▪ Providing and future proofing the infrastructure that is required to enable access to high quality and resilient digital connectivity;	
PAM79 AP10h	94	Supporting Text Title in relation to Policy SO5.3	Amendment to Supporting Text Title: ~~LOW AND ZERO CARBON TRANSPORT~~	To provide, clarity, consistency across the Plan with regard to net zero carbon emission and with regard to the effectiveness of the Plan and its
PAM80 AP27a-019	95	All text within Policy SO5.3	<u>POLICY SO5.3: LOW AND ZERO CARBON TRANSPORT</u> All major development proposals will contribute to the reduction of the reliance on carbon-intensive modes of transport, for example by supporting the take-up of ultra low emission vehicles, hydrogen vehicles, developing electric vehicle charging networks, accelerating the uptake of low emission taxis and buses investing in cycling and walking, and moving freight from road to rail. <u>a.</u> All major developments will set out as part of the Design and Access Statement how they will:	To provide clarity within the Plan and to make the Plan effective.

			i. Support changes to the road network where they are related to the reduction of environmental impacts and the enhancement of public transport. ii. Include the provision of electric vehicle charge points and, where appropriate and proportionate, other infrastructure that may be required for alternative low and zero carbon transport options, designate parking spaces for low emission vehicles, and facilitate low emission bus service operations. iii. Support, as appropriate, sustainable freight distribution by road and rail. iv. Ensure that the design and layout of the development will reduce reliance on private vehicles while promoting walking, cycling and public transport (as required by Policy SO5.1 'Accessible Transport').	
PAM81 AP16b-08	95	Addition of text below Policy SO5.3	Add wording below Policy SO5.3 and before the Supporting Text: <u>List of Relevant Policies</u> Policy SO5.1: Accessible Development	To provide clarity within the Plan and to make the Plan effective.
PAM82 AP27a-020	96	All text within Policy SO5.4	<u>POLICY SO5.4: MAINTAINING AND IMPROVING THE TRANSPORT SYSTEM</u> The District Council will work in partnership with the local highway authority, transport stakeholders, developers, key funding partners and investors, and the local community to maintain and improve the transport system. a. Development proposals will:	To provide clarity within the Plan and to make the Plan effective.

			<u>i.</u> ▲ Incorporate safe and accessible connections to sustainable modes of transport, having regard to the nature and location of the development site, and contribute towards the improvement of existing, and the provision of new, public transport services to maximise accessibility by non-car modes to essential services and facilities. <u>ii.</u> ▲ Contribute towards transport infrastructure improvements that are necessary to mitigate the demonstrable impacts of the development upon the strategic and local highway network, public transport services, and cycle and footpath links within and beyond the site. <u>iii.</u> ▲ Avoid compromising, and support where appropriate, the delivery of the transport infrastructure improvements that are associated with the development of other allocations made in the Local Development Plan. The Local Highway Authority will provide the Local Planning Authority with appropriate advice in this regard. <u>b.</u> The District Council will: <u>i.</u> ▲ Support proposals for traffic management and transport infrastructure that will alleviate pinch points on the network; facilitate the delivery of planned development; provide for the safe and efficient use of the local highway network; reduce transport pollution and carbon emissions; protect the natural environment; and promote improved public health and wellbeing.	

			<u>ii.</u> • Facilitate accessible non-car travel options, including the improvement of walking and cycling routes, cycle storage facilities, public realm and wayfinding signage, and the promotion of an increased use of the canal network and towpaths as part of the integrated transport network. <u>iii.</u> • Supporting development which promotes active travel, including consideration of segregated paths and cycleways which promotes walking and cycling. <u>iv.</u> • Support improvements which promote the overall connectivity of active travel routes and connections to sustainable transport nodes. <u>v.</u> • Support new routes where they are well integrated with existing routes. <u>vi.</u> • Facilitate strategic partnerships with bus operators to deliver high quality, high frequency bus services, and the continued development of rail services and associated facilities as the preferred means of transport to other areas, including Walsall, Birmingham, Stafford and Lichfield. <u>vii.</u> • Enable demand responsive transport services, including taxis and minibuses, to provide mobility at times and in locations where timetabled public transport services are not sustainable. <u>viii.</u> • Ensure that schools, higher education, GP & Hospital services and key employment locations are accessible by sustainable transport. <u>ix.</u> • Support improvements that will meet the transport needs of business - including the	

			storage, distribution and delivery of goods – in more environmentally sustainable ways.	
PAM83 AP27a-021	98	All text within Policy SO5.5	<u>POLICY SO5.5: HATHERTON CANAL RESTORATION CORRIDOR</u> The proposed Hatherton Canal Restoration Corridor, as shown on the Policies Map, will be protected from development that would prevent the future implementation of the canal restoration project. The Restoration Corridor will be protected to enable the development of the canal waterway and associated infrastructure, including locks, bridges, boat turning areas and towpaths. The implementation of the restoration project will provide opportunities for sustainable transport links and improved biodiversity along the length of the safeguarded route. a. Proposals for development adjacent to the protected Corridor will respect and enhance the setting of the canal. Development will be designed to use the canal frontage in order to reduce fear of crime and achieve good design in an attractive and safe environment. b. The implementation of the restoration project will need to take into account the advice of statutory bodies on water quality, water supply and environmental issues.	To provide clarity within the Plan and to make the Plan effective.
PAM84 AP27a-022	99	All text within Policy SO5.6	<u>POLICY SO5.6: SAFEGUARDING PROPOSED RECREATIONAL FOOTPATH AND CYCLE ROUTES</u>	To provide clarity within the Plan and to make the Plan effective.

			The proposed recreational footpath and cycle routes, as shown on the Policies Map, will be protected from development that will prevent the future implementation of the proposed schemes. The Corridors will be protected to enable the development of the footpaths and cycle routes, including any related infrastructure such as highway crossing points and their upgrading to bridleways where there is a shortfall in available access routes. <u>a.</u> Implementation will provide opportunities for links to active transport links and improved biodiversity along the length of the safeguarded route. <u>b.</u> The routes should provide an attractive and safe environment that will create a network linking the rural villages and countryside to the main urban areas to provide opportunities for healthy living and enhance wellbeing.	
PAM85 AP51	100	Policy SO5.6 Supporting Text	Additional sentence to end of paragraph 6.197: <u>There may be opportunities for new development to contribute to improvements to the safeguarded recreational footpath and cycle routes and links to them from new development, which would be a positive benefit for our communities.</u>	To provide clarity within the Plan and to make the Plan effective.
PAM86 AP27a-023	101	All text within Policy SO5.7	<u>POLICY SO5.7: PARKING PROVISION</u> <u>a.</u> All major development proposals will make appropriate off-street parking in accordance with	To provide clarity within the Plan and to make the Plan effective.

			the relevant Local Design Guide and an assessment of the: <u>i.</u> ▪ Anticipated demand for lorry, car, and cycle parking arising from the use proposed, or the other purposes that the development might be used for under Permitted Development Rights; <u>ii.</u> ▪ Scope for encouraging alternative means of travel to the development that would reduce the need for on-site parking, particularly in areas well served by public transport; <u>iii.</u> ▪ Provision that will be made for private and public charging points for electric vehicles; <u>iv.</u> ▪ Impact that parking might have on road safety and residential amenity; and, <u>v.</u> ▪ Provision of adequate and conveniently placed parking for people who are disabled or have restricted mobility.	

Local Plan Strategic Objective 6

Reference	Page	Section/paragraph/ policy	Proposed change	Reason
PAM87 AP27a-024	103	All text within Policy SO6.1	<u>POLICY SO6.1 HIERARCHY OF TOWN AND LOCAL CENTRES</u> <u>a.</u> Development proposals for Main Town Centre Uses will be appropriate to the role, scale, and historic	To provide clarity within the Plan and to make the Plan effective.

			character of the settlement, and not conflict with other policies within this Plan. <u>i.</u> ▪ Cannock Town Centre is designated, and shown on the Policies Map, as the Strategic Town Centre, with the role to provide the focus for District Town Centre Services and be the District focus for a night time economy; <u>ii.</u> ▪ Rugeley and Hednesford, are designated, and shown on the Policies Map as Town Centres with the role to provide Town Centre Services to serve their local catchments and providing for main weekly food shopping; <u>iii.</u> ▪ Hawks Green, Norton Canes, Heath Hayes, Chads Moor, Bridgtown, Fernwood Drive and Brereton, are designated as Local Centres with the role to provide small scale Town Centre Services to serve the local needs in their catchment. <u>b.</u> The Primary Shopping Areas of Cannock, Rugeley and Hednesford are designated and shown on the Policies Map.	
PAM88 AP27a-025		All text within Policy SO6.2	<u>POLICY SO6.2: PROVISION OF MAIN TOWN CENTRE USES AND TOWN CENTRE SERVICES</u> <u>a.</u> Proposals for Main Town Centre Uses which are located outside the designated Strategic Town Centre and Town Centres should be supported by a sequential test that demonstrates that there are no other sequentially preferable, suitable and available sites within or on the edge of an appropriate centre within the hierarchy of centres.	To provide clarity within the Plan and to make the Plan effective.

			b. Proposals for Retail and Leisure Uses which are located outside designated Primary Shopping Areas must be accompanied by an appropriate and qualified impact assessment where the floorspace exceeds the thresholds set out below. Any proposal that is likely to have a significant adverse impact on the investment in and/or the vitality and viability of an existing centre will not be permitted. i. Development proposals creating new or additional floorspace greater than 500 square metres (gross) outside of the designated Primary Shopping Areas within the Strategic Town Centre of Cannock and the Town Centres of Rugeley and Hednesford. ii. Development proposals creating new or additional floorspace greater than 200 square metres (gross) outside of the Local Centres. c. The thresholds shall apply to all new developments requiring planning permission including applications for new floorspace, changes of use and variations of condition. d. The impact assessment will be proportionate to the scale of the development proposed and undertaken by a suitably qualified person to enable the Council to have confidence in the findings.	
AM89	107	Policy SO6.3- 1 st paragraph in policy	Amend wording: Proposals for changes of use to retail classes (Class E(a)) within the pPrimary Sshopping aAreas will be supported.	Correction to text
PAM90	110	All text within Policy SO6.4	<u>POLICY SO6.4: TOWN CENTRE DESIGN</u>	To provide clarity within the Plan and to

AP27a-027			Creating an attractive and safe environment is vital to ensuring the growth and resilience of our town centres. <u>a.</u> Development within the Strategic Town Centre, Town and Local Centres will be of high quality and consider: <u>i.</u> ▪ The Local Historic Environment including Conservation Areas and the proximity to Listed Buildings to ensure that local heritage is conserved and enhanced whilst enabling new, vibrant and attractive uses; <u>ii.</u> ▪ Shop fronts and adverts, preserving historic shop fronts and design respects historic context where appropriate <u>iii.</u> ▪ Navigable features for those with visual, mobility and other needs; <u>iv.</u> ▪ Create attractive gateways between centres and nearby public transport interchanges to encourage greater use of sustainable transport; <u>v.</u> ▪ Use of different spatial characteristics, including building typologies and building to street relationships to differentiate principal and minor streets to help people find their way around a place; <u>vi.</u> ▪ Security measures required by businesses whilst ensuring they provide an attractive and interesting visual appearance and do not make an area appear unappealing and unsafe at night-time; <u>vii.</u> ▪ The wide mix of uses within a town centre, enabling them to co-exist and form a busy,	make the Plan effective.

			vibrant area whilst not being of detriment to extant or future occupiers; <u>viii.</u> ▲ Accessibility of streets, pathways and buildings for the benefit of everyone, including opportunities to enhance access for people with additional visual, mobility and other needs; <u>ix.</u> ▲ Active frontages, which where appropriate, may include front doors, balconies and terraces to enliven and add interest, and provide natural surveillance opportunities to the streetscene; <u>x.</u> ▲ Promoting well-lit streets and areas to ensure a feeling of safety for both day and night-time users; <u>xi.</u> ▲ Streets for people, sharing street space fairly between pedestrians, cyclists and motor vehicles; <u>xii.</u> ▲ Servicing of properties and storage of refuse; <u>xiii.</u> ▲ Clear windows along the ground floor of non-residential buildings (avoid obscured windows); and, <u>xiv.</u> ▲ Provision of benches to assist those with mobility difficulties to walk more easily between places. <u>b.</u> Local Design Guides should be used in conjunction with other relevant policies within the Local Plan.	
PAM91 AP27a-028	113	All text within Policy SO6.5	<u>POLICY SO6.5: CANNOCK TOWN CENTRE REDEVELOPMENT AREAS:</u> <u>a.</u> The following sites in Cannock Town Centre are suitable for redevelopment for the purposes outlined:	To provide clarity within the Plan and to make the Plan effective.

			<u>i.</u> ▲ Site Allocation M1 - Multi-storey car park, Market Hall and retail units, Church Street (0.78ha) – retail, leisure use, food and beverage uses, upper floors could also provide residential apartments, hotel or office space. <u>ii.</u> ▲ Site Allocation M2 - Bus Station (0.11ha) – hotel and conferencing facilities or residential uses and an improved intermodal interchange. <u>iii.</u> ▲ Site Allocation M3 - Beecroft Road Car Park (0.68ha) – mixed use including residential, retail or commercial office use, and a new car park <u>iv.</u> ▲ Site Allocation M4 - Backcrofts Car Park (0.26ha) – offices, ancillary retail and leisure or residential. <u>v.</u> ▲ Site Allocation M5 - Avon Road / Hallcourt Lane – (0.37ha) - leisure facilities, retail, food and beverage uses and/or residential. <u>b.</u> Development proposals should promote the function of Cannock Town Centre as the main retail, leisure and cultural hub of the District. A wide mix of town centre uses will be considered on regeneration sites to promote higher footfall and reduce vacancy rates. <u>c.</u> Opportunities for residential above shops, where this does not detract from the operation of town centre uses on ground floor will be encouraged. <u>d.</u> Redevelopment <u>Pproposals</u> involving the redevelopment of existing buildings and other land uses in the town centre will be supported where they improve the appeal and attractiveness of units to	

			modern occupiers, are of high quality design and materials and improve the quality and accessibility of the public realm. <u>e.</u> The refurbishment of existing buildings along Market Place to support a vibrant range of main town centre uses will be supported. This could include the redevelopment or improvement of existing poorly designed buildings, removal of unsympathetic alterations to historic buildings and the redesign of shop fronts to promote a higher quality facade. <u>f.</u> Proposals which respond positively to historic assets in the town centre, including the Cannock Town Conservation Area, St. Lukes Church, Cannock War Memorial, Conduit Building and Water Pump and other Listed buildings promoting distinctive architectural design and character features will be supported. <u>g.</u> The central Market Place remains an important defining centre of the public realm in Cannock Town Centre. Proposals should encourage activity and footfall in the Market Place and support open air markets and events in this location. <u>h.</u> Redevelopment opportunities should be compatible with the Councils Cannock Chase Town Centre Development Prospectus or successor documents, and support priorities and the Councils vision for the town centre. <u>i.</u> Development within the Town Centre will be of high quality and will conform to the guidance set out in	

			Policy SO6.4: 'Town Centre Design', and relevant Local Design Guidance. Development proposals will incorporate high quality digital connectivity where appropriate as required by Policy SO5.2 'Communication Technologies'. j. Where applicable, development proposals should improve connectivity for pedestrian, wheeling and cycling between the town centre, public transport interchanges including the bus station and rail station and to the West Midlands Designer Outlet at Mill Green.	
PAM92	115	Policy SO6.5 - 6 th paragraph in policy	Add wording: Proposals which respond positively to historic <u>heritage</u> assets in the town centre, including the Cannock Town Conservation Area, St. Lukes Church, Cannock War Memorial, Conduit Building and Water Pump and other Listed buildings promoting distinctive architectural design and character features will be supported.	Correct reference
PAM93	115	Policy SO6.5 - 4 th paragraph in policy	Amend wording: Redevelopment pProposals involving the redevelopment of redevelopment of existing buildings and other land uses in the town centre will be supported where they improve the appeal and attractiveness of units to modern occupiers, are of high quality design and materials and improve the quality and accessibility of the public realm.	Correction to text

PAM94 AP16b-09	114	Addition of text below Policy SO6.5	Add wording below Policy SO6.5 and before the Supporting Text: <u>List of Relevant Policies</u> • <u>Policy SO5.2: Communication Technologies</u> • <u>Policy SO6.4: Town Centre Design</u>	To provide clarity within the Plan and to make the Plan effective.
PAM95 AP27a-029	115	All text within Policy SO6.6	<u>POLICY SO6.6: RUGELEY TOWN CENTRE REDEVELOPMENT AREAS</u> <u>a.</u> The following sites in Rugeley Town Centre are suitable for mixed use development:• <u>i.</u> ▲ Site Allocation M6 - Rugeley Market Hall/Bus Station and Surrounding Area <u>ii.</u> ▲ Site Allocation M7 - Land at Wellington Drive <u>b.</u> Proposals for development should promote the function of Rugeley Town Centre as the main retail and service hub in the north of the District. <u>c.</u> Opportunities for redevelopment should promote a high-quality public realm in terms of design and materials and, where possible, improve the greening of the town centre. <u>d.</u> Development proposals should respect small scale built form (height, layout and plot size/urban grain) to encourage independent retailers and small businesses. New development should safeguard the medieval historic street layout where this does not detract from the overall accessibility of the town centre for pedestrians and cyclists.	To provide clarity within the Plan and to make the Plan effective.

			<u>e.</u> Proposals which conserve and enhance Rugeley Town Centre Conservation area and respond positively to local heritage assets, the historic local vernacular and unique character features of the built environment will be supported. Contemporary design which respects the built form and uses high quality materials may also be appropriate, dependant on the characteristics of the site. <u>f.</u> Development within the Town Centre will be of high quality and will conform to the guidance set out in Policy SO6.4: 'Town Centre Design', and relevant Local Design Guidance. Development proposals will incorporate high quality digital connectivity where appropriate as required by Policy SO5.2 'Communication Technologies'. <u>g.</u> Active travel links will be promoted from the town centre to the rail stations, canal and the allocation at the former Rugeley Power Station (Policy SM1).	
PAM96 AP16b-10	115	Addition of text below Policy SO6.6	Add wording below Policy SO6.6 and before the Supporting Text: <u>List of Relevant Policies</u> • <u>Policy SO5.2: Communication Technologies</u> • <u>Policy SO6.4: Town Centre Design</u>	To provide clarity within the Plan and to make the Plan effective.
PAM97 AP27a-030	116	All text within Policy SO6.7	<u>POLICY SO6.7: HEDNESFORD TOWN CENTRE REDEVELOPMENT AREAS</u> <u>a.</u> Development proposals should promote the function of Hednesford Town Centre as an	To provide clarity within the Plan and to make the Plan effective.

			important visitor gateway to Cannock Chase and as a local hub for services and facilities. b. The heritage assets, civic spaces and green spaces in Hednesford Town Centre add to the character of the area and will be conserved and enhanced. Opportunities to improve active travel linkages and improve accessibility between the train station, town centre and wider green infrastructure network will be supported. c. Opportunities for redevelopment which will improve the design quality of Market Street, respond positively to the historic local vernacular and increase the functionality and overall appeal of ground floor units for town centres uses will be encouraged. d. Development within the Town Centre will be of high quality and will conform to the guidance set out in Policy SO6.4: 'Town Centre Design', and relevant Local Design Guidance. Development proposals will incorporate high quality digital connectivity where appropriate as required by Policy SO5.2 'Communication Technologies'.	
PAM98 AP16b-11	116-117	Addition of text below Policy SO6.7	Add wording below Policy SO6.7 and before the Supporting Text: <u>List of Relevant Policies</u> • <u>Policy SO5.2: Communication Technologies</u> • <u>Policy SO6.4: Town Centre Design</u>	To provide clarity within the Plan and to make the Plan effective.

Local Plan Strategic Objective 7

Reference	Page	Section/paragraph/ policy	Proposed change	Reason
PAM99 AP55b	122	Policy SO7.1 Supporting Text, Paragraph 6.280	Supporting Text, Paragraph 6.280 - amend wording: <u>...from neighbouring areas. The Midlands Heathland Heartlands project aims to better manage, protect, expand and enhance lowland heathland and associated habitats to improve biodiversity through a partnership approach from Cannock Chase to Sutton Park. The project will link and buffer existing sites while creating a network of further complementary habitats, while also providing new public access and recreational opportunities and health benefits. There have been long term projects to connect Cannock Chase to Sutton Park and t</u> ~~The future Nature Recovery Network Strategy will assist in identifying cross boundary corridors for long term protection.~~	To provide clarity and ensure the Plan is effective in its implementation.
PAM100 AP27a-031	119-120	All text within Policy SO7.1	<u>POLICY SO7.1: PROTECTING, CONSERVING AND ENHANCING BIODIVERSITY AND GEODIVERSITY</u> Development proposals will support the protection, conservation, enhancement and restoration of designated biodiversity and geodiversity sites, ecological networks, irreplaceable habitats and priority habitats, and the protection and recovery of legally protected and priority species populations. Development proposals whose primary objective is to conserve or enhance biodiversity will be supported.	To provide clarity within the Plan and to make the Plan effective.

			a. Opportunities to improve biodiversity in and around the development will be considered as part of the design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate. Biodiversity enhancement opportunities include the retention, enhancement and creation of habitats and ecological networks, and the creation of ‘stepping stones’ and wildlife corridors, following the application of the mitigation hierarchy. Enhancement features for wildlife within the built environment will be sought where appropriate from all scales of development. b. All development proposals will deliver proportionate and appropriate net gains for biodiversity, with all qualifying development proposals providing a measurable minimum 10% net gain in biodiversity in accordance with Policy SO7.2: ‘Biodiversity Net Gain’. c. The existing, or potential, international, national and locally designated sites of importance for biodiversity or geodiversity are shown on the Policies Map, but may change over time. d. Development with the potential to have a significant effect on the integrity of any internationally designated Special Area of Conservation (SAC), Special Protection Area (SPA) or Ramsar, or associated functionally linked land or watercourse (either alone or in combination with other plans and projects) will not be supported, unless a Habitats Regulations Assessment (HRA) has concluded	

			there will be no adverse impacts on site integrity, in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017 (as amended). <u>e.</u> Development proposals which are likely to have an adverse effect on a nationally designated Site of Special Scientific Interest (SSSI) or National Nature Reserve (NNR), either individually or in combination with other developments, should not normally be permitted. The only exception is where the benefits of the development in the location(s) proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of SSSIs. <u>f.</u> Development proposals which are likely to result in the loss or deterioration of irreplaceable habitats (including ancient woodland, ancient or veteran trees and lowland fen) will be refused. Such proposals will not be permitted, unless where there are wholly exceptional reasons, and a suitable compensation strategy exists. <u>g.</u> Development likely to have an adverse effect on locally designated sites (Sites of Biological Interest, Local Nature Reserves and Local Geological Sites), their features or their function as part of the ecological network, will only be supported where the benefits of the development clearly outweigh the loss, and the coherence of the ecological network is maintained. Where significant harm cannot be avoided, the mitigation hierarchy should be followed.	

			<u>h.</u> All development proposals will seek to preserve, restore and re-create priority habitats, ecological networks and the protection and recovery of priority species, taking into account the hierarchy of legal protection and whether the mitigation hierarchy has been followed. Where adverse impacts are likely, development will only be supported where the need for and benefits of the development clearly outweigh these impacts. In such cases, appropriate mitigation or compensation measures will be required.	
PAM101 AP16b-12	120	Addition of text below Policy SO7.1	Add wording below Policy SO7.1 and before the Supporting Text: <u>List of Relevant Policies</u> • <u>Policy SO7.2: Biodiversity Net Gain</u>	To provide clarity within the Plan and to make the Plan effective.
PAM102	120	Supporting Text Policy SO7.1	Amend wording in Paragraph 6.268: The District contains designated habitats sites of international and national importance...	To align with NPPF and regulations
PAM103	123	Para 6.284	Remove the final sentence from Paragraph 6.284: ~~The Act includes provision for secondary legislation to set a date for the requirement to come into force.~~	Factual correction
PAM104 AP27a-032	124	All text within Policy SO7.2	<u>POLICY SO7.2: BIODIVERSITY NET GAIN</u> This policy applies unless, and until, subsequently superseded, in whole or part, by national regulations or Government policy associated with the delivery of mandatory biodiversity net gain arising from the Environment Act 2021. Where conflict between the policy	To provide clarity within the Plan and to make the Plan effective.

			below and the provisions of Government regulations or national policy arises, then the latter should prevail. <u>a.</u> All qualifying development proposals must deliver at least a 10% measurable biodiversity net gain attributable to the development. The net gain for biodiversity should be calculated using the statutory Biodiversity Metric. Where a policy in a made Neighbourhood Plan has set a higher target, this will be applied within the applicable neighbourhood area. <u>b.</u> Biodiversity net gain should be provided on-site wherever possible. Off-site measures will only be considered where it can be demonstrated that, after following the mitigation hierarchy, all reasonable opportunities to achieve measurable net gains on-site have been exhausted or where greater gains can be delivered off-site where the improvements can be demonstrated to be deliverable. The delivery of net gains in biodiversity will be designed to support the delivery of a District-wide biodiversity network based on the designated biodiversity sites and in accordance with guidance set out in Policy SO7.1: 'Protecting, Conserving and Enhancing Biodiversity and Geodiversity' and the Local Nature Recovery Strategy, when adopted.' <u>c.</u> All development proposals, unless specifically exempted by Government, must provide clear and robust Biodiversity Gain Information to enable decision-makers to assess whether the general biodiversity gain condition can be successfully discharged. This Biodiversity Gain information	

			should include: <u>i.</u> a) Information about the steps to be taken to minimise the adverse effect of the development on the biodiversity of the on-site habitat and any other habitat; <u>ii.</u> b) The pre-development biodiversity value of the on-site habitat; <u>iii.</u> c) The post-development biodiversity value of the on-site habitat following implementation of the proposed ecological enhancements/interventions; <u>iv.</u> d) Details of proposed off-site biodiversity enhancement (including the purchase of statutory credits, as a last resort, following consideration of the Biodiversity Gain Hierarchy); and <u>v.</u> e) A working assessment of the expected biodiversity net gain. <u>d.</u> A Biodiversity Gain Plan must be submitted as a post-permission document and must be approved in writing before development can commence. <u>e.</u> Demonstrating the value of the habitat (pre and post-development) with appropriate and robust evidence will be the responsibility of the applicant. Proposals which do not demonstrate that the post-development biodiversity value will exceed the pre-development value of the onsite habitat by a 10% net gain will be refused. <u>f.</u> All qualifying development schemes will provide for the long term management of biodiversity features retained and enhanced within the development site	

			and of those features created off site to compensate for development impacts. g. Significant on-site enhancements and all off-site gains will be secured by legal agreement and ongoing management of any new or improved significant onsite and offsite habitats, together with monitoring and reporting, will need to be planned and funded for 30 years after completion of a development.	
PAM105	124	Policy SO7.2	Amend wording in Policy SO7.2: Where a policy in a made Neighbourhood Plan has set a higher <u>requirement</u>, ~~target~~, this will be applied within the applicable neighbourhood area.	Clarification
PAM106 AP16b-13	125	Addition of text below Policy SO7.2	Add wording below Policy SO7.2 and before the Supporting Text: <u>List of Relevant Policies</u> • <u>Policy SO7.1: Protecting, Conserving and Enhancing Biodiversity and Geodiversity</u>	To provide clarity within the Plan and to make the Plan effective.
PAM107	128	Policy SO7.3	Amend title of policy: POLICY SO7.3: HABITATS <u>S</u>ITES	To align with NPPF and regulations
PAM108 AP27a-033		All text within Policy SO7.3	<u>POLICY SO7.3: HABITAT SITES</u> <u>a.</u> Development will not be permitted where it would lead directly or indirectly to an adverse effect on habitats sites and the effect cannot be avoided or mitigated. Impact pathways could include pollution from run-off, damage to habitats, increased recreation pressure, or air pollution.	To provide clarity within the Plan and to make the Plan effective.

			<u>b.</u> The effective avoidance and/or mitigation of any identified adverse effects must be demonstrated to the Council as competent authority, and secured by means of a suitable mechanism (for example, a legal agreement) prior to the approval of the development. <u>c.</u> The habitat which Cannock Chase SAC is designated for (European Lowland Heathland) is also known to be impacted by increases in the level of atmospheric concentrations of Nitrogen Oxide, Nitrite & Nitrate (collectively referred to as NO_x) and NH₃. A number of different types of development can increase the levels of NO_x and NH₃ in the air both directly (via increasing industrial and agricultural emissions) or indirectly (via increasing traffic usage on main roads than run within 200m of the boundary of the SAC). <u>d.</u> Where it is possible that a development may result in harm to Cannock Chase SAC via significantly increasing the atmospheric concentrations of NO_x or NH₃ (directly or indirectly, alone or in combination with other developments) then the Council will be required to conduct a Habitats Regulations Assessment prior to determining the application. If it is determined that the application could cause harm to the SAC then the developer will need to avoid their impact and/or provide mitigation to reduce the impact sufficiently or else the application will need to be refused. Guidance will be provided by the Council to the developer on a case	

			by case basis where NO_x or NH₃ concentrations are determined to be an issue. <u>e.</u> The impact of air pollution on the integrity of the Cannock Extension Canal SAC and its qualifying features is being determined and will inform the mitigation strategy. <u>Recreation pressure at Cannock Chase SAC</u> <u>f.</u> To ensure the integrity of Cannock Chase SAC is not adversely affected by increased recreational use, all development that results in a net increase in homes, or an increase in tourism or visitor use of Cannock Chase SAC will be required to supply the council (as competent authority) such information as reasonably required for the CA to undertake a HRA or make a financial contribution in accordance with the most up to date Cannock Chase SAC Partnership Mitigation Scheme. <u>g.</u> This mitigation may include: <u>i.</u> • Contributions to habitat management and creation; <u>ii.</u> • Access management and visitor infrastructure; <u>iii.</u> • Publicity, education and awareness raising; <u>iv.</u> • Provision of additional recreation space within development sites where they can be accommodated, and where they cannot by contributions to off-site alternative recreation space; and measures to encourage sustainable travel.	

PAM109 AP27a-034	130	All text within Policy SO7.4	<u>POLICY SO7.4: PROTECTING, CONSERVING AND ENHANCING LANDSCAPE CHARACTER</u> <u>a.</u> All development proposals in the District will protect, conserve and enhance landscape character by: <u>i.</u> ▲ Protecting and conserving local distinctiveness, scenic qualities, rural openness and sense of place. <u>ii.</u> ▲ Maximising opportunities to conserve and enhance existing landscape features of the site including trees, hedgerows, woodlands, and watercourses especially where these form part of the historic environment. <u>iii.</u> ▲ Locating and designing the development to respect the surrounding scenic quality and providing sensitive edges to the adjacent areas. <u>iv.</u> ▲ Locating and designing the development to avoid the erosion of relative tranquillity and prevent impacts of light pollution from artificial light on intrinsically dark landscapes. <u>v.</u> ▲ Protecting, conserving and enhancing the Cannock Chase National Landscape, as required by Policy SO7.5 and the Green Belt (as required by Policy SO7.6). <u>vi.</u> ▲ Creating new green infrastructure within the development which links to the ‘Strategic Green Space Network’ (as required by Policy SO7.8). <u>b.</u> All major development proposals must be supported by a Landscape and Visual Impact Assessment.	To provide clarity within the Plan and to make the Plan effective.

PAM110 AP16b-14	130	Addition of text below Policy SO7.4	Add wording below Policy SO7.4 and before the Supporting Text: <u>List of Relevant Policies</u> • <u>Policy SO7.5: Protecting, Conserving and Enhancing the Cannock Chase National Landscape</u> • <u>Policy SO7.6: Protecting, Conserving and Enhancing the Green Belt</u> • <u>Policy SO7.8: Protecting, Conserving and Enhancing Green Infrastructure</u>	To provide clarity within the Plan and to make the Plan effective.
PAM111 AP27a-035	131	All text within Policy SO7.5	<u>POLICY SO7.5: PROTECTING, CONSERVING AND ENHANCING THE CANNOCK CHASE NATIONAL LANDSCAPE</u> The protected landscape areas of Cannock Chase National Landscape are shown on the Policies Map and will receive the highest degree of protection from damaging or inappropriate development. <u>a.</u> Development proposals within or on land forming the setting of the National Landscape will be expected to positively contribute to the special qualities of the National Landscape. Development proposals which, individually or cumulatively, adversely impact on the landscape and scenic beauty of the National Landscape or its setting will be resisted. <u>b.</u> All development proposals within the National Landscape will contribute to meeting the objectives of the AONB Management Plan (2019-2024 and subsequent plans) in regard to:	To provide clarity within the Plan and to make the Plan effective.

			<u>i.</u> ▲ Landscape character; <u>ii.</u> ▲ Wildlife and nature; <u>iii.</u> ▲ Historic environment and culture; <u>iv.</u> ▲ Experience and enjoyment; and <u>v.</u> ▲ Communities and business.	
PAM112	131	Policy SO7.5	Amend first sentence: The ~~protected landscape areas~~ designated area of Cannock Chase National Landscape	Clarification
PAM113 AP27a-036	134	All text within Policy SO7.6	<u>POLICY SO7.6: PROTECTING, CONSERVING AND ENHANCING THE GREEN BELT</u> <u>a.</u> The Green Belt area within the Cannock Chase District, as shown on the Policies Map, will receive the highest degree of protection from development. Development will protect the character and openness of the Green Belt. <u>b.</u> Inappropriate development proposals within the Green Belt will be refused, except in ‘very special circumstances’. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations. <u>c.</u> Opportunities to enhance the beneficial uses of the Green Belt will be supported. This may include opportunities to provide access for outdoor sport and recreation, to retain and enhance landscapes, visual amenity and biodiversity, or to improve damaged and derelict land. <u>d.</u> In association with the large strategic site allocations SH1 Land south of Lichfield Road,	To provide clarity within the Plan and to make the Plan effective.

			Cannock and SE1 Kingswood Lakeside Business Park Extension, land indicated on the Policies Map will be safeguarded for the delivery of public open space as a community park and green infrastructure links and pedestrian and cycle links to adjacent safeguarded land.	
PAM114 AP27a-037	135	All text within Policy SO7.7	<u>POLICY SO7.7: AMENDMENTS TO THE GREEN BELT</u> <u>a.</u> Amendments to the Green Belt boundary are proposed in this Local Plan to accommodate the growth requirements of the District, these are shown on the Policies Map and are at: <u>i.</u> ▲ SH1 - Land south of Lichfield Road, Cannock; <u>ii.</u> ▲ SH2 - Land east of Wimblebury Road; <u>iii.</u> ▲ SH3 - Land to rear of Longford House, Watling Street Cannock; <u>iv.</u> ▲ SH6 - Former Hart School (Hagley Park), Burnthill Road, Rugeley (southern site- part) <u>v.</u> ▲ SE1 - Kingswood Lakeside Extension 2, Blakeney Way <u>vi.</u> ▲ SE2 - Watling Street Business Park Extension, A5 <u>b.</u> Suitable mitigation will be identified and detailed boundaries are shown in the site specific policies. <u>c.</u> Amendments to the Green Belt boundary are proposed in this Local Plan to accommodate growth requirements of the District beyond the plan period or following a review of this Plan at: <u>i.</u> ▲ Site Allocation S1- East of Wimblebury Road, Heath Hayes (southern site)	To provide clarity within the Plan and to make the Plan effective.

			<u>ii.</u> ▲ Site Allocation S2 - Land at Newlands Lane, Heath Hayes, Cannock (former golf driving range) <u>iii.</u> ▲ Site Allocation S3 - Land to the west of Hednesford Road, Norton Canes <u>iv.</u> ▲ Site Allocation S4 - Jubilee Field, Watling Street <u>d.</u> In all cases, appropriate mitigation will be made to compensate for the loss of Green Belt land. This would include: <u>i.</u> ▲ New or enhanced green infrastructure; <u>ii.</u> ▲ Woodland planting; <u>iii.</u> ▲ Landscape and visual enhancements (beyond those needed to mitigate the immediate impacts of the proposal); <u>iv.</u> ▲ Improvements to biodiversity, habitat connectivity and natural capital; <u>v.</u> ▲ New or enhanced walking and cycle routes; and <u>vi.</u> ▲ Improved access to new, enhanced or existing recreational and playing field provision.	
PAM115 AP27a-038	138	All text within Policy SO7.8	<u>POLICY SO7.8: PROTECTING, CONSERVING AND ENHANCING GREEN INFRASTRUCTURE</u> The Policies of this Local Plan seek to protect, conserve and enhance existing green infrastructure in accordance with its importance to heritage, biodiversity, geodiversity, landscape beauty, and its value to facilitate movement, sport and recreation. <u>a.</u> The sites which have been designated as part of the ‘Strategic Green Space Network’ within and	To provide clarity within the Plan and to make the Plan effective.

			adjacent to the built-up areas of the District are shown on the Policies Map and these will receive a higher degree of protection from development. Development in these areas will normally be only permitted where it enhances the value of the green space, for example through: enhancing the quality of the townscape and landscape; providing cycling and walking routes and sport and recreation opportunities; enhancing natural habitats; providing opportunities for local food production; and mitigating the risks and impacts of flooding and pollution. <u>b.</u> Development that would result in an unacceptable conflict with the functions or characteristics of the 'Strategic Green Space Network' will be resisted except where: <u>i.</u> ▪ This supports the Open Spaces Strategy; <u>ii.</u> ▪ An assessment has been undertaken which has clearly shown the 'Strategic Green Space Network' no longer fulfils that purpose; or <u>iii.</u> ▪ The loss resulting from the proposed development would be replaced by equivalent or better provision in a suitable and accessible location. <u>c.</u> Where applicable, new development proposals will set out how the development will impact or enhance the directly affected and adjacent areas of green infrastructure, including the 'Strategic Green Space Network'. New areas of green infrastructure, with links to existing green infrastructure, should be created within the development wherever possible.	

			<u>d.</u> Additional areas of green space of particular importance to local communities which have been allocated in neighbourhood plans as Local Green Space will be afforded the same level of protection as the Green Belt. Neighbourhood plan proposals to allocate Local Green Space within the designated 'Strategic Green Space Network' will be supported.	

Local Plan Strategic Objective 8

Reference	Page	Section/paragraph/policy	Proposed change	Reason
PAM116 AP65a	140	Low And Zero Carbon Energy And Heat Production introductory text for Policy SO8.1	Amend title of section: LOW AND ZERO CARBON ENERGY AND HEAT PRODUCTION	For clarity and effectiveness of the Plan
PAM117 AP27a-039	141	All text within Policy SO8.1	<u>POLICY SO8.1: LOW AND ZERO CARBON ENERGY AND HEAT PRODUCTION</u> <u>a.</u> Development proposals for appropriate low and zero carbon (LZC) energy and heat production installations (including solar photovoltaic (PV), wind energy, and air and water source heat pumps) will be supported where they can demonstrate that: <u>i.</u> • The impacts arising from the construction, operation and de-commissioning of solar and wind farms and other LZC energy and heat generating installations (both individually and cumulatively) can be mitigated.	To provide clarity within the Plan and to make the Plan effective.

			ii. ▲ The impacts of the development proposals (both individually and cumulatively) on designated landscapes and heritage assets including their setting, the natural environment, and on local amenity have been assessed and shown to be acceptable. iii. ▲ The development proposal has been informed by the outcome of consultation with the communities that would be affected by the development. iv. ▲ There are appropriate plans in place for the removal of the installations at the end of their lifetime and for the restoration of the site to an acceptable alternative use. b. Development proposals to install LZC energy and heat production into existing built infrastructure, including housing estates, employment areas, retail sites and car parks, will be supported where they can demonstrate that: i. ▲ The installation promotes good design and is in line with the relevant Local Design Guide; ii. ▲ The installation has been designed to allow for adaptability to new LZC technologies that may emerge. iii. ▲ The installation has been informed by the outcome of consultation with the communities that would be affected by the installation; and, iv. ▲ There are appropriate plans in place for the removal of the installation at the end of its lifetime and for the restoration of the site to an acceptable condition.	

PAM118 AP65b	142	Achieving Net Zero Carbon Development introductory text for Policy SO8.1	Amend title of section: <u>ACHIEVING NET ZERO LOW CARBON DEVELOPMENT</u>	For clarity and effectiveness of the Plan
PAM119 AP65c	142	Achieving Net Zero Carbon Development introductory text for Policy SO8.1, paragraph 6.351	Amend paragraph 6.351: 6.351. National Design Guidance (2021) supports the development of well-designed places and buildings to conserve natural resources including land, water, energy and materials. Their design should respond to the impacts of climate change by being energy efficient and minimising carbon emissions to ~~meet~~ <u>support the Councils ambition to achieve net zero by 2050.</u>	For clarity and effectiveness of the Plan
PAM120 AP27a-040	143	All text within Policy SO8.2	<u>POLICY SO8.2: ACHIEVING NET ZERO CARBON DEVELOPMENT</u> All development proposals should strive to achieve the highest level of building performance standards for cooling, ventilation and energy use and achieve the lowest carbon emissions that can practically and viably be achieved. <u>a.</u> All major development proposals will deliver, in priority order: <u>i.</u> • Zero carbon emission development; <u>ii.</u> • Low carbon emission development with on-site mitigation to achieve net-zero carbon emissions; <u>iii.</u> • Low carbon emission development with off-site mitigation which is within Cannock District to achieve net-zero carbon emissions;	To provide clarity within the Plan and to make the Plan effective.

			<u>iv.</u> • Low carbon emission development with compensatory contributions to an appropriate carbon offsetting fund to achieve net-zero carbon emissions. <u>b.</u> All major development proposals will include evidence in a Sustainability Statement (part of the Design and Access Statement) that the development has achieved the lowest carbon emissions that can practically and viably be achieved.	
PAM121 AP66	143	SO3.2 Supporting text Paragraph 6.353	Additional paragraph after 6.353 to read: <u>Achievement of low carbon development will have a cost implication on development and these costs are identified within the Cannock Chase Local Plan Viability Report (Aspinall Verdi, August 2022) and further updated in the Cannock Chase Local Plan CIL Viability Assessment Addendum Report (Aspinall Verdi November 2024).</u>	
PAM122 AP27a-041	145	All text within Policy SO8.3	<u>POLICY SO8.3: SUSTAINABLE DESIGN</u> <u>a.</u> All residential development proposals should meet or exceed the standards set out by the Home Quality Mark, or equivalent. <u>b.</u> All new dwellings should have a maximum consumption of water of 110 litres/person/day and levels below this will be supported. <u>c.</u> All non-residential development proposals of more than 500m² gross (new build and conversions) should meet or exceed BREEAM 'excellent' rating, and be accompanied by an independent and validated	To provide clarity within the Plan and to make the Plan effective.

			assessment of the net carbon emissions or reductions that are expected to result from the development, together with details of the monitoring system that will be put into place to monitor impacts. <u>d.</u> All major development proposals must incorporate sustainable design. Applicants will be required to provide a Sustainability Statement (as part of the Design and Access Statement) to set out how the design will: <u>i.</u> ▪ Meet the requirements of Policy SO8.2: ‘Achieving Net Zero Carbon Development’; <u>ii.</u> ▪ Maximise opportunities for on-site production and use of low and zero carbon energy and heat (including air and water source heat pumps and solar photovoltaic arrays); <u>iii.</u> ▪ Incorporate, and/or link to, low and zero carbon energy and heat systems; <u>iv.</u> ▪ Take account of projected changes in temperature, rainfall and wind to ensure that the development remains resilient to the effects of climate change; <u>v.</u> ▪ Protect, improve and enhance existing woodlands and habitats, and integrate new green and blue infrastructure with sustainable drainage systems (SuDS) and pedestrian and cycle routes; <u>vi.</u> ▪ Provide a contribution to the creation of urban forests, woodlands and street trees as an integral part of the development or as part of a linked off-site scheme. <u>vii.</u> ▪ Conform to the relevant Local Design Guide;	

			<u>viii.</u> • Make effective use of previously developed land, existing buildings and infrastructure (in line with Policy SO8.6: Brownfield and Despoiled Land and Under-Utilised Buildings). <u>ix.</u> • Use materials with a low environmental impact, minimise the use of non-renewable natural resources, and maximise the reuse and recycling of materials in construction and deconstruction (in line with Policy SO8.8 'Managing Waste'); and <u>x.</u> • Provide electric vehicle recharging infrastructure within new development, designate parking spaces for low emission vehicles; provide opportunities for local walking and cycling, and facilitate low emission bus service provision (in line with Policy SO5.3 'Low and Zero Carbon Transport').	
PAM123 AP16b-15	145-146	Addition of text below Policy SO8.3	Add wording below Policy SO8.3 and before the Supporting Text: <u>List of Relevant Policies</u> • <u>Policy SO5.3: Low and Zero Carbon Transport</u> • <u>Policy SO8.2: Achieving Net Zero Carbon Development</u> • <u>Policy SO8.6: Brownfield and Despoiled Land and Under-Utilised Buildings</u> • <u>Policy SO8.8: Managing Waste</u>	To provide clarity within the Plan and to make the Plan effective.
PAM124 AP27a-042	147	All text within Policy SO8.4	<u>POLICY SO8.4: MANAGING FLOOD RISK</u> The Local Planning Authority will manage flood risk within the District by directing development away from areas at highest risk.	To provide clarity within the Plan and to make the Plan effective.

			<u>a.</u> Development proposals on sites known to be at risk from any form of flooding will be resisted if alternative sites are available for the proposed development in areas with a lower probability of flooding. <u>b.</u> Where it is not possible for the development to be located in areas with a lower probability of flooding, an Exception Test may be required. The need for the exception test will depend on the potential vulnerability of the site and of the development proposed, in line with the Flood Risk Vulnerability Classification set out in national planning policy. To meet the Exception Test the applicant will need to show: <u>i.</u> (a) The development would provide wider sustainability benefits to the community that outweigh the flood risk; and <u>ii.</u> (b) The development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. <u>c.</u> All major development proposals will: <u>i.</u> * Incorporate sustainable water management measures to reduce water use, and increase its reuse, minimise surface water run-off, and ensure that it does not increase flood risks or impact water quality elsewhere. <u>ii.</u> * Reduce the risk of flooding and maximise flood protection by including features such as trees and planting, water bodies, retention ponds and	

			filter beds, and permeable paving. Surface drainage requirements should work with the local topography to create low maintenance sustainable drainage systems. d. All major development proposals at sites which fall into Flood Zones 2 or 3 (in whole or in part) will as a minimum: i. Be supported by a Flood Risk Assessment and a comprehensive and deliverable strategy to minimize flood risk. ii. Be resilient to flooding through design and layout, incorporating sensitively designed mitigation measures. These may take the form of on-site flood defence works and/or a contribution towards, or a commitment to undertake such off-site measures as may be necessary to meet required flood protection standards, for example, as set out in the Local Flood Risk Management Strategy. iii. Provide sufficient space for drainage and flood alleviation schemes. iv. Promote the safety of people in consultation with emergency planning services.	
PAM125	148	List of relevant evidence	Amend bullet point 3: Southern Staffordshire Water Cycle Study (2020)	Correction to typo
PAM126 AP27a-043	149	All text within Policy SO8.5	<u>POLICY SO8.5: AVOIDING AIR, WATER, NOISE OR LIGHT POLLUTION AND SOIL CONTAMINATION</u> Development proposals which will cause unacceptable on-site or off-site risk or harm to human health or the natural	To provide clarity within the Plan and to make the Plan effective.

			environment (either individually or cumulatively) will not be permitted. <u>a.</u> All major development proposals will: <u>i.</u> * Set out how any air, water, noise, light pollution or soil contamination that may arise from the development will be avoided (or, if it is not possible to avoid, set out how it will be mitigated); <u>ii.</u> * Set out in an Air Quality Assessment (where relevant) how they will avoid any adverse impacts on an Air Quality Management Area. If it is not possible to avoid adverse impacts, the proposals will set out how the impacts on the Air Quality Management Area will be mitigated through the implementation of measures contained within air quality action plans and transport plans, and through green infrastructure provision and enhancements, or building layout and design which will help to minimise harmful air quality impacts. <u>iii.</u> * Protect (and where appropriate enhance and restore) water quality. Development will not be permitted without confirmation that the existing or improved sewage and wastewater treatment facilities can accommodate the new development; <u>iv.</u> * Protect and conserve soil resources, and safeguard the best and most versatile agricultural land; <u>v.</u> * Ensure that public lighting and signage is designed and maintained in a way that will limit the impact of light pollution on local amenity,	

			nature conservation, wildlife habitats, and intrinsically dark landscapes and skies; and <u>vi.</u> • Maintain and improve the noise environment through good design which takes account of the acoustic environment (in line with the Noise Policy Statement for England).	
PAM127 AP76a	150	Policy SO8.5 Supporting Text Below paragraph 6.378	Policy SO8.5 Supporting Text below paragraph 6.378 Add new paragraph: <u>6.380 The policy seeks to safeguard the best and most versatile agricultural land (BMV) and therefore avoid unnecessary losses of the highest grade land (grades 1-3a). The agricultural land use for site allocations in the Local Plan has been considered and has factored into site assessment and the Sustainability Appraisal. For all other applications any loss of BMV will be deemed a material consideration.</u>	For clarification and effectiveness of the Policy.
PAM128 AP27a-044	151	All text within Policy SO8.6	<u>POLICY SO8.6: BROWNFIELD AND DESPOILED LAND AND UNDER-UTILISED BUILDINGS</u> <u>a.</u> Development proposals, where appropriate and in line with the provisions of the relevant Local Design Guide, will: <u>i.</u> • Prioritise the use of suitable brownfield land for homes and other uses, particularly within designated settlement boundaries, and support appropriate opportunities to remediate despoiled (degraded, derelict, contaminated and unstable) land; and, <u>ii.</u> • Make effective use of under-utilised land and buildings, particularly within designated	To provide clarity within the Plan and to make the Plan effective.

			settlement boundaries, through building renovations and conversions, the demolition and rebuilding of vacant and redundant buildings, and building on or above existing buildings, service yards, car parks or other infrastructure.	
PAM129 AP27a-045	153	All text within Policy SO8.7	<u>POLICY SO8.7: SAFEGUARDING MINERAL RESERVES</u> <u>a.</u> In support of the delivery of the objectives of the Minerals Local Plan for Staffordshire, all development will maximise the contribution that substitute or secondary and recycled material can make as an alternative to primary minerals. <u>b.</u> The Local Planning Authority will consult the Minerals Planning Authority as required where development falls within the Mineral Safeguarding Areas defined in the Minerals Local Plan for Staffordshire. <u>c.</u> All major development proposals will: <u>i.</u> • Provide, where appropriate, for the extraction of mineral resources of local and national importance; <u>ii.</u> • Ensure that the development does not sterilise known locations of mineral resources of local and national importance by safeguarding the Mineral Safeguarding Areas defined in the Mineral Local Plan for Staffordshire; and the associated Safeguarded Mineral Infrastructure sites used for mineral processing, handling, and transportation.	To provide clarity within the Plan and to make the Plan effective.
PAM130 AP77	153	Policy SO8.7 Supporting Text Paragraph 6.392	Policy SO8.7 Supporting Text Paragraph 6.392 Amend text:	For clarification and effectiveness of the Policy.

			The Minerals Local Plan identifies Mineral Safeguarding Areas, ~~including an area of surface coal and associated fireclays in the southern part of Cannock Chase District.~~ <u>This and these areas</u> will be safeguarded against needless sterilisation by non-mineral development.	
PAM131 AP27a-046	154	All text within Policy SO8.8	<u>POLICY SO8.8 MANAGING WASTE</u> <u>a.</u> All major development proposals will: <u>i.</u> • Be supported by a site waste management plan demonstrating that waste prevention is the first priority and how the demolition, construction and operational phases of the development will minimise the generation of waste. <u>ii.</u> • Provide integrated facilities for the storage of recyclable and non-recyclable waste, and have regard to the operational needs of the relevant waste collection authorities in their design and access arrangements. <u>b.</u> Development proposals for waste management facilities will need to demonstrate that the proposals: <u>i.</u> • Are compatible with the objective of moving the management of waste up the Waste Hierarchy. <u>ii.</u> • Will not result in unacceptable direct or indirect impacts on the amenity of existing or proposed neighbouring uses. <u>iii.</u> • Have good access to the principal road network, and where practicable, other modes of transport. <u>c.</u> Non-waste related development proposals on or in the vicinity of the permitted waste management	To provide clarity within the Plan and to make the Plan effective.

			facilities will not be supported, unless there are overriding planning reasons why the non-waste related development should be permitted, including the relocation of waste facilities to alternative sites.	

Local Plan Policies - Strategic Site Allocations

Reference	Page	Section/paragraph/ policy	Proposed change	Reason
PAM132	156-231	Section 7	Replace header above section 7: <u>6. Local Plan Policy Options – 7. Site Allocations</u>	For clarity
PAM133 AP78	156	Site Allocations Paragraph 6.398	Amend wording to Paragraph 6.398 and add additional paragraphs: ~~6.398.~~ <u>7. The Council has identified sites (site allocations) across the District which will identify the sites being allocated to deliver the Local Plan requirement for 5,808 new dwellings and 500 dwellings to meet the unmet needs of neighbouring areas, alongside the provision of sites for Gypsy, Traveller and Travelling Showpeople and 74ha 69ha of employment land between 2018-2040. Sites being allocated in this plan have been assessed against a site selection process</u>	To provide clarity and consistency within the Plan and make the Plan effective.

			which is set out in the supporting Site Selection Paper, which explains the detailed methodology and site selection criteria. <u>7.1 The sites have been separated into different categories:</u> • <u>Strategic Residential Site Allocations: The Council has identified four sites to be removed from the Green Belt (as set out in Policy SO7.7) to meet both the Local Housing Need and the unmet need of the Housing Market Area.</u> • <u>Residential Site Allocations: These sites comprise of all non-green belt sites assessed through the site selection process and are primarily urban and brownfield sites.</u> • <u>Strategic Employment Site Allocations: The Council has identified two larger employment sites to be removed from the Green Belt (as set out in Policy SO7.7).</u> • <u>Employment Site Allocations: These sites comprise of smaller sites assessed through the site selection process.</u> • <u>Gypsy, Traveller and Travelling Showpeople Site Allocations: These sites have been assessed through the site selection process to provide suitable expansion to two existing sites.</u> <u>7.2 The Council is satisfied that all these sites are available and either deliverable or developable⁶⁹ over the lifetime of the Local Plan.</u>	

7.3 The site allocation policies are separated out to distinguish between Strategic Site Allocations which are subject to more detailed policy and guidance and all other development site allocations which are supported by identified development considerations.

7.4 Further to the identified site allocations, the Council through the site selection process identified sites under construction or which had planning permission as of 31st March 2023, alongside other sites that had already been allocated or have a resolution to grant planning permission for housing which would contribute towards the housing supply across the Plan period 2018 - 2040. These are set out in Tables A and B below.

Table A: Under Construction Sites

H1	Land to the West of Pye Green Road, Hednesford (Northern end of site adj. Pye Green Road) Allocation: Housing. Capacity: 168
H11	108, 102-106 High Green Court, Cannock Allocation: Housing. Capacity: 8
H12	Whitelodge, New Penkridge Road, Cannock Allocation: Housing. Capacity: 2
H17	Land west of Pye Green Road, Hednesford Cannock (Adj. Pye Green Road. Part of larger site) Allocation: Housing. Capacity: 59
H30	Land at Rawnsley Road, Hazel Slade Allocation: Housing. Capacity: 60
H44	268, Bradbury Lane, Hednesford Allocation: Housing. Capacity: 10

			<table><tr><td>H55</td><td>77 Old Fallow Road, Cannock Allocation: Housing. Capacity: 11</td></tr><tr><td>H57</td><td>Unit E Beecroft Court, Cannock Allocation: Housing. Capacity: 20</td></tr><tr><td>H25</td><td>Main Road, Brereton (between Cedar Tree Hotel and Library) Allocation: Housing. Capacity: 27</td></tr></table>	H55	77 Old Fallow Road, Cannock Allocation: Housing. Capacity: 11	H57	Unit E Beecroft Court, Cannock Allocation: Housing. Capacity: 20	H25	Main Road, Brereton (between Cedar Tree Hotel and Library) Allocation: Housing. Capacity: 27														
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H57	Unit E Beecroft Court, Cannock Allocation: Housing. Capacity: 20																						
H25	Main Road, Brereton (between Cedar Tree Hotel and Library) Allocation: Housing. Capacity: 27																						
		<table><tr><td colspan="2">Table B: Proposed allocations which already have planning permission, are already allocated or have a resolution to grant planning permission for housing.</td></tr><tr><td>H16</td><td>Land west of Pye Green Road, Hednesford Cannock (Land Northern end of the larger site) Allocation: Housing. Capacity: 51</td></tr><tr><td>H18</td><td>Land adjacent and to the rear of 419-435, Cannock Road, Hednesford Allocation: Housing. Capacity: 25</td></tr><tr><td>H45</td><td>23, Walsall Road, Cannock Allocation: Housing. Capacity: 12</td></tr><tr><td>H58</td><td>Cromwell House, Mill Street, Cannock Allocation: Housing. Capacity: 11</td></tr><tr><td>M6</td><td>Rugeley Market Hall and Bus Station, Rugeley Allocation: Mixed. Capacity: Up to 50 dwellings</td></tr><tr><td>M7</td><td>Land at Wellington Drive, Rugeley Allocation: Mixed. Capacity: Up to 20 dwellings</td></tr><tr><td>H24</td><td>Market Street garages, Rugeley (incorporating BT telephone exchange) Allocation: Housing. Capacity: Up to 28 dwellings</td></tr><tr><td>H27</td><td>Heron Court, Heron Street, Rugeley Allocation: Housing. Capacity: Up to 10 dwellings</td></tr><tr><td>H48</td><td>Former Aelfgar School, Taylors Lane, Rugeley Allocation: Housing. Capacity: Up to 58 dwellings</td></tr></table>	Table B: Proposed allocations which already have planning permission, are already allocated or have a resolution to grant planning permission for housing.		H16	Land west of Pye Green Road, Hednesford Cannock (Land Northern end of the larger site) Allocation: Housing. Capacity: 51	H18	Land adjacent and to the rear of 419-435, Cannock Road, Hednesford Allocation: Housing. Capacity: 25	H45	23, Walsall Road, Cannock Allocation: Housing. Capacity: 12	H58	Cromwell House, Mill Street, Cannock Allocation: Housing. Capacity: 11	M6	Rugeley Market Hall and Bus Station, Rugeley Allocation: Mixed. Capacity: Up to 50 dwellings	M7	Land at Wellington Drive, Rugeley Allocation: Mixed. Capacity: Up to 20 dwellings	H24	Market Street garages, Rugeley (incorporating BT telephone exchange) Allocation: Housing. Capacity: Up to 28 dwellings	H27	Heron Court, Heron Street, Rugeley Allocation: Housing. Capacity: Up to 10 dwellings	H48	Former Aelfgar School, Taylors Lane, Rugeley Allocation: Housing. Capacity: Up to 58 dwellings	
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			7.5 To ensure the Districts housing need is met and that <u>completed sites from 2018 - 2023 are not counted towards the identified Housing Market Area contribution of 500 dwellings, the Council have adopted a stepped approach to the housing requirement. This will ensure an adequate supply of housing will be available through the Plan period and takes into consideration some of the larger strategic sites not making a significant contribution to completions until the mid delivery phase. The Housing Trajectory below sets out the stepped approach and includes existing housing completions to 2023, the sites identified in Tables A and B above and all sites allocated within this section.</u>	
PAM134	156	Housing Trajectory diagram	Replace diagram with updated version to reflect final changes	For clarity/legibility
PAM135 AP79	156	Strategic Site Allocations Paragraphs 6.399 - 6.403	Delete explanatory text: <u>Strategic Site Allocations</u> ~~The following policies provide details of sites being allocated for residential development or residential-led, mixed use developments.~~ ~~In Policy SA1, each site allocated for residential development has a figure identifying the number of dwellings. For sites with permission the figure is the total number of dwellings with planning permission on the site or, if the site is already under construction, it is~~	

			accompanied by the remaining number of dwellings (as of 1st April 2023) still to be completed in accordance with the permission. Where the site is without planning permission, the figure is in most cases an estimate based on the size of the site, an assumption about the net developable area, an assumption about the net residential density which would be appropriate for the area in which the site is located, or an assumption provided by the developer/landowner/agent that has been submitted to the Council. The indicative numbers of dwellings are used to demonstrate how the Local Plan requirement can be met. It is emphasised that they are only 'indicative', and do not represent a fixed policy target for each individual site. Developers are encouraged to produce the most appropriate design-led solution, taking all relevant Local Plan policies and national policy into account, in arriving at a total dwelling figure for their site, and they need not be constrained by the figure that appears in the policy as an 'indicative dwelling figure'. The site allocation policies are separated out to distinguish between Strategic Site Allocations which are subject to more detailed policy and guidance and all other residential development sites which are supported by identified development considerations.	

PAM136 AP79	157	Strategic Residential Site Allocations, following paragraph 6.406 and before paragraph 6.407	Add additional text after paragraph 6.406: <u>The indicative numbers of dwellings are used to demonstrate how the Local Plan requirement can be met. It is emphasised that they are only 'indicative', and do not represent a fixed policy target for each individual site.</u> <u>Developers are encouraged to produce the most appropriate design-led solution, taking all relevant Local Plan policies and national policy into account, in arriving at a total dwelling figure for their site, and they need not be constrained by the figure that appears in the policy as an 'indicative dwelling figure'.</u> <u>A Concept Diagram has been produced for each strategic allocation, this is to demonstrate the layout and form of development that may come forward on the site, it comprises of identified existing features within the site that developers may wish to make consideration to within their design and 'indicative' elements for developers to consider when forming a Masterplan. The intention of the Concept Diagram is to present an idea of what may come forward on the site, but Developers are not constrained by the diagram.</u>	For consideration with regard to the clarity and the effectiveness of the Plan.
PAM137 AP89a	159	Strategic Site Specific Policy - Land south of	Amend wording under sub-heading 'Proposed Use:	For clarity and effectiveness of the policies.

		Lichfield Road, Cannock - Introductory text	The development will deliver in the region of 700 dwellings, and provision for a new primary school and Community Park <u>land</u> with primary access from...	
PAM138 AP87a	159	Strategic Site Specific Policy - Land south of Lichfield Road, Cannock - Introductory text	Amend wording under heading 'Proposed Use' Proposed Use: The development will deliver in the region of 700 dwellings, and provision for a new primary school and Community Park with primary access from ~~Cannock~~ <u>A5190 Lichfield Road</u> .	For clarity and effectiveness of the Plan and policy.
PAM139 AP89b	159	Strategic Site Specific Policy - Land south of Lichfield Road, Cannock - Introductory text	Amend wording under heading 'Description of Site', second bullet point: • The southern part of the site (C116(b)), approximately 14.8ha, lies to the south of Newlands Lane and is being proposed as a community park <u>land</u> to be delivered alongside the residential development. This part of the Green Belt will be enhanced.	For clarity and effectiveness of the policies.
PAM140 AP89c	159	Strategic Site Specific Policy - Land south of Lichfield Road, Cannock - Introductory text	Amend wording under heading 'Description of Site', sixth paragraph: The site is adjacent to areas with local designations to protect biodiversity, and it is anticipated that the new community park <u>land</u> will support green infrastructure and ecological network linkages.	For clarity and effectiveness of the policies.

PAM141 AP27a-047	160-163	All text within Policy SH1: Land south of Lichfield Road, Cannock	POLICY SH1: LAND SOUTH OF LICHFIELD ROAD, CANNOCK <u>a.</u> Land south of Lichfield Road, shown as SH1 on the Policies Map is allocated for residential development and a Community Park. <u>i.</u> * Approximately 700 dwellings will be located on 32.5ha of land which comprises the northern part of the site referenced as C116a. This land is released from the Green Belt; <u>ii.</u> * A new country park will be located on 14.8ha of land which comprises the southern part of the site referenced as C116b. This land will remain designated as Green Belt and will be delivered as a compensatory improvement to enhance the remaining Green Belt in accordance with the provisions of the NPPF. <u>b.</u> CCDC will work with the site promoter to agree an illustrative masterplan for the site alongside the broad parameters shown on the Concept Plan, including a design code for the site. A planning performance agreement to scope the level of support for each stage and identify key officers and resources will also be drawn up between CCDC and the site promoter. <u>Parcel C116a</u>	To provide clarity within the Plan and to make the Plan effective.

			<u>c.</u> Residential development will be delivered at a minimum density of 35dph and provide the appropriate mix of housing types and tenure, including affordable housing and adaptable housing in compliance with local and national housing policies. <u>d.</u> Development should include the highest level of building performance standards for cooling, ventilation and energy use and achieve the lowest viable carbon emissions that can practically and viably be achieved. <u>e.</u> Vehicular access will be from Cannock Road and will serve the residential area within parcel C116a. A Transport Assessment and Travel Plan will be required to support the application and will need to consider the cumulative impact of Local Plan allocations, with particular regard to impact on the Five Ways junction and mitigation of any adverse impact on air quality and traffic congestion. <u>f.</u> The site will provide 2.3 ha of flat, level land of a regular shape with significant road frontage to the adoptable highway to accommodate a new 2FE Primary School. The school site and access, as shown on the concept plan, shall form part of the first phase of development and be transferred to the County. Prior to the planning consent being issued	

			for Site SH1 a strategy for the delivery of the Primary School shall be agreed between the applicant, Staffordshire County Council and the Local Planning Authority. No completions shall take place on SH1 until the school site has been transferred in accordance with the requirements of the County Council as set out in a S106 agreement. Development will be subject to proportionate primary and secondary education contributions as requested by Staffordshire County Council, where evidenced by need. <u>g.</u> Development proposals at the outline planning application stage will be accompanied by a phasing strategy and details of a proportionate funding mechanism to deliver the necessary infrastructure to address the cumulative impact of site allocations SH1 and SH2 in combination, on the local transport network (including facilitating the delivery of the WWR in site SH2) and with regard to education provision (including delivering a new 2FE primary school in site SH1). Proposals will be assessed with regard to the Infrastructure Delivery Plan. No substantive housing completions should occur until the funding and phasing of critical infrastructure is agreed by the applicant, Local Planning Authority and Staffordshire County Council.	

			<u>h.</u> A Landscape Strategy will be required to ensure that the development form and layout minimises any significant adverse visual impact on the remaining Green Belt and is designed taking into account site topography and existing defining features of the landscape. <u>i.</u> The design, layout and landscaping of the site is required to limit the perception of coalescence between Heath Hayes and Norton Canes and to minimise adverse impacts on the settings of both settlements. <u>j.</u> A Biodiversity Net Gain Assessment will be required to ensure a minimum of 10% net gain in biodiversity as a result of development, in accordance with Policy SO7.2. An Ecological Impact Assessment will be required in accordance with Policy SO7.1. <u>k.</u> New native woodland planting on the south western boundary of parcel C116a will provide visual containment to prevent urbanisation of Newlands Lane. Established wooded areas bordering Newlands Lane should be retained to protect its rural character and the wider Green Belt. <u>l.</u> The development will be required to provide new and/or enhanced open space, sports and recreational provision, including playing fields and	

			allotments to meet locally defined minimum standards and benchmarks in line with policies (SO2.3, SO2.4). The Council will work with the developer to determine whether any provision is more appropriately located on land for the community park on the southern land parcel (C116b). The development of the community park should not offset the requirement for particular types of open space/sports pitch provision to meet the needs of new residents. <u>m.</u> The site will be supported by a Drainage Strategy. Development should have no adverse impact on the environmental quality of Newlands Brook. It is anticipated that the pond and running water courses will be retained. The development will incorporate new or enhanced attenuation ponds and SUDS features within the greenspace to provide suitable drainage systems on the site and help with flood mitigation. <u>n.</u> An odour assessment will be required to assess the impact of Poplars Landfill on the health and amenity of residents and determine any mitigation required. <u>o.</u> The development proposals will be accompanied by an Employment and Skills Plan to demonstrate how the development will contribute to the training and employability of local residents, especially young people.	

			<u>Parcel C116b</u> <u>p.</u> All details of the community park including, but not limited to, the design, layout, appearance, materials, infrastructure, landscaping and planting will be agreed with the Council through the submission of an outline planning application for the whole site (SH1). <u>q.</u> The ecological value of land identified for the Community Park will be enhanced with habitat creation in the form of new wet woodland associated with Newlands Brook at the eastern boundary of the site. <u>r.</u> The existing Public Right of Way will be retained and new surfaced circular routes created to facilitate recreational use of the site, accessible to all users. Infrastructure serving the route will be provided including any seating, bins and gates or fencing prior to the opening of the routes. <u>s.</u> Existing trees and hedgerows should be retained where possible, having regard to access and other infrastructure requirements, with new planting of native species to enhance biodiversity on site. <u>t.</u> A management company will be formed prior to commencement of the development of the	

			community park which will maintain the park in perpetuity. The community park will be completed and open to the public on completion of initial phases of the development and before occupation of the 350th dwelling (or equivalent mid-way marker of development) on the northern land parcel (C116a); unless an alternative phasing plan is agreed with the Local Planning Authority.	
PAM142 AP91a	165	Strategic Site Specific Policy - Land east of Wimblebury Road, Heath Hayes - Introductory text	Amend wording of introductory text to Strategic Site Specific Policy - Land east of Wimblebury Road, Heath Hayes: Proposed Use: The development of approximately 400 ~~435~~ dwellings, public open space and access from Wimblebury Road to Cannock Road. The development will deliver the Wimblebury Road Relief Road (WRRR) and contribute to off-site highway and sustainable travel improvements and associated off-site infrastructure including a primary school. The development will deliver a mix of housing sizes, types and tenure to ensure that there is a range of housing including affordable housing. Indicative Dwelling Yield: ~~up to 400~~ <u>approximately 435 dwellings</u>	For consistency, flexibility and effectiveness of the Plan and its relevant policies.

PAM143 AP92a	165	Strategic Site Specific Policy - Land east of Wimblebury Road, Heath Hayes - Introductory text	Amend wording of introductory text to Strategic Site Specific Policy - Land east of Wimblebury Road, Heath Hayes under Description of Site, second bullet point: • The second element of the allocation comprises land required as indicatively shown on the policies map for the delivery of the WRRR which will connect from the roundabout at Wimblebury Road to a new junction on the A5190 Cannock Road, east of Five Ways junction. The ~~WRRR~~ WRRR is designed to divert traffic from the congested Five Ways junction.	For clarification and effectiveness of the policy.
PAM144 AP27a-048	167-169	All text within Policy SH2: Land east of Wimblebury Road, Heath Hayes	POLICY SH2: LAND EAST OF WIMBLEBURY ROAD, HEATH HAYES a. Land east of Wimblebury Road, shown as SH2 on the Policies Map is allocated for residential development. Development of site SH2 is subject to provision of the Wimblebury Road Relief Road (WRRR) linking Wimblebury Road to Cannock Road, as shown on the Policies Map: i. • Approximately 400 dwellings will be located on 17.9ha of land which comprises 6.4ha of safeguarded land identified in the 2014 Local Plan and an adjacent 11.5ha of land will be released from the Green Belt.	To provide clarity within the Plan and to make the Plan effective.

			<u>ii.</u> ▲ The WWR will connect Wimblebury Road and Cannock Road. The route indicated on the Policies Map will connect site SH2 and the allocated Safeguarded Site identified as S1. <u>b.</u> CCDC will work with the site promoter to agree an illustrative masterplan for the site alongside the broad parameters shown on the Concept Plan, including a design code for the site. A planning performance agreement to scope the level of support for each stage and identify key officers and resources will also be drawn up between CCDC and the site promoter. <u>c.</u> Residential development will be delivered at a minimum density of 35dph and provide the appropriate mix of housing types and tenure, including affordable housing and adaptable housing in compliance with local and national housing policies. <u>d.</u> Development should include the highest level of building performance standards for cooling, ventilation and energy use and achieve the lowest viable carbon emissions that can practically and viably be achieved. <u>e.</u> Vehicular access will be from Wimblebury Road and via the provision of the WWR which will connect to	

			Cannock Road. A Transport Assessment and Travel Plan will be required to support the application and will need to consider the cumulative impact of Local Plan allocations, with particular to impact on the Five Ways junction and mitigation of any adverse impact on air quality and traffic congestion. f. Development proposals at the outline planning application stage will be accompanied by a phasing strategy and details of a proportionate funding mechanism to deliver the necessary infrastructure to address the cumulative impact of site allocations SH1 and SH2 in combination, on the local transport network (including facilitating the delivery of the WRRR in site SH2) and with regard to education provision (including delivering a new 2FE primary school in site SH1). Proposals will be assessed with regard to the Infrastructure Delivery Plan. No substantive housing completions should occur until the funding and phasing of critical infrastructure is agreed by the applicant, Local Planning Authority and Staffordshire County Council. Development will be subject to proportionate primary and secondary education contributions as requested by Staffordshire County Council, where evidenced by need. g. A Landscape Strategy will be required to ensure the development form and layout minimises any	

			significant adverse visual impact on the remaining Green Belt and is designed taking into account site topography and existing defining features of the landscape. This Landscape Strategy will also address any requirement for new native woodland planning on the north-eastern and eastern boundaries where appropriate to assist with the site's visual containment. <u>h.</u> The design, layout and landscaping of the site is required to limit the perception of coalescence between Heath Hayes and Norton Canes and to minimise adverse impacts on the settings of both settlements. <u>i.</u> A Biodiversity Net Gain Assessment will be required to ensure a minimum of 10% net gain in biodiversity as a result of development, in accordance with Policy SO7.2. An Ecological Impact Assessment also will be required in accordance with Policy SO7.1. <u>j.</u> The development will be required to contribute to new and/or enhanced open space, sports and recreational provision, including playing fields and allotments to meet locally defined minimum standards and benchmarks in line with policies (SO2.3, SO2.4). The Council will work with the developer to determine whether this should comprise improvements to Heath Hayes Park and	

			allotments immediately south of the site. New surfaced walking/cycling routes will be created to facilitate recreational use of the site, connect any new green spaces and must be accessible to all users with alignment to existing Public Rights of Way. <u>k.</u> In accordance with national planning guidance, the impact of removing land from the Green Belt should be offset compensatory improvements to the environmental quality and accessibility of the remaining Green Belt land. The Planning Application should demonstrate consideration of how the accessibility of the Public Rights of Way in the adjacent surrounding woodland will be improved or enhanced. <u>l.</u> Development should have no significant adverse impact on the environmental quality of the Chasewater and Southern Coalfields Heaths SSSI or the water quality of Cannock Extension Canal SAC. The Planning Application will be supported by a Habitats Regulation Assessment and a Drainage Strategy which will outline necessary mitigation measures to avoid significant adverse impacts. Development proposals will also support the protection of habitats in adjacent Areas of Biological Importance.	

			<u>m.</u> The development will incorporate new or enhanced attenuation ponds and SUDS features within the greenspace to provide suitable drainage systems on the site and help with flood mitigation downstream in Norton Canes, subject to the findings of a site-specific flood risk assessment. The planning application will be accompanied by an Employment and Skills Plan to demonstrate how the development will contribute to the training and employability of local residents, especially young people.	
PAM145 AP93a	172	Strategic Site Specific Policy - Land to the rear of Longford House, Watling Street Introductory Text	Amend wording: Indicative Dwelling Yield: <u>Approximately</u> 45 dwellings	For consistency, flexibility and effectiveness of the Plan and its relevant policies.
PAM146 AP27a-049	173-175	All text within Policy SH3: Land to the rear of Longford House, Watling Street	POLICY SH3: LAND TO THE REAR OF LONGFORD HOUSE, WATLING STREET <u>a.</u> Land to the rear of Longford House, shown as SH3 on the Policies Map is allocated for residential development: <u>i.</u> • Up to 45 dwellings will be located on 2ha of land that comprises of a portion of brownfield land as well as some undeveloped land. This land will be released from the Green Belt.	To provide clarity within the Plan and to make the Plan effective.

			<u>b.</u> Residential development will be delivered at a minimum density of 38dph and provide the appropriate mix of housing types and tenure, including affordable housing and adaptable housing in compliance with local and national housing policies. <u>c.</u> Development should include the highest level of building performance standards for cooling, ventilation and energy use and achieve the lowest viable carbon emissions that can practically and viably be achieved. <u>d.</u> Vehicular access will be from Wellington Drive. A Travel Statement will be required to assess the potential transport impacts of the development. An Air Quality Assessment may also be sought to determine the impact of development on air quality and any proposed mitigation measures. <u>e.</u> The site will promote active travel providing new or enhanced cycle and footpath linkages, including enhanced connections and alignments to existing public rights of way, where applicable. <u>f.</u> The site is traversed by open watercourses forming part of the Staffordshire and Worcestershire Canal. The appropriateness of retaining open watercourses should be considered when designing the site as	

			these form part of the historic landscape and would provide the potential for interpretation of the history of canals in the area. If retained, these could potentially form part of the amenity space and may be suitable for ecological enhancement. A Flood Risk Assessment and drainage strategy will be required to demonstrate that proposed development will not increase the risk of flooding. <u>g.</u> A Biodiversity Net Gain Assessment will be required to ensure a minimum of 10% net gain in biodiversity as a result of the site development, in accordance with Policy SO7.2. An Ecological Impact Assessment also will be required in accordance with Policy SO7.1. An Odour Assessment will be required to set out clearly how the proposals will mitigate any potential impact on residential amenity from nuisance odour. <u>h.</u> The design of development should conserve and enhance the setting of the Grade II listed Longford Lodge and non-designated Longford House. The planting along the former drive from Longford Lodge to Longford House should be retained as screening and strengthened, if necessary. <u>i.</u> The design of the site should be considered with the potential to improve the impact of the site on the remaining Green Belt and heritage assets, providing	

			a more considered approach to the urban edge in this location with the potential to preserve and enhance any natural boundary landscape features. <u>j.</u> In accordance with national planning guidance, the impact of removing land from the Green Belt should be offset by compensatory improvements to the environmental quality and accessibility of the remaining Green Belt land. <u>k.</u> The development will be required to provide new and/or enhanced open space, sports and recreational buildings and land, including playing fields and allotments to meet locally defined minimum standards and benchmarks in line with policies (SO2.3, SO2.4). <u>l.</u> Redevelopment on any part of the site which is previously developed and considered to be subject to contamination will need to be supported by an assessment and remediation statement.	
PAM147 AP94a	176	Strategic Site Specific Policy - Former Hart School, Burnthill Road, Rugeley (Hagley Park) Introductory Text	Amend wording: Indicative Dwelling Yield: <u>Approximately</u> 145 dwellings	For consistency, flexibility and effectiveness of the Plan and its relevant policies.

PAM148 AP27a-050	177-178	All text within Policy SH6: Former Hart School, Burnthill Road, Rugeley (Hagley Park)	POLICY SH6: FORMER HART SCHOOL, BURNTHILL ROAD, RUGELEY (HAGLEY PARK) <u>a.</u> Land at the Former Hart School, shown as SH6 on the Policies Map is allocated for residential development: <u>i.</u> • Up to 145 dwellings will be located on 4.9ha of land that comprises of a part brownfield and part greenfield site. 1.9 ha of this land will be released from the Green Belt. <u>b.</u> Residential development will be delivered at a minimum density of 35dph and provide the appropriate mix of housing types and tenure, including affordable housing and adaptable housing in compliance with local and national housing policies. <u>c.</u> Development should include the highest level of building performance standards for cooling, ventilation and energy use and achieve the lowest viable carbon emissions that can practically and viably be achieved. <u>d.</u> Vehicular access will be from Burnthill Lane. A Transport Statement will be required detailing an appropriate access and junction arrangement as required in consultation with Staffordshire County Highways. The site should also promote active travel, providing new or enhanced cycle and footpath linkages.	To provide clarity within the Plan and to make the Plan effective.

			<u>e.</u> Where appropriate, the proposal will deliver enhanced connections and alignments to existing public rights of way including the Cannock Chase Heritage Trail and Hagley Park to promote recreational use of routes. <u>f.</u> The development will provide an appropriate education contribution as requested by Staffordshire County Council. <u>g.</u> A Landscaping Strategy will be required to ensure that the development form and layout minimises the adverse visual impact on the remaining Green Belt and is designed taking into account site topography and existing defining features of the landscape. <u>h.</u> A Biodiversity Net Gain Assessment will be required to ensure a minimum of 10% net gain in biodiversity as a result of the site development, in accordance with Policy SO7.2. An appropriate ecological assessment also will be required in accordance with Policy SO7.1. <u>i.</u> Existing hedgerows, trees and water courses will where possible be incorporated within the proposed development, and suitable ecological mitigation and/or compensatory measures provided within the site. <u>j.</u> The development will incorporate new or enhanced attenuation ponds and SuDS features within the greenspace to provide suitable drainage systems on the site, subject to the findings of a site-specific flood risk assessment.	

			<u>k.</u> The development will be required to provide new and/or enhanced open space, sports and recreational buildings and land, including playing fields and allotments to meet locally defined minimum standards and benchmarks in line with policies (SO2.3, SO2.4). <u>l.</u> Redevelopment on any part of the site which is previously developed and considered to be subject to contamination will need to be supported by an assessment and remediation statement. <u>m.</u> The development proposals will be accompanied by an Employment and Skills Plan to demonstrate how the development will contribute to the training and employability of local residents, especially young people	
PAM149 AP96	180	Strategic Site Specific Policy - Land at Former Rugeley Power Station Introductory Text	Amend wording: Indicative Dwelling Yield: <u>Approximately</u> up to 1,000 dwellings in Cannock Chase (~~approximately up to~~ 2,300 whole site)	For consistency, flexibility and effectiveness of the Plan and its relevant policies.
PAM150 AP27a-051	181-182	All text within Policy SM1: Former Rugeley Power Station, Rugeley	POLICY SM1: FORMER RUGELEY POWER STATION, RUGELEY <u>a.</u> Land at former Rugeley Power Station, shown as SM1 on the Policies Map is allocated for sustainable mixed use development: <u>i.</u> • Up to 1,000 dwellings to be located within Cannock Chase District	To provide clarity within the Plan and to make the Plan effective.

			ii. ▲ Up to 5ha of employment land iii. ▲ Infrastructure requirements including education provision and local community facilities. b. Residential development will be delivered at a mix of medium and high densities with development of up to 4 and 5 storeys in the more accessible western portion of the site and up to 2.5 to 3 storeys in the eastern portion of the site and provide the appropriate mix of housing types and tenure, in line with the Section 106 Agreement. c. A minimum affordable housing contribution equivalent to 17.6% of units across the whole site as set out in the S106 Agreement. d. A Sustainability Statement will be required to set out how the development will maximise opportunities for on-site production and use of low and zero carbon energy and heat, how the development will incorporate and/or link, to low and zero carbon energy and heat systems, and to take account of projected changes in temperature, rainfall and wind to ensure that the development remains resilient to the effects of climate change. e. Vehicular access will be via a minimum of two primary points including access to the development from the A51 in the west and the A513 in the east utilising a new (consented) roundabout access.	

			<u>f.</u> Vehicle parking will be provided as an integral part of the scheme, with provision for electric vehicle charging and generous planting to limit impact on visual amenity and ameliorate impact on climate change. <u>g.</u> Provision of a comprehensive network of pedestrian, cycle and vehicular ways to connect to, and integrate with, existing development and facilities, particularly Rugeley Town Centre, Rugeley Town Railway Station and Rugeley Trent Valley Railway Station. Including the 'Riverside Walk' which will run through much of the length of the site and provide a new link to Rugeley Town Centre via the former rain link into the site. <u>h.</u> Support for specified off-site highway improvements, canal towpath improvement works, transport service enhancements, and monitoring of the Travel Plan Framework as set out in the Section 106 Agreement. <u>i.</u> The development will consider the Rugeley Power Station Development Brief SPD which highlights various historic assets in the vicinity of the site that could potentially be affected by the development. <u>j.</u> Local facilities provided as part of the development will be located at convenient 'hubs' and connected to the network of footpath and cycle routes. <u>k.</u> The site will provide an appropriate education contribution as requested by Staffordshire County	

			Council, which will deliver either an 'All Through School', or a 2FE Primary School and financial provision for secondary school improvements. <u>l.</u> The development will provide an appropriate contribution to additional health service provision, including an on-site dentist and improvements at Brereton GP Surgery. <u>m.</u> The development will provide facilities for sport and recreation including a Multi-Use Games Area, a 3G sports pitch, two senior football pitches, a cricket oval (for curricular use), three mini football pitches and six hard courts that could accommodate tennis, netball and basketball amongst others. <u>n.</u> A landscaping framework and planting strategy will be required to ensure that the development form and layout protects and retains existing assets, and to guide the delivery of green and blue infrastructure throughout the development. <u>o.</u> Development proposals, informed by appropriate Ecological Impact Assessment (in accordance with Policy SO7.1) will be accompanied by a Habitat Management Plan, a Construction Environment Plan, and an Ecological Management Plan to protect, conserve and enhance biodiversity including priority habitats and species within, and in the immediate vicinity of, the site, as well as a Biodiversity Net Gain Assessment to secure an uplift of 20% Biodiversity Net Gain.	

			<u>p.</u> The development will incorporate new or enhanced attenuation ponds and SuDS features within the greenspace to provide suitable drainage systems on the site, subject to the findings of a site-specific flood risk assessment. <u>q.</u> Development proposals will be accompanied by a phasing strategy and the provision of key infrastructure will be through financial contributions, direct delivery on site, and via an equalisation agreement/Section 106 Agreement/proportionate funding arrangements based on the overall number of residential units provided.	
PAM151 AP97b	183	Policy SM1 - Concept Diagram	Replace Concept Diagram:	For clarification and effectiveness of the policy.



Key

 District boundary	 Indicative Active Travel Routes & Connections
 Site Boundaries	 Indicative 'Rail Way' Route
 Existing Streets	 Indicative Vehicular Connection
 Existing sub-stations	 Indicative Location for Enhanced Screening
 Existing Urban Area	 Indicative Location for Residential Development
 Existing Area of Woodland	 Indicative Location for Employment Use
 Existing Areas of Open Space	 Indicative Location for Areas of Blue-Green Infrastructure
 Existing Pond	 Indicative Location for Mixed Use inc. Residential
 Indicative Vehicular Access Points	 Indicative Location for Community Square
 Indicative Active Travel Access Points	 Indicative Area Safeguarded for Energy



Key

District boundary	Indicative Active Travel Routes & Connections
Site Boundaries	Indicative 'Rail Way' Route
Existing Streets	Indicative Vehicular Connection
Existing sub-stations	Indicative Location for Enhanced Screening
Existing Urban Area	Indicative Location for Residential Development
Existing Area of Woodland	Indicative Location for Employment Use
Existing Areas of Open Space	Indicative Location for Areas of Blue-Green Infrastructure
Existing Pond	Indicative Location for Mixed Use inc. Residential
Indicative Vehicular Access Points	Indicative Location for Community Square
Indicative Active Travel Access Points	Indicative Area Safeguarded for Energy

Note: This is a concept diagram and is not to scale

PAM152 AP79	184	Strategic Employment Allocations Introductory text	Insert additional text: <u>Strategic Employment Site Allocations</u> The following policies provide details of sites being allocated for employment development. The following sites are considered to be strategic in terms of scale and delivery of the Local Plan Strategy. They comprise of new locations identified that require some or entire release of land within the Green Belt. <u>Developers are encouraged to produce the most appropriate design-led solution, taking all relevant Local Plan policies and national policy into account, in arriving at a total employment floorspace for their site, and they need not be constrained by the figure that appears in the policy as an 'indicative floorspace figure'.</u> <u>A Concept Diagram has been produced for each strategic allocation, this is to demonstrate the layout and form of development that may come forward on the site, it comprises of identified existing features within the site that developers may wish to make consideration to within their design and 'indicative' elements for developers to consider when forming a Masterplan. The intention of the Concept Diagram is to present an idea of what may come forward on the site, but Developers are not constrained by the diagram.</u> The following site allocations identify key policy requirements...	For consideration with regard to the clarity and the effectiveness of the Plan.

PAM153 AP102a	185	Strategic Site Specific Policy - Kingswood Lakeside Extension 2, Norton Canes - Introductory text	Amend wording in supporting text under heading 'Indicative Floorspace': Indicative Floorspace: ~~Up to 500,000sqm~~ <u>Approximately 500,000 ft2</u>	For consistency, flexibility and effectiveness of the Plan and its relevant policies.
PAM154 AP102b (and AP32a)	185	Strategic Site Specific Policy - Kingswood Lakeside Extension 2, Norton Canes - Introductory text	Amend wording in supporting text under heading 'Net developable area (Hectares)' Net developable area (Hectares): ~~8.6~~ <u>14.54</u>	For consistency, flexibility and effectiveness of the Plan and its relevant policies.
PAM155 AP102c	185	Strategic Site Specific Policy - Kingswood Lakeside Extension 2, Norton Canes - Introductory text	Amend wording in supporting text under heading 'Description of site', third paragraph: To compensate for the loss of land from the Green Belt, ~~a new community park will be created which will~~ <u>development proposals will</u> enhance the existing habitats and increase biodiversity on <u>the Site of Biological Importance</u> ~~site~~ whilst providing <u>improvements to the publicly accessible areas of the site</u> for recreation and leisure use.	For consistency, flexibility and effectiveness of the Plan and its relevant policies.
PAM156 AP102d	185	Strategic Site Specific Policy - Kingswood Lakeside Extension 2, Norton Canes - Introductory text	Amend wording in supporting text under heading 'Description of site', fourth paragraph: The site is sustainably located and promotes active travel; A bus route serves the existing employment site. ~~A public right of way also crosses the site.~~	For consistency, flexibility and effectiveness of the Plan and its relevant policies.

PAM157 AP102e	185	Strategic Site Specific Policy - Kingswood Lakeside Extension 2, Norton Canes - Introductory text	Amend wording in supporting text under heading 'Description of site', fifth paragraph: The northern part of the site lies within an area of Historical Contamination (Historic Landfill) <u>according to GIS records. The site used to be part of the Kingswood open cast coal mine and some parts of the site contain former opencast mining overburden material.</u> The land will be subject to remediation.	For consistency, flexibility and effectiveness of the Plan and its relevant policies.
PAM158 AP102f	185	Strategic Site Specific Policy - Kingswood Lakeside Extension 2, Norton Canes - Introductory text	Amend wording in supporting text under heading 'Description of site', final paragraph: This site will be released from the Green Belt for an extension to the existing employment land, with a net developable area of circa <u>14.54ha (67.6% of the gross site area).</u> ~~8.6 ha (40% of site).~~	For consistency, flexibility and effectiveness of the Plan and its relevant policies.
PAM159 AP27a-052	186-187	All text within Policy SE1: Kingswood Lakeside Extension 2, Norton Canes	POLICY SE1: KINGSWOOD LAKESIDE EXTENSION 2, NORTON CANES <u>a.</u> Land at Kingswood Lakeside, shown as SE1 on the Policies Map, is allocated for employment floorspace up to 500,000sqm. <u>b.</u> A Sustainability Statement will be required to set out how the development will maximise opportunities for on-site production and use of low and zero carbon energy and heat, how the development will incorporate and/or link, to low and zero carbon energy and heat systems, and to take account of projected changes in temperature, rainfall and wind	To provide clarity within the Plan and to make the Plan effective.

			to ensure that the development remains resilient to the effects of climate change. <u>c.</u> Vehicular access will be via Blakeney Way, with a minimum of two primary points including access to the development from Blakeney Way. A Transport Assessment and Travel Plan will be required to support the application. <u>d.</u> Vehicle parking will be provided as an integral part of the scheme, with provision for electric vehicle charging and generous planting to limit impact on visual amenity and ameliorate impact on climate change. <u>e.</u> Provision of a network of pedestrian, cycle and vehicular ways to connect to, and integrate with the existing employment site and Norton Canes. <u>f.</u> A bus stop on Blakeney Way to serve new employees will be delivered, subject to feasibility and viability considerations with the network provider. Applicants must demonstrate this option has been fully explored as part of the Design and Access Statement. <u>g.</u> Redevelopment on any part of the site which is previously developed and considered to be subject	

			to contamination will need to be supported by an assessment and remediation statement. <u>h.</u> In accordance with national planning guidance, the impact of removing land from the Green Belt should be offset compensatory improvements to the environmental quality and accessibility of the remaining Green Belt land. <u>i.</u> A Landscaping Strategy will be required to ensure that the development form and layout minimises the adverse visual impact on the remaining Green Belt and is designed taking into account site topography and existing defining features of the landscape. <u>j.</u> The design, layout and landscaping of the site is required to limit the perception of coalescence between Heath Hayes and Norton Canes and to minimise adverse impacts on the settings of both settlements. <u>k.</u> A new community park will be created, enhancing existing habitats and ecological features on sites including the ponds and woodlands. Public access will be retained to existing open space and enabled to less ecologically sensitive areas of the site. Opportunities to link with wider green infrastructure corridors and to expand connectivity with ecological corridors will be identified through the proposal.	

			<u>l.</u> A Biodiversity Net Gain Assessment will be required to ensure a minimum of 10% net gain in biodiversity as a result of the site development, in accordance with Policy SO7.2. An Ecological Impact Assessment also will be required in accordance with Policy SO7.1. <u>m.</u> The development will incorporate new or enhanced attenuation ponds and SuDS features to provide suitable drainage systems on the site, subject to the findings of a site-specific flood risk assessment. <u>n.</u> If over 50 full time equivalent jobs will be created during the construction phase and by future occupiers, the development proposals will be accompanied by an Employment and Skills Plan to demonstrate how the development will contribute to the training and employability of local residents, especially young people.	
PAM160 AP99a	189	Strategic Site Specific Policy - Watling Street Business Park Extension - Introductory text	SE2 Supporting Text 'Site Area (Hectares)' to be amended: Site Area (Hectares): 15.4 <u>9</u>	For clarification and effectiveness of the policy.
PAM161 AP99b	189	Strategic Site Specific Policy - Watling Street Business Park	SE2 Supporting Text 'Net Developable Area' to be amended:	For clarification and effectiveness of the policy.

		Extension - Introductory text	Net developable area: ~~5.5~~ <u>7.36</u> Hectares	
PAM162 AP99c	189	Strategic Site Specific Policy - Watling Street Business Park Extension - Introductory text	Include new section 'Indicative Floorspace: 43,000 sqm' after 'Net Developable Area' <u>Indicative floorspace:</u> 43,000 sqm	For clarification and effectiveness of the policy.
PAM163 AP99d	189	Strategic Site Specific Policy - Watling Street Business Park Extension - Introductory text	SE2 Supporting Text 'Description of Site', amend first paragraph: "The proposed allocation comprises ~~up to 50~~ <u>43,000sqm</u> of industrial and logistics floorspace (Use Classes E(g)(iii), B2 and B8. This will comprise ~~redevelopment of the existing~~ ~~site (with the retention of two existing employment units on~~ ~~the existing employment site).~~ <u>new development on land</u> <u>within the wider allocation. Proposals for the</u> <u>redevelopment of the adjacent existing Watling Street</u> <u>Business Park will be supported in accordance with Policy</u> <u>SO4.1. Any redevelopment of the existing Watling Street</u> <u>Business Park will be additional to the allocation provision.</u> "	For clarification and effectiveness of the policy.
PAM164 AP101	189	Strategic Site Specific Policy - Watling Street Business Park Extension - Introductory text	SE2 Supporting Text 'Description of Site', amend second paragraph: The proposed site will provide <u>a minimum of</u> 10% Biodiversity Net Gain through a mix of on and off site provision. In regards to Sustainability, <u>a minimum of</u> 20%	

			of <u>car</u> parking spaces will be for EV Charging, with all units meeting the EPC A rating, with associated PV charging points and SuDS.	
PAM165 AP27a-053	190	All text within Policy SE2: Watling Street Business Park Extension	POLICY SE2: WATLING STREET BUSINESS PARK EXTENSION <u>a.</u> Land to the south of the existing Watling Street Business Park, shown as SE2 on the Policies Map, is allocated for employment floorspace up to 50,000sqm. <u>b.</u> A Sustainability Statement will be required to set out how the development will maximise opportunities for the use of low and zero carbon energy and heat, how the development will incorporate and/or link, to low and zero carbon energy and heat systems, and to take account of projected changes in temperature, rainfall and wind to ensure that the development remains resilient to the effects of climate change. <u>c.</u> Vehicular access will be via the existing access onto the A5. The existing access will however be amended to only allow entry and exit from the westbound carriageway of the A5. <u>d.</u> Vehicle parking will be provided as an integral part of the scheme, with provision for 20% of the parking spaces for electric vehicle charging and generous	To provide clarity within the Plan and to make the Plan effective.

			planting to limit impact on visual amenity and ameliorate impact on climate change. <u>e.</u> Provision of a network of pedestrian, cycle and vehicular ways to connect to, and integrate with the existing employment site and surrounding area. <u>f.</u> A Biodiversity Net Gain Assessment will be required to ensure a minimum of 10% net gain in biodiversity as a result of the site development, in accordance with Policy SO7.2. An Ecological Impact Assessment also will be required in accordance with Policy SO7.1. <u>g.</u> In accordance with national planning guidance, the impact of removing land from the Green Belt should be offset compensatory improvements to the environmental quality and accessibility of the remaining Green Belt land. <u>h.</u> A Landscaping Strategy will be required to ensure that the development form and layout minimises the adverse visual impact on the remaining Green Belt and is designed taking into account site topography and existing defining features of the landscape. <u>i.</u> The development will incorporate new or enhanced attenuation ponds and SuDS features to provide suitable drainage systems on the site, subject to the findings of a site-specific flood risk assessment.	

			j. Development should have no adverse impact on the water quality of Cannock Extension Canal SAC. A Habitats Regulation Assessment will be required to assess potential impacts and determine any necessary mitigation. k. If over 50 full time equivalent jobs will be created during the construction phase and by future occupiers, the development proposals will be accompanied by an Employment and Skills Plan to demonstrate how the development will contribute to the training and employability of local residents, especially young people.	

Local Plan Policies - Additional Site Allocations

Reference	Page	Section/paragraph/ policy	Proposed change	Reason
PAM166 AP79	192	Site Allocations	Amend explanatory text before Policy SA1: <u>The following site allocations identify key policy requirements. Planning applications for these sites must also comply with relevant policies in the plan.</u> A range of sites across the district are allocated to meet the development requirements over the plan period. Allocating a range of sites at different scales and locations helps to ensure a	For consideration with regard to the clarity and the effectiveness of the Plan.

			constant deliverable supply of housing, employment and mixed uses over the plan period. ~~The following site allocations identify key policy requirements. Planning applications for these sites must also comply with relevant policies in the plan.~~ <u>In Policy SA1, each site allocated for residential development has a figure identifying the number of dwellings. Where the site is without a submitted planning application, the figure is in most cases an estimate based on the size of the site, and in accordance with the Strategic Housing Land Availability Assessment methodology, an assumption about the net developable area, an assumption about the net residential density which would be appropriate for the area in which the site is located, or an assumption provided by the developer/landowner/agent that has been submitted to the Council.</u> <u>The indicative numbers of dwellings are used to demonstrate how the Local Plan requirement can be met. It is emphasised that they are only 'indicative', and do not represent a fixed policy target for each individual site.</u> <u>Developers are encouraged to produce the most appropriate design-led solution, taking all relevant Local Plan policies and national policy into account, in arriving at a total dwelling figure for their site, and they need not be constrained by the figure that appears in the policy as an 'indicative dwelling figure'.</u>	

			<u>The following site allocations identify key policy requirements.</u> <u>Planning applications for these sites must also comply with relevant policies in the plan.</u>	
PAM167 AP27a-054	195-196	All text within Site Specific Policy: H29	Site Specific Policy: H29 Key Development Considerations: i. • Provide access from Pye Green Road ii. • Include new or enhanced cycle and footpath linkages, including enhanced connections and alignments to existing Public Rights of Ways, Pye Green Valley and the adjacent local services. iii. • The proposals will where possible deliver appropriate improvements to the existing off-site Public Rights of Way which are connected to the site. iv. • Provide an appropriate Education Contribution as requested by Staffordshire County Council. v. • Incorporate existing hedgerows, trees and water courses where possible within the proposed development and provide suitable ecological mitigation and/or compensatory and enhancement measures within the site to support biodiversity and green infrastructure connectivity vi. • Incorporate new or enhanced attenuation ponds and SuDS features within the greenspace to provide suitable drainage systems on the site, subject to the findings of a site-specific flood risk assessment vii. • Incorporate additional landscaping and planting to provide a buffer between the new development and the wider countryside. viii. • Design of the development should be respectful of the proximity of the site to sensitive environmental and landscape designated areas including Cannock Chase National Landscape and Cannock Chase SAC. ix. • If operation at the time of submission, existing active on-site community uses (church and community hub) and other uses	To provide clarity within the Plan and to make the Plan effective.

			(including caravan storage, plant nurse and camping shop), will need to be re-sited in the local Hednesford area or accommodated on site.	
PAM168 AP27a-055	197	All text within Site Specific Policy: M1	Site Specific Policy: M1 Key Development Considerations: <u>i.</u> ▪ Provide access from Church Street/Ringway <u>ii.</u> ▪ Include new or enhanced cycle and footpath linkages, including enhanced connections and alignments to existing Public Rights of Way. <u>iii.</u> ▪ Contribute to an improved, accessible and safe crossing point over the Ringway dual carriageway to replace the subway <u>iv.</u> ▪ Provide of an appropriate Education Contribution as requested by Staffordshire County Council. <u>v.</u> ▪ Incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site <u>vi.</u> ▪ Provide appropriate soft landscaping such as street trees and green roofs where possible, and enhancement features for wildlife where appropriate, within the scheme to benefit nature and enhance the street scene <u>vii.</u> ▪ Design the buildings to respect the setting of the adjacent listed buildings including St Lukes Church and the Cannock Town Centre Conservation Area <u>viii.</u> ▪ Ensure that sufficient parking provision is maintained within Cannock Town Centre to sustain the health of the centre, whilst balancing demand through maintaining access to sustainable travel modes including the nearby Cannock Bus and Railway Stations	To provide clarity within the Plan and to make the Plan effective.
PAM169 AP27a-056	198	All text within Site Specific Policy: H32/M5	Site Specific Policy: H32/M5 Key Development Considerations: <u>i.</u> ▪ Provide access from Hunter Road	To provide clarity within the Plan and to make the Plan effective.

			<u>ii.</u> • Include new or enhanced cycle and footpath linkages, including enhanced connections and alignments to Cannock Town Centre and the park on Avon Road. <u>iii.</u> • Contribute to an improved, accessible and safe crossing points over the Avon Road and Walsall Road. <u>iv.</u> • Provide an appropriate Education Contribution as requested by Staffordshire County Council. <u>v.</u> • Provide appropriate soft landscaping such as street trees and green roofs where possible, and enhancement features for wildlife where appropriate, within the scheme to benefit nature and enhance the street scene <u>vi.</u> • Incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site <u>vii.</u> • Design the buildings to reflect the prominent location on the approach to Cannock Town Centre and to respect the setting of views towards Cannock Town Centre Conservation Area <u>viii.</u> • Ensure that sufficient parking provision is maintained within Cannock Town Centre to sustain the health of the centre, whilst balancing demand through maintaining access to sustainable travel modes including the nearby Cannock Bus and Railway Stations	
PAM170 AP27a-057	199	All text within Site Specific Policy: M3	Site Specific Policy: M3 Key Development Considerations: <u>i.</u> • Provide access from Beecroft Road and Allport Road <u>ii.</u> • Include new or enhanced cycle and footpath linkages, including enhanced connections and alignments to Cannock Town Centre and Cannock Hospital <u>iii.</u> • Contribute to an improved, accessible and safe crossing points over the Ringway and Beecroft Road <u>iv.</u> • Provide an appropriate Education Contribution as requested by Staffordshire County Council.	To provide clarity within the Plan and to make the Plan effective.

			<u>v.</u> • Provide appropriate soft landscaping such as street trees and green roofs where possible, and enhancement features for wildlife where appropriate, within the scheme to benefit nature and enhance the street scene and promote green infrastructure connectivity <u>vi.</u> • Incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site <u>vii.</u> • Design the buildings to reflect the prominent location on the approach to Cannock Town Centre and to respect the setting of views towards Cannock Town Centre Conservation Area <u>viii.</u> • Ensure that sufficient parking provision is maintained within Cannock Town Centre to sustain the health of the centre, whilst balancing demand through maintaining access to sustainable travel modes including the nearby Cannock Bus and Railway Stations	
PAM171 AP27a-058	200-201	All text within Site Specific Policy:H34	Site Specific Policy: H34 Key Development Considerations: <u>i.</u> • Provide access from Cannock Road/Chapel Street <u>ii.</u> • Contribute to any Highway Improvements required by Staffordshire County Council, including capacity enhancements at Five Ways roundabout and mitigation of any adverse impact on air quality <u>iii.</u> • Include new or enhanced cycle and footpath linkages, including enhanced connections and alignments to existing Public Rights of Ways including the route crossing the site. <u>iv.</u> • The proposals will where possible deliver appropriate improvements to the existing off-site Public Rights of Way which are connected to the site to enhance access to Heath Hayes Local centre and to the wider countryside land including recreational areas off Newlands Lane <u>v.</u> • Provide an appropriate Education Contribution as requested by Staffordshire County Council.	To provide clarity within the Plan and to make the Plan effective.

			<u>vi.</u> • Incorporate existing hedgerows, trees and water courses where possible within the proposed development and provide suitable ecological mitigation and/or compensatory and enhancement measures within the site to support biodiversity and green infrastructure connectivity <u>vii.</u> • Incorporate open space on site where possible in accordance with standards set out in Policy S02.3 and provide compensation for the loss of part of the existing public open space within Heath Hayes Parish. <u>viii.</u> • Incorporate new or enhanced attenuation ponds and SuDS features within the greenspace to provide suitable drainage systems on the site, subject to the findings of a site-specific flood risk assessment <u>ix.</u> • Provision of necessary mitigation measures required to enable the adjacent employment area to remain in operation. This may include a landscape buffer and other sound proofing measures in the design of the site. <u>x.</u> • The design and layout of the site must consider the location of the Tree Preservation Orders within the site. A tree survey may be required by the Council to provide an up-to-date assessment of the trees and any required mitigation measures to protect them <u>xi.</u> • The design of the development should take into account the location within a Coal Authority High Risk Development Area by providing appropriate mitigation measures where studies conclude issue may arise	
PAM172 AP27a-059	202	All text within Site Specific Policy:H35	Site Specific Policy: H35 Key Development Considerations: <u>i.</u> • Provide access from Girton Road/Spring Street <u>ii.</u> • Include new or enhanced cycle and footpath linkages, including enhanced connections and alignments to existing Public Rights of Way.	To provide clarity within the Plan and to make the Plan effective.

			<u>iii.</u> • The proposals will where possible deliver appropriate improvements to the existing off-site Public Rights of Way which are connected to the site to enhance access to other facilities within the local area including Cannock Railway Station and Mill Green Nature Reserve <u>iv.</u> • Provide an appropriate Education Contribution as requested by Staffordshire County Council. <u>v.</u> • Incorporate existing hedgerows along the site boundary where possible and provide suitable ecological mitigation and/or compensatory and enhancement measures within the site supporting biodiversity and green infrastructure connectivity <u>vi.</u> • Incorporate additional landscaping and planting to reflect the sites historic use as a green space and take into account nearby Tree Preservation Orders in the site layout <u>vii.</u> • Incorporate new or enhanced attenuation ponds and SuDS features within the greenspace to provide suitable drainage systems on the site, subject to the findings of a site-specific flood risk assessment	
PAM173 AP27a-060	203	All text within Site Specific Policy:H36	Site Specific Policy: H36 Key Development Considerations: <u>i.</u> • Provide access from Park Road <u>ii.</u> • Include new or enhanced cycle and footpath linkages, including enhanced connections and alignments to Cannock Town Centre <u>iii.</u> • Provide an appropriate Education Contribution as requested by Staffordshire County Council. <u>iv.</u> • Consider the topography of the site when designing the layout and building heights, including the relationship with the height of neighbouring tall buildings <u>v.</u> • Provide appropriate soft landscaping such as street trees and green roofs where possible, and enhancement features for wildlife	To provide clarity within the Plan and to make the Plan effective.

			where appropriate, within the scheme to benefit nature and enhance the street scene <u>vi.</u> • Incorporate existing hedgerows and trees where possible within the proposed development to reflect the established landscaping around the site boundary and provide suitable ecological mitigation and/or compensatory and enhancement measures within the site to support biodiversity and promote the Strategic Green Space Network. This should include a buffer, and landscape and habitat connections with the neighbouring Cannock Park. <u>vii.</u> • Incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site	
PAM174 AP27a-061	204	All text within Site Specific Policy:H37	Site Specific Policy: H37 Key Development Considerations: <u>i.</u> • Provide access from Queen Street <u>ii.</u> • Improvement to the highway frontage to Queen Street to be incorporated into the design of the development <u>iii.</u> • Include new or enhanced cycle and footpath linkages, including enhanced connections and alignments to Cannock Town Centre <u>iv.</u> • Provide an appropriate Education Contribution as requested by Staffordshire County Council <u>v.</u> • Provide appropriate soft landscaping such as street trees and green roofs where possible, and enhancement features for wildlife where appropriate, within the scheme to benefit nature and enhance the street scene and green infrastructure connectivity <u>vi.</u> • Incorporate existing hedgerows and trees where possible within the proposed development <u>vii.</u> • Incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site <u>viii.</u> • Ensure sufficient parking provision is maintained to meet the operational requirements of the emergency services of Cannock; the main base for police services within the District	To provide clarity within the Plan and to make the Plan effective.

			<u>ix.</u> • Maintain any existing access rights across the site or provide alternative arrangements for adjacent properties, where possible <u>x.</u> • The site layout should be designed to take into account the mixed uses within and around the Town Centre location <u>xi.</u> • Design of the site and buildings should respect the views towards and setting of the nearby Cannock Town Centre Conservation Area	
PAM175 AP27a-062	205	All text within Site Specific Policy:H38	Site Specific Policy: H38 Key Development Considerations: <u>i.</u> • Provide access from Hunter Road <u>ii.</u> • Include new or enhanced cycle and footpath linkages, including enhanced connections and alignments to Cannock Town Centre and the public open space on Avon Road <u>iii.</u> • Contribute to improved, accessible and safe crossing points over the Avon Road and Walsall Road <u>iv.</u> • Provide an appropriate Education Contribution as requested by Staffordshire County Council. <u>v.</u> • Provide appropriate soft landscaping such as street trees and green roofs where possible, and enhancement features for wildlife where appropriate, within the scheme to benefit nature and enhance the street scene and green infrastructure connectivity <u>vi.</u> • Incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site <u>vii.</u> • Design of the site and buildings should reflect the prominent location on the approach to Cannock Town Centre and to respect the setting of views towards Cannock Town Centre Conservation Area <u>viii.</u> • Ensure that sufficient parking provision is maintained within Cannock Town Centre to sustain the health of the centre, including supporting the retention of the existing businesses, whilst balancing demand through maintaining access to	To provide clarity within the Plan and to make the Plan effective.

			sustainable travel modes including the nearby Cannock Bus and Railway Stations	
PAM176 AP27a-063	206	All text within Site Specific Policy:H39	Site Specific Policy: H39 Key Development Considerations: <u>i.</u> ▪ Provide access from Queen Street/Wolverhampton Road <u>ii.</u> ▪ Include new or enhanced cycle and footpath links, including enhanced connections and alignments to Cannock Town Centre and the public open space at Avon Road. <u>iii.</u> ▪ Provide an appropriate Education Contribution as requested by Staffordshire County Council. <u>iv.</u> ▪ Provide appropriate soft landscaping such as street trees and green roofs where possible, and enhancement features for wildlife where appropriate, within the scheme to benefit nature and enhance the street scene and green infrastructure connectivity <u>v.</u> ▪ Incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site <u>vi.</u> ▪ Design of the site and buildings should respect the views towards and setting of the nearby Cannock Town Centre Conservation Area	To provide clarity within the Plan and to make the Plan effective.
PAM177 AP27a-064	207	All text within Site Specific Policy:H40	Site Specific Policy: H40 Key Development Considerations: <u>i.</u> ▪ Provide access from Danilo Road <u>ii.</u> ▪ Include new or enhanced cycle and footpath linkages, including enhanced connections and alignments to Cannock Town Centre and Cannock Park <u>iii.</u> ▪ Provide an appropriate Education Contribution as requested by Staffordshire County Council. <u>iv.</u> ▪ Provide appropriate soft landscaping such as street trees and green roofs where possible, and enhancement features for wildlife where appropriate, within the scheme to benefit nature and enhance the street scene and green infrastructure connectivity	To provide clarity within the Plan and to make the Plan effective.

			<u>v.</u> • Incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site <u>vi.</u> • Maintain any existing access rights across the site or provide alternative arrangements for adjacent properties, where possible <u>vii.</u> • Design the site layout to take into account the mixed uses within and around the Town Centre location <u>viii.</u> • Design the site and buildings to respect the views towards and setting of the nearby Cannock Town Centre Conservation Area <u>ix.</u> • Ensure that sufficient parking provision is maintained within Cannock Town Centre to sustain the health of the centre, whilst balancing demand through maintaining access to sustainable travel modes including the nearby Cannock Bus and Railway Stations	
PAM178 AP27a-065	208	All text within Site Specific Policy:M4	Site Specific Policy: M4 Key Development Considerations: <u>i.</u> • Provide access from Backcrofts <u>ii.</u> • Include new or enhanced cycle and footpath linkages, including enhanced connections and alignments to Cannock Town Centre pedestrian area and the public open space directly opposite fronting Avon Road <u>iii.</u> • Provide an appropriate Education Contribution as requested by Staffordshire County Council. <u>iv.</u> • Provide appropriate soft landscaping such as street trees and green roofs where possible, and enhancement features for wildlife where appropriate, within the scheme to benefit nature and enhance the street scene and green infrastructure connectivity <u>v.</u> • Incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site <u>vi.</u> • Maintain any existing access rights across the site or provide alternative arrangements for adjacent properties, where possible	To provide clarity within the Plan and to make the Plan effective.

			<u>vii.</u> • Design the site layout to take into account the mixed uses within and around the Town Centre location <u>viii.</u> • Design the site and buildings to respect the views towards and setting of the nearby Cannock Town Centre Conservation Area <u>ix.</u> • Ensure that sufficient parking provision is maintained within Cannock Town Centre to sustain the health of the centre, whilst balancing demand through maintaining access to sustainable travel modes including the nearby Cannock Bus and Railway Stations	
PAM179 AP27a-066	209	All text within Site Specific Policy:M2	Site Specific Policy: M2 Key Development Considerations: <u>i.</u> • Provide access from Stafford Road <u>ii.</u> • Include new or enhanced cycle and footpath linkages, including enhanced connections and alignments to Cannock Town Centre pedestrian area and Cannock Shopping Centre and the operational section of Cannock Bus Station <u>iii.</u> • Provide an appropriate Education Contribution as requested by Staffordshire County Council. <u>iv.</u> • Incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site <u>v.</u> • Maintain any existing access rights across the site or provide alternative arrangements for adjacent properties, where possible <u>vi.</u> • Design the site layout to take into account the mixed uses within and around the Town Centre location, to enhance the Stafford Road frontage and to improve accessibility and safety within the remaining operational part of the adjacent bus station <u>vii.</u> • The design of the site and buildings should respect the setting of the listed buildings and Cannock Town Centre Conservation Area <u>viii.</u> • Ensure that sufficient short stay bus/coach stand provision is maintained within Cannock Town Centre, including within the	To provide clarity within the Plan and to make the Plan effective.

			remaining operational part of the existing bus station, to sustain the health of the centre and links to other settlements	
PAM180 AP27a-067	210	All text within Site Specific Policy:H43	Site Specific Policy: H43 Key Development Considerations: <u>i.</u> ▪ Provide access from Hill Street <u>ii.</u> ▪ Include new or enhanced cycle and footpath linkages, including enhanced connections and alignments to the nearby District Centre and Heath Hayes Local Centre. <u>iii.</u> ▪ Contribute to improved, accessible and safe crossing points at Hednesford Road <u>iv.</u> ▪ Provide an appropriate Education Contribution as requested by Staffordshire County Council <u>v.</u> ▪ Provide an appropriate soft landscaping such as street trees and green roads where possible within the scheme to benefit nature and enhance the street scene. The design should support the east-west connection of the Strategic Green Space Network. <u>vi.</u> ▪ Incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site <u>vii.</u> ▪ Incorporate existing hedgerows and trees where possible within the proposed development and provide suitable ecological mitigation and/or compensatory and enhancement measures within the site and green infrastructure connectivity <u>viii.</u> ▪ The design of the development should take into account within a Coal Authority High Risk Development Area by providing appropriate mitigation measures where studies conclude issues may arise.	To provide clarity within the Plan and to make the Plan effective.
PAM181	210	Policy H43 - 5 th bullet point	Amend wording: Provide an appropriate soft landscaping such as street trees and green ~~roads~~ <u>roofs</u> where possible within the scheme to benefit nature and enhance the street scene.	Spelling Correction
PAM182	211	All text within Site Specific Policy:H60	Site Specific Policy: H60	To provide clarity within the Plan

AP27a-068			Key Development Considerations: <u>i.</u> ▪ Provide access from Mill Street/Price Street <u>ii.</u> ▪ Include new or enhanced cycle and footpath linkages, including enhanced connections and alignment to the existing Public Rights of Way <u>iii.</u> ▪ Contribute to improved, accessible and safe crossing points over Mill Street dual carriageway to enhance access to Cannock Town Centre <u>iv.</u> ▪ Provide an appropriate Education provision as requested by Staffordshire County Council <u>v.</u> ▪ Provide appropriate soft landscaping such as street trees and green roofs where possible, and enhancement features for wildlife where appropriate, within the scheme to benefit nature and enhance the street scene and green infrastructure connectivity <u>vi.</u> ▪ The design shall protect and enhance the significance of designated and non-designated heritage assets and their settings and enhance the quality of the townscape <u>vii.</u> ▪ Incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site	and to make the Plan effective.
PAM183 AP27a-069	212	All text within Site Specific Policy:H61	Site Specific Policy: H61 Key Development Considerations: <u>i.</u> ▪ Provide access from Hednesford Road <u>ii.</u> ▪ Include new or enhanced cycle and footpath linkages, including enhanced connections and alignments to existing Public Rights of Way, Cannock Town Centre, Chadsmoor Local Centre and through the west of the site <u>iii.</u> ▪ Proposals will where possible deliver appropriate improvements to the existing off-site Public Rights of Way which are connected to the site to enhance access to other facilities within the local area <u>iv.</u> ▪ Provide an appropriate Education contribution as requested by Staffordshire County Council and also Sport England to	To provide clarity within the Plan and to make the Plan effective.

			replace/improve any sports facilities or greenspace lost as a result of the new development <u>v.</u> • Incorporate existing hedgerows and trees where possible within the proposed development and provide suitable ecological mitigation and/or compensatory and enhancement measures within the site and green infrastructure connectivity <u>vi.</u> • Proposals will maintain the links within the Strategic Green Space Network within the design and promote the east-west connectivity between the existing area of open space <u>vii.</u> • Incorporate additional landscaping and planting to provide a buffer between the remaining school site and new development	
PAM184 AP27a-070	213	All text within Site Specific Policy:H62	Site Specific Policy: H62 Key Development Considerations: <u>i.</u> • Provide access from Girton Road/Walhouse Street <u>ii.</u> • Include new or enhance cycle and footpath linkages, including enhanced connections and alignments to existing Public Rights of Way, including links to Cannock Town Centre <u>iii.</u> • Provide an appropriate Education contribution as requested by Staffordshire County Council <u>iv.</u> • Incorporate existing trees where possible within the proposed development and provide suitable ecological mitigation and/or compensatory and enhancement measures within the site and green infrastructure connectivity <u>v.</u> • Incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site <u>vi.</u> • The design of the development and buildings should respect the setting and structures within the adjacent Trent and Mersey Canal Conservation Area	To provide clarity within the Plan and to make the Plan effective.
PAM185	213	Policy H62 - 6 th Bullet Point	Remove wording: ~~The design of the development and buildings should respect the setting and structures within the adjacent Trent and Mersey Canal Conservation Area~~	Factual Correction (Canal is located in Rugeley)

PAM186 AP27a-071	214	All text within Site Specific Policy:H63	Site Specific Policy: H63 Key Development Considerations: <u>i.</u> • Provide access from Rumer Hill <u>ii.</u> • Retain an Emergency Access Route through the site if required by the adjacent mid Cannock Rail Freight Depot <u>iii.</u> • Include new or enhance cycle and footpath linkages, including enhanced connections and alignments to existing Public Rights of Way, including links to Cannock Town Centre <u>iv.</u> • Provide an appropriate Education contribution as requested by Staffordshire County Council <u>v.</u> • Incorporate existing trees where possible within the proposed development and provide suitable ecological mitigation and/or compensatory and enhancement measures within the site and green infrastructure connectivity <u>vi.</u> • A Tree Preservation Order exists on the site and areas of semi-natural open space lie to the eastern and western edges of the site; the design should investigate the potential to link the two areas together through the site <u>vii.</u> • Incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site <u>viii.</u> • The design of the development should take into account the location within a Coal Authority High Risk Development Area by providing appropriate mitigation measures where studies conclude issues may arise <u>ix.</u> • Remediate the despoiled land and provide a Contaminated Land Desk Top Study and Remediation Statement <u>x.</u> • The amenity of future occupiers especially from noise needs to be considered within the design in consideration of the existing mid Cannock Rail Freight Depot. <u>xi.</u> • The residential use of the site should not affect the viability of the commercial operation of the adjacent mid Cannock Rail Freight Depot.	To provide clarity within the Plan and to make the Plan effective.

PAM187 AP27a-072	215	All text within Site Specific Policy:H65	Site Specific Policy: H65 Key Development Considerations: i. ▪ Provide access from Brindley Heath Road ii. ▪ Include new or enhance cycle and footpath linkages, including enhanced connections and alignments to existing Public Rights of Way iii. ▪ Provide an appropriate Education contribution as requested by Staffordshire County Council iv. ▪ Incorporate existing trees and hedgerows where possible within the proposed development and provide suitable ecological mitigation and/or compensatory and enhancement measures within the site and green infrastructure connectivity v. ▪ Incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site vi. ▪ Subject to a site-specific assessment, if required remediate the despoiled land and provide a Contaminated Land Desk Top Study and Remediation Statement	To provide clarity within the Plan and to make the Plan effective.
PAM188 AP27a-073	216	All text within Site Specific Policy:H66	Site Specific Policy: H66 Key Development Considerations: i. ▪ Provide access from Hunter Road ii. ▪ Include new or enhanced cycle and footpath linkages, including enhanced connections and alignments to Cannock Town Centre and the park on Avon Road. iii. ▪ Contribute to an improved, accessible and safe crossing points over the Avon Road and Walsall Road. iv. ▪ Provide appropriate soft landscaping such as street trees and green roofs where possible, and enhancement features for wildlife where appropriate, within the scheme to benefit nature and enhance the street scene v. ▪ Incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site	To provide clarity within the Plan and to make the Plan effective.

			<u>vi.</u> • Design the buildings to reflect the prominent location on the approach to Cannock Town Centre and to respect the setting of views towards Cannock Town Centre Conservation Area <u>vii.</u> • Ensure that sufficient parking provision is maintained within Cannock Town Centre to sustain the health of the centre, whilst balancing demand through maintaining access to sustainable travel modes including the nearby Cannock Bus and Railway Stations	
PAM189 AP27a-074	217	All text within Site Specific Policy:H49	Site Specific Policy: H49 Key Development Considerations: <u>i.</u> • Provide access to The Mossley via Armitage Road, including highways improvements to the bridge access point in consultation with Staffordshire County Highways <u>ii.</u> • Include new or enhanced cycle and footpath linkages, including enhanced connections and alignments to existing Public Rights of Way including the Trent and Mersey Canal towpath for access to Rugeley Town Centre <u>iii.</u> • Provide an appropriate Education contribution as requested by Staffordshire County Council <u>iv.</u> • Facilitate the relocation of the existing businesses, where necessary <u>v.</u> • Incorporate existing hedgerows, trees and water courses where possible within the proposed development and provide suitable ecological mitigation and/or compensatory and enhancement measures within the site and green infrastructure connectivity <u>vi.</u> • Incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site <u>vii.</u> • The design of the site and buildings within it should respect the setting and structures within the adjacent Trent and Mersey Canal Conservation Area	To provide clarity within the Plan and to make the Plan effective.
PAM190	218	All text within Site Specific Policy:H50	Key Development Considerations: <u>i.</u> • Provide access from St. Michael's Road and Nursery Road	To provide clarity within the Plan

AP27a-075			<u>ii.</u> • Include new or enhanced cycle and footpath linkages including enhanced connections and alignments to existing Public Rights of Way and restore connections through the site to Main Road for access to the shops and adjacent bus stop <u>iii.</u> • Provide an Education contribution as requested by Staffordshire County Council <u>iv.</u> • Incorporate existing trees and hedgerows where possible within the proposed development and provide suitable ecological mitigation and/or compensatory and enhancement measures within the site and green infrastructure connectivity <u>v.</u> • Incorporate suitable water harvesting and drainage systems in the site to minimise water use and limit water run-off from the site <u>vi.</u> • The design of the site and buildings should respect the setting and structures within the Main Road, Brereton Conservation Area including the adjacent Church of St Michael. The Heritage Impact Assessment sets out potential mitigation measures to ensure the heritage asset is not harmed by new development.	and to make the Plan effective.
PAM191 AP27a-076	219	All text within Site Specific Policy:H51	Key Development Considerations: <u>i.</u> • Provide access from Main Road <u>ii.</u> • Include new or enhanced cycle and footpath linkages, including enhanced connections and alignments to existing Public Rights of Way and connections through the site from Seabrooke Road to Main Road <u>iii.</u> • Provide an appropriate Education contribution as requested by Staffordshire County Council <u>iv.</u> • Provide appropriate soft landscaping such as street trees and green roofs where possible, and enhancement features for wildlife where appropriate, within the scheme to benefit nature and enhance the street scene <u>v.</u> • Incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site	To provide clarity within the Plan and to make the Plan effective.

			<u>vi.</u> • The design of the site and buildings should respect the setting of the adjacent Main Road, Brereton Conservation Area including the adjacent Church of St Michael.	
PAM192 AP27a-077	220	All text within Site Specific Policy:H52	Site Specific Policy: H52 Key Development Considerations: <u>i.</u> • Provide access from Armitage Road <u>ii.</u> • Include new or enhanced cycle and footpath linkages, including enhanced connections and alignments to existing Public Rights of Way including establishing a link to the adjacent Ravenhill Park <u>iii.</u> • Provide an appropriate Education contribution as requested by Staffordshire County Council <u>iv.</u> • Incorporate existing trees and hedgerows where possible within the proposed development and provide suitable ecological mitigation and/or compensatory and enhancement measures within the site to support biodiversity and promote green infrastructure connectivity. <u>v.</u> • Facilitate the relocation of the existing businesses where necessary <u>vi.</u> • Incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site <u>vii.</u> • The design of the site and buildings should respect the setting of the adjacent Trent and Mersey Canal Conservation Area	To provide clarity within the Plan and to make the Plan effective.
PAM193 AP27a-078	221	All text within Site Specific Policy:H53	Site Specific Policy: H53 Key Development Considerations: <u>i.</u> • Provide access from Lichfield Street/Heron Street <u>ii.</u> • Include new or enhanced cycle and footpath linkages, including enhanced connections and alignments to existing Public Rights of Way and Rugeley Town Centre <u>iii.</u> • Provide an Education contribution as requested by Staffordshire County Council	To provide clarity within the Plan and to make the Plan effective.

			<u>iv.</u> • Incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site <u>v.</u> • Provide appropriate soft landscaping such as street trees and green roofs where possible, and enhancement features for wildlife where appropriate, within the scheme to benefit nature and enhance the street scene <u>vi.</u> • Incorporate new or enhanced attenuation ponds and SuDS features to provide suitable drainage systems on the site, subject to the findings of a site specific flood risk assessment <u>vii.</u> • The design of the site and buildings should respect the setting of the Talbot Street/Lichfield Street, Rugeley Conservation Area and the adjacent St Jospeh & Etheldreda Catholic Church.	
PAM194 AP27a-079	222	All text within Site Specific Policy:H64	Site Specific Policy: H64 Key Development Considerations: <u>i.</u> • Provide vehicular/pedestrian access from Wellington Drive and solely pedestrian access from Horsefair <u>ii.</u> • Provide an appropriate Education contribution as requested by Staffordshire County Council <u>iii.</u> • Incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site <u>iv.</u> • Provide appropriate soft landscaping such as green roofs where possible, and enhancement features for wildlife where appropriate, within the scheme to benefit nature and enhance the street scene <u>v.</u> • The design of the site and buildings should respect the setting of the nearby Talbot Street/Lichfield Street, Rugeley and Rugeley Town Centre Conservation Areas at either end of Horsefair	To provide clarity within the Plan and to make the Plan effective.
PAM195	223	All text within Site Specific Policy:H67	Site Specific Policy: H67 Key Development Considerations: <u>i.</u> • Provide access from Wolseley Road	To provide clarity within the Plan

AP27a-080			<u>ii.</u> • Include new or enhanced cycle and footpath linkages, including to Rugeley Town Centre where appropriate <u>iii.</u> • Provide an appropriate Education contribution as requested by Staffordshire County Council <u>iv.</u> • Remediate the despoiled land and provide a Contaminated Land Desk Top Study and Remediation Statement <u>v.</u> • Incorporate existing trees and hedgerows where possible within the proposed development and provide suitable mitigation and/or compensatory measures within the site and green infrastructure connectivity <u>vi.</u> • Incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site <u>vii.</u> • The design of the new development should respect the setting of the nearby listed buildings in particular the partially adjoining Listed Building at 9 Wolseley Road, Rugeley.	and to make the Plan effective.
PAM196 AP27a-081	224	All text within Site Specific Policy:H68	Site Specific Policy: H68 Key Development Considerations: <u>i.</u> • Provide access from Rosefinch Drive <u>ii.</u> • Include new or enhanced cycle and footpath linkages, including enhanced connections and alignments to existing Public Rights of Way <u>iii.</u> • Provide an appropriate Education contribution as requested by Staffordshire County Council <u>iv.</u> • Incorporate existing trees and hedgerows where possible within the proposed development and provide ecological suitable mitigation and/or compensatory measures and enhancement within the site <u>v.</u> • Promote green infrastructure connectivity with the green corridor adjacent to the southern boundary of the site along the M6 Toll <u>vi.</u> • Incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site	To provide clarity within the Plan and to make the Plan effective.

			<u>vii.</u> • The amenity of future occupiers especially from noise and air quality needs to be considered within the design in consideration of the proximity of the site to an existing employment area and the M6 Toll <u>viii.</u> • Provide appropriate soft landscaping such as street trees and green roofs where possible, and enhancement features for wildlife where appropriate, within the scheme to benefit nature and enhance the street scene	
PAM197 AP27a-082	225	All text within Site Specific Policy:H69	Site Specific Policy: H69 Key Development Considerations: <u>i.</u> • Provide access from Hednesford Road <u>ii.</u> • Provide an appropriate Education contribution as requested by Staffordshire County Council <u>iii.</u> • Incorporate existing trees and hedgerows where possible within the proposed development and provide ecological suitable mitigation and/or compensatory and enhancement measures within the site and green infrastructure connectivity <u>iv.</u> • Incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site <u>v.</u> • Include new or enhanced cycle and footpath linkages, including enhanced connections and alignments to existing Public Rights of Way where appropriate	To provide clarity within the Plan and to make the Plan effective.
PAM198 AP27a-083	226	All text within Site Specific Policy: E4	Site Specific Policy: E4 Key Development Considerations: <u>i.</u> • Provide access from A51 <u>ii.</u> • Incorporate existing trees and hedgerows where possible within the proposed development and provide suitable ecological mitigation and/or compensatory and enhancement measures within the site	To provide clarity within the Plan and to make the Plan effective.

			iii. ▲ Incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site	
PAM199 AP27a-084	227	All text within Site Specific Policy: E6	Site Specific Policy: E6 Key Development Considerations: i. ▲ Provide access from Armitage Lane ii. ▲ Incorporate existing trees and hedgerows where possible within the proposed development and provide suitable ecological mitigation and/or compensatory and enhancement measures within the site iii. ▲ Incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site	To provide clarity within the Plan and to make the Plan effective.
PAM200 AP81b	228	Site Specific Policy E14	Amend text: Site Specific Policy - Hill Farm, ~~84-82~~ Hayfield Hill, Cannock Wood, Rugeley (E14) Site Reference: E14 Address: Hill Farm, ~~84-82~~ Hayfield Hill, Cannock Wood, Rugeley	For clarity and effectiveness of the policy and the Plan.
PAM201	228	Site Specific Policy E14 Map	Delete site boundary map and replace with corrected boundary map	Factual Correction



Replace with:

				
PAM202 AP27a-085	228	All text within Site Specific Policy: E14	Site Specific Policy: E14 Key Development Considerations: <u>i.</u> ▲ Provide access from Hayfield Hill <u>ii.</u> ▲ Existing Forklift truck to be retained <u>iii.</u> ▲ Incorporate existing trees and hedgerows where possible within the proposed development and provide ecological suitable mitigation and/or compensatory and enhancement measures within the site and green infrastructure connectivity <u>iv.</u> ▲ Incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site	To provide clarity within the Plan and to make the Plan effective.
PAM203 AP27a-086	229	All text within Site Specific Policy: E16	Site Specific Policy: E16 Key Development Considerations: <u>i.</u> ▲ Provide access from Walsall Road	To provide clarity within the Plan and to make the Plan effective.

			ii. • Incorporate existing trees and hedgerows where possible within the proposed development and provide ecological suitable mitigation and/or compensatory and enhancement measures within the site and green infrastructure connectivity iii. • Incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site iv. • Include new or enhanced cycle and footpath linkages, including enhanced connections and alignments to existing Public Rights of Way where appropriate	
PAM204 AP27a-087	230	All text within Site Specific Policy: GT1	Site Specific Policy: GT1 Key Development Considerations: i. • Provide access from Cannock Wood Road ii. • Incorporate existing trees and hedgerows where possible within the proposed development and provide ecological suitable mitigation and/or compensatory and enhancement measures within the site and green infrastructure connectivity	To provide clarity within the Plan and to make the Plan effective.
PAM205 AP27a-088	231	All text within Site Specific Policy: GT2	Site Specific Policy: GT2 Key Development Considerations: i. • Provide access from Lime Lane ii. • Incorporate existing trees and hedgerows where possible within the proposed development and provide ecological suitable mitigation and/or compensatory and enhancement measures within the site and green infrastructure connectivity	To provide clarity within the Plan and to make the Plan effective.

Local Plan Glossary

Reference	Page	Section/paragraph/policy	Proposed change	Reason

PAM206 AP76b	241	Glossary	Add definition to the Glossary table, page 241			For clarification and effectiveness of the Policy.
			Phrase	Abbreviation	Definition	
			Best and most versatile agricultural land	BMV	Land in grades 1, 2 and 3a of the Agricultural Land Classification.	
			Best and most versatile agricultural land - Land in grades 1, 2 and 3a of the Agricultural Land Classification.			

APPENDIX 3 – Schedule of Proposed Additional Modifications to the Policies Map (PAM)

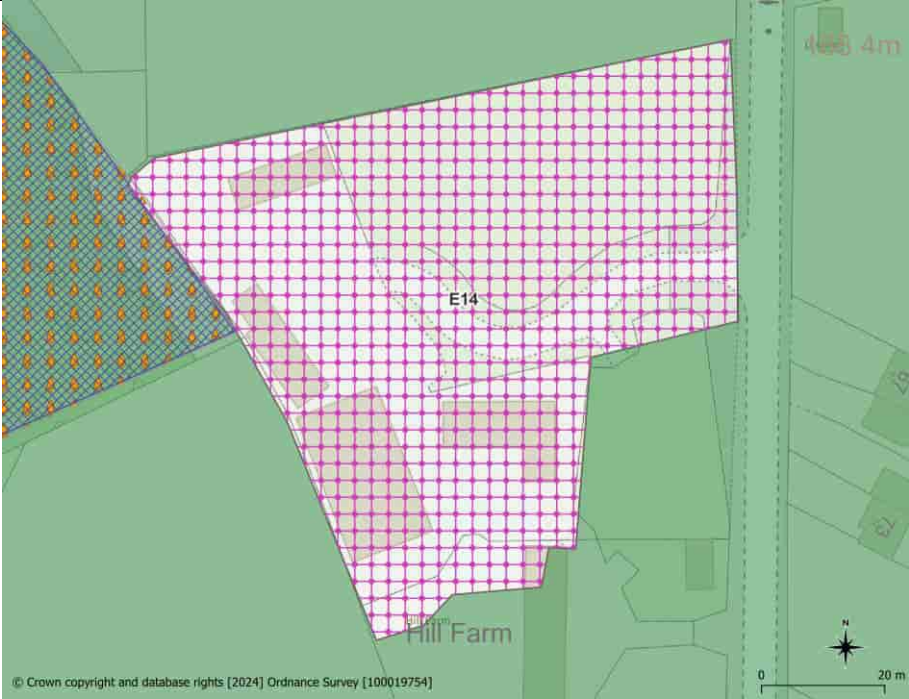
Appendix 4b

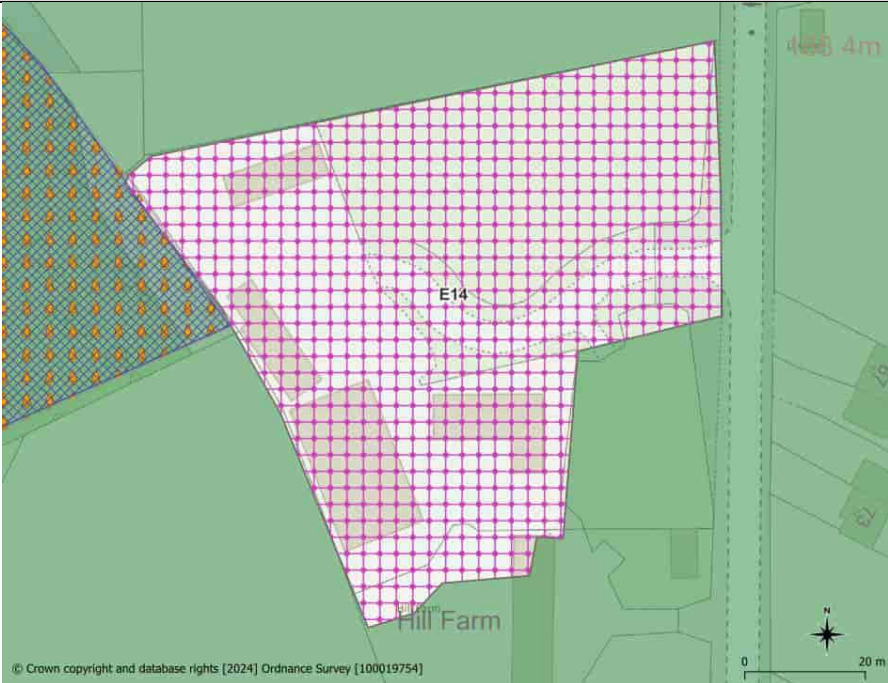
Schedule of Proposed Additional Modifications to the Pre-Submission Version of the Cannock Chase District Local Plan: 2018-2040 (December 2023)

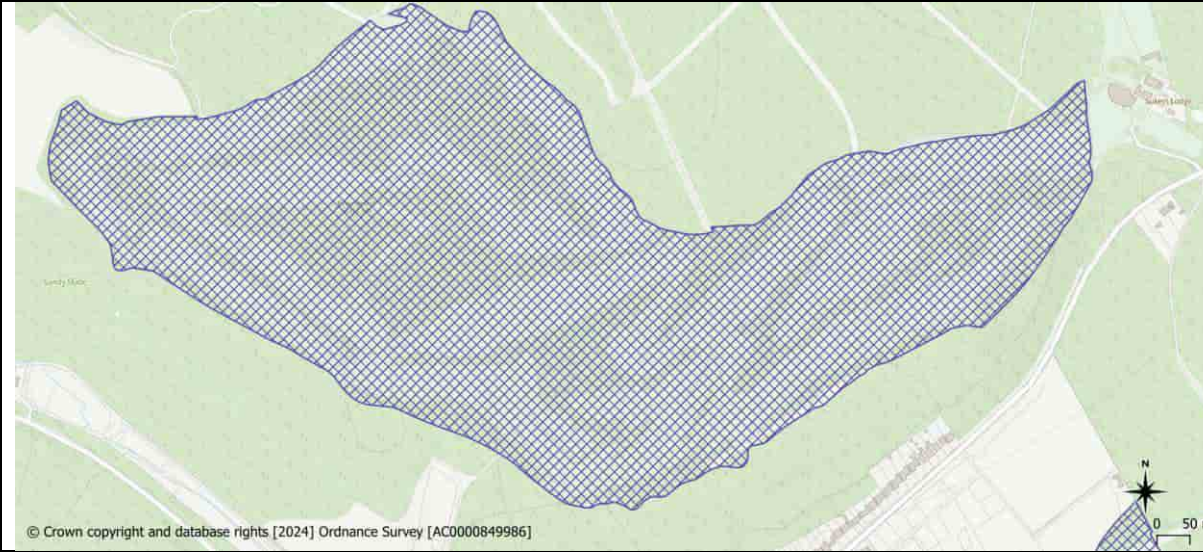
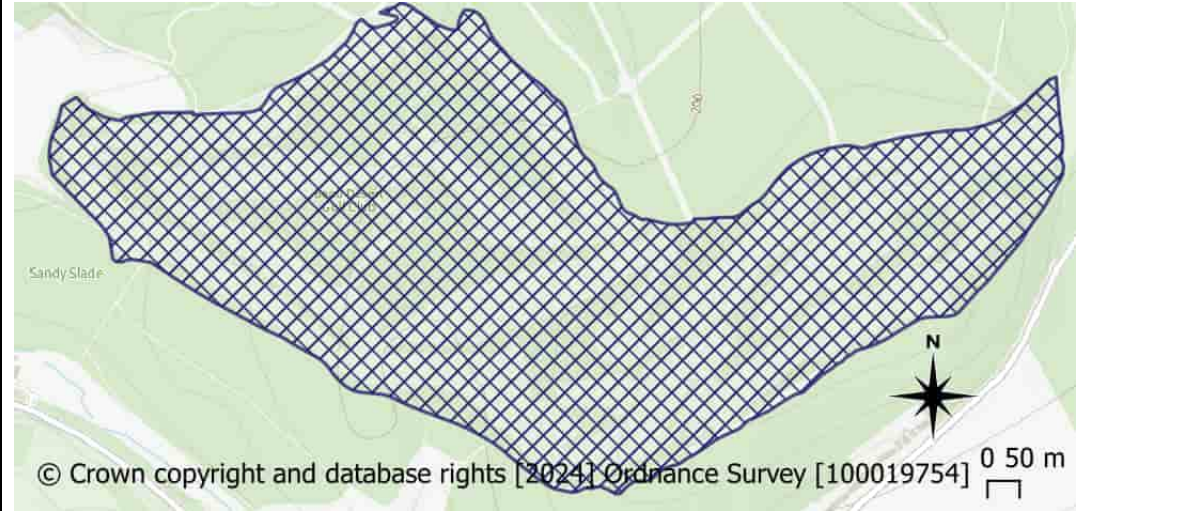
Cannock Chase Council

This schedule contains all proposed additional modifications to the Policies Map accompanying the Published Pre-Submission Version of the Cannock Chase District Local Plan: 2018-2040 (December 2023) - as submitted for examination in November 2024 – which the Council is proposing to address minor issues and errors.

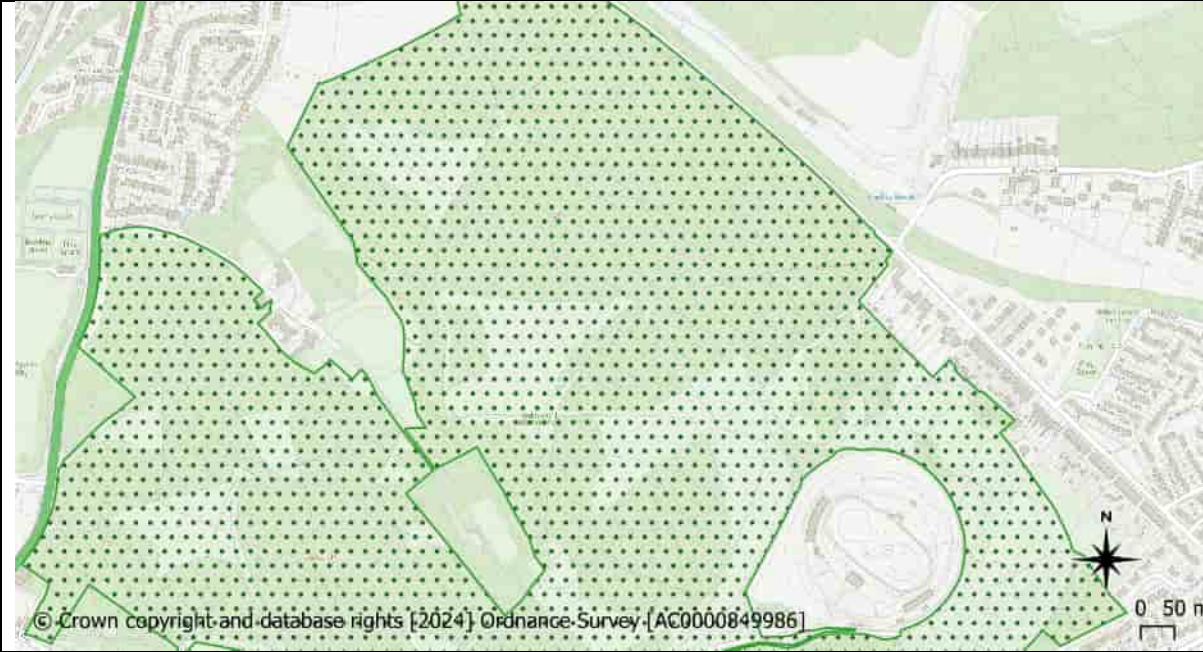
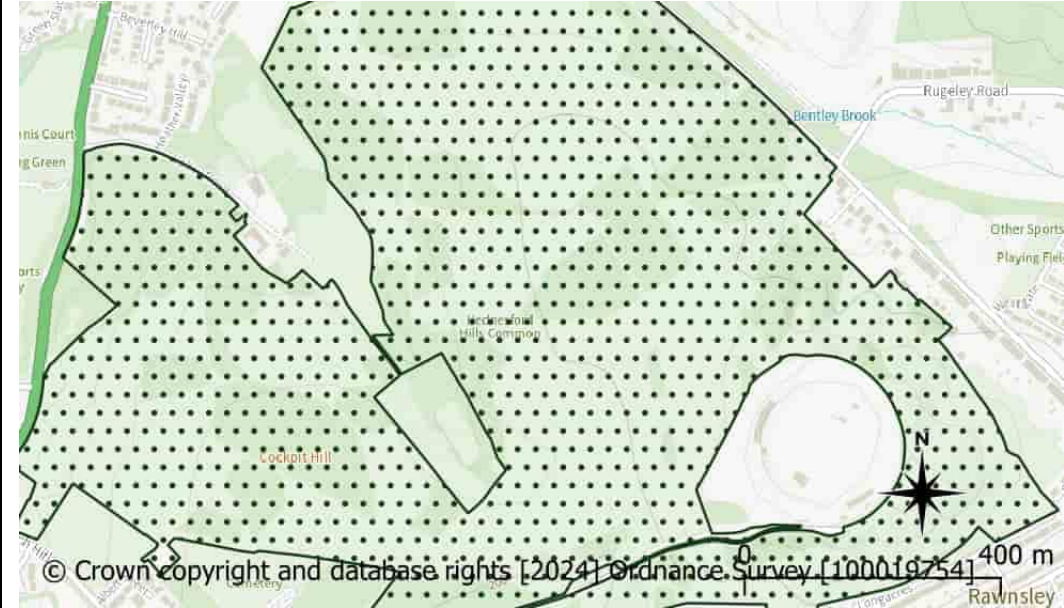
The Policies Map is a visual presentation of the Local Plan policies. Additional modifications are small, non-material changes to the plan, such as correcting factual information or addressing formatting issues and not changing the meaning or intent of the policies. As such, the Inspector is not considering AMs (minor modifications) to the submitted Plan as these are not required to address the soundness or legal compliance of the Plan.

Reference: PAM 207
Name
Employment Site Allocation: E14 - Hill Farm, 82 Hayfield Hill, Cannock Wood
Reason
To reflect the intention of Policy SO7.7: Amendments to the Green Belt on the Policy Map: Amendment to the Green Belt boundary to leave the site within the Green Belt in line with the policy intention across the Plan process from Reg 18 to Reg 19
Policies Map Boundary (Reg 19 2024)

Proposed Modification


Reference: PAM 208
Name
Employment Site Allocation: E14 - Hill Farm, 82 Hayfield Hill, Cannock Wood
Reason
To reflect modifications proposed to the Policies Map through representation to the Regulation 19 Consultation (A0072) Amendment to the western and southern boundary of the site to reflect the correct site boundary. (Note: an additional amendment was requested to include additional land to the east of the site, it is of the Council’s opinion that the addition of this land would require assessment through the Site Selection Methodology to ensure that the impact on local landscape etc. is considered in full, as such this amendment is not proposed at this time.)
Policies Map Boundary (Reg 19 2024)

Proposed Modification


Reference: PAM 209
Name
Site of Biological Importance (All)
Reason
To alter the colour representing the any Sites of Biological Importance to make them more visible on the Policies Map Following comments from Consultation Events regarding discerning between the different designations on the map.
Policies Map (Reg 19 2024)

Proposed Modification


Reference: PAM 210	
Name	
Strategic Green Space Network (All)	
Reason	
To alter the colour representing the any areas of the Strategic Green Space Network to make them more visible on the Policies Map Following comments from Consultation Events regarding discerning between the different designations on the map.	
Policies Map (Reg 19 2024)	
Proposed Modification	

Reference: PAM 211
Name
Local Nature Reserve (All)
Reason
To alter the colour representing the Local Nature Reserve sites to make them more visible on the Policies Map Following comments from Consultation Events regarding discerning between the different designations on the map.
Policies Map (Reg 19 2024)

Proposed Modification




Cannock Chase District Local Plan

2018-2040

March 2026

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Non-Technical Summary

NON-TECHNICAL SUMMARY INTRODUCTION

1.1. The Cannock Chase District Local Plan will guide and manage the development of the District during the period to 2040. The Local Plan will identify land to meet the needs of the economy and to ensure that a sufficient number of homes can be built. New development will be well-designed and safe, and will have good access to schools, health services, parks and green spaces, leisure facilities and other services. New development will be accommodated whilst protecting and enhancing the natural, built and historic environment.

1.2. The Council began producing the Local Plan in 2018 and has held public consultations on versions of the Local Plan as it has developed. The first version of the plan sought views on what elements should be covered by the Local Plan through an 'Issues and Options Consultation' in May 2019. The responses, and evidence were taken into account in the development Local Plan 'Preferred Options' consultation document (spring 2021). The 'Preferred Options' document set out the preferred strategy, policy direction and site allocations. This was refined in the preparation of this final version of the Local Plan. This document is the final version of the Plan identifying the proposed Spatial Strategy, sites proposed for new development, and the policies that will guide and manage the development of the District throughout the plan period.

1.3. The Local Plan is designed to form part of the overall Development Plan for the District, together with plans for minerals and waste prepared by Staffordshire County Council, and neighbourhood plans. There are two adopted Neighbourhood Plans for Hednesford and Cannock Wood, and four designated areas (Brereton & Ravenhill, Heath Hayes and Wimblebury, Norton Canes and Rugeley) where Neighbourhood Plans are in preparation.

1.4. Throughout the preparation of the Local Plan, the Council has engaged with partner organisations, statutory consultees, and other relevant Local Authorities under the legal Duty to Co-operate.

THE DISTRICT CONTEXT

1.5. Cannock Chase District lies within Southern Staffordshire on the northern edge of the Black Country areas. At the heart of the District lies the nationally significant Cannock Chase National Landscape (Formerly Cannock Chase Area of Outstanding Natural Beauty (AONB) and referred to as 'National Landscape' in this document) and around 60% of the District is designated Green Belt.

1.6. The document includes a 'District Profile' which sets out information about the characteristics of the population (health, education, deprivation); the place (housing, employment, town centres, transport and infrastructure); and the environment (Green Belt, climate change).

STRATEGIC OBJECTIVES

1.7. The Local Plan includes eight Strategic Objectives:

- To deliver high quality development that protects the historic environment and is appropriate, distinctive, attractive and safe;
- To create community facilities and healthy living opportunities across the District;

Non-Technical Summary

- To deliver a sufficient supply of homes to provide for housing choice and ensure all people are able to live in a decent home;
- To encourage a vibrant local economy and workforce;
- To support the provision of sustainable transport and communications infrastructure;
- To create attractive Town and Local Centres;
- To protect and enhance the natural environment; and
- To support a greener future.

THE SPATIAL STRATEGY

1.8. Cannock Chase District will meet the development needs arising from the district and provide a contribution towards the Housing Market Area shortfall. In order to meet these needs, the Spatial Strategy of the Local Plan proposes that:

- Development will be located in the most sustainable locations, be focussed on the existing urban areas, and will protect and enhance Green Belt land and the National Landscape;
- Adverse environmental impacts of development will be minimised and mitigated where unavoidable;
- Housing and employment requirements will be met where possible within urban areas or in accessible and sustainable expansions to the urban areas;
- The reuse of previously developed sites will be optimised, and natural assets will be protected;
- Cultural and heritage assets will be protected and local distinctiveness and sense of place will be maintained and strengthened through quality design;
- Green Belt release in order to provide sufficient land to meet Cannock Chase District's housing need with an element of flexibility;
- A minimum 5,808 dwellings will be delivered to meet the district's housing need between 2018 and 2040 at an average rate of 264 dwellings per annum for the first five years upon adoption;
- A further 500 dwellings will be delivered to help meet a shortfall arising from the wider housing market area, (increasing total delivery 6,308 dwellings at a rate of 314 dwellings per annum for the remainder of the plan period);
- Up to 74 hectares of employment land will be provided to meet the District's requirements;
- 10 hectares of this will be at the West Midlands Interchange; and
- Look to meet our development needs beyond the plan period.

LOCAL PLANNING POLICIES

1.9. The Local Plan contains a number of local planning policies which are designed to deliver the Vision and Strategic Objectives. These policies will be used to help determine planning applications.

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STRATEGIC OBJECTIVE 1: TO DELIVER HIGH QUALITY DEVELOPMENT THAT PROTECTS THE HISTORIC ENVIRONMENT AND IS APPROPRIATE, DISTINCTIVE, ATTRACTIVE AND SAFE

1.10. The Local Plan includes Policies that will:

- Protect, conserve and enhance our distinctive historic environment and avoid adverse impacts on our Conservation Areas, Scheduled Monuments, Listed Buildings, Locally Listed buildings, and Sites of Archaeological Interest (Policy SO1.1).
- Enhancing the quality of the built environment by retaining and enhancing the distinct and separate character of each of the District's settlements, and delivering the highest quality of building design and layout (SO1.2).
- Create safe places which deter crime and reduce the fear of crime by designing out crime without detracting from attractive, high quality design (SO1.3).

STRATEGIC OBJECTIVE 2: TO CREATE COMMUNITY FACILITIES AND HEALTHY LIVING OPPORTUNITIES ACROSS THE DISTRICT

1.11. The Local Plan includes Policies that will:

- Safeguard the provision of community facilities (such as schools and health centres) and ensure that development contributes towards new community facilities which are easily accessible to the local community (SO2.1).
- Safeguard health and amenity by ensuring that new development provides for satisfactory daylight, sunlight, outlook, and privacy, and protects residents, workers and visitors from noise, smell, litter, dust or other unacceptable impacts (SO2.2).
- Provide open space, sports and recreational buildings and land, including playing fields by ensuring that development proposals contribute to meeting the demands generated by the development (SO2.3).
- Protect existing, and provide new, allotments and community food growing sites (SO2.4).
- Create accessible development (SO5.1) by integrating walking and cycling routes, co-locating community facilities in accessible locations, and providing multifunctional open spaces (SO2.5).

STRATEGIC OBJECTIVE 3: TO DELIVER A SUFFICIENT SUPPLY OF HOMES TO PROVIDE FOR HOUSING CHOICE AND ENSURE ALL PEOPLE ARE ABLE TO LIVE IN A DECENT HOME

1.12. Local Plan includes Policies that will:

- Provide for a minimum of 5,808 dwellings to meet local housing needs, and an additional 500 dwellings to meet unmet needs of neighbouring areas, and ensure a sufficient supply of deliverable and developable land is available (SO3.1).
- Deliver housing choice to widen opportunities for home ownership, meet needs for social and rented housing, and create sustainable, inclusive and mixed communities (SO3.2).
- Deliver high quality housing of sufficient size and layout to meet the needs of their occupants, and suitable housing for households with health problems or disabilities (SO3.3).

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- Consider proposals for new sites for Gypsies, Travellers and Travelling Showpeople to meet assessed needs (SO3.4).

STRATEGIC OBJECTIVE 4: TO ENCOURAGE A VIBRANT LOCAL ECONOMY AND WORKFORCE

1.13. The Local Plan includes Policies that will:

- Safeguard existing Employment Areas (as listed in the Supporting Text) for non-town centre offices, industry and warehousing (SO4.1).
- Provide for new employment uses with up to 74 hectares of land for office, manufacturing and distribution employment development during the period to 2040, with a range of sizes and types of employment to meet business needs (SO4.2).
- Provide for the sustainable development of tourism and the rural economy (SO4.3).
- Support proposals for the development of live work spaces within residential areas (SO4.4).
- Require major employment development proposals to develop Employment and Skills Plans to support local workers (SO4.5).

STRATEGIC OBJECTIVE 5: TO SUPPORT THE PROVISION OF SUSTAINABLE TRANSPORT AND COMMUNICATIONS INFRASTRUCTURE

1.14. The Local Plan includes Policies that will:

- Provide for accessible development which is located where it can provide convenient access for all sections of the community to work, shopping, health, education, leisure, green space and other facilities (SO5.1).
- Require development proposals to demonstrate how they will deliver communications technologies and digital connectivity (SO5.2).
- Provide for low and zero carbon transport by ensuring development contributes to the reduction of the reliance on carbon-intensive modes of transport, for example by supporting the take-up of ultra low emission vehicles and developing electric vehicle charging networks (SO5.3).
- Maintain and improve the transport system by continuing work between the District Council and the local highway authority, transport stakeholders, other partners, business and the local community (SO5.4).
- Protect the Hatherton Canal Restoration Corridor from development that would prevent the future implementation of the canal restoration project (SO5.5).
- Safeguard proposed recreational footpath and cycle routes from development that will prevent the future implementation of the proposed schemes (SO5.6).
- Ensure that development makes appropriate off-street parking provision in accordance with the relevant Local Design Guide (SO5.7).

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STRATEGIC OBJECTIVE 6: TO CREATE ATTRACTIVE TOWN AND LOCAL CENTRES

1.15. The Local Plan includes Policies that will:

- Maintain the established hierarchy of Town and Local Centres and ensure development proposals for Main Town Centre Uses are appropriate to the role, scale, and historic character of the settlement (SO6.1).
- Require proposals for Retail and Leisure Uses outside designated Primary Shopping Areas to be accompanied by an impact assessment where the floorspace exceeds the set floorspace thresholds (SO6.2).
- Safeguard existing town centre services which occupy active street frontages/ground floor level within a designated Primary Shopping Area (SO6.3).
- Create an attractive and safe environment through good design to ensure the growth and resilience of our town centres (SO6.4).
- Identify redevelopment opportunity sites in Cannock Town Centre (SO6.5).
- Identify redevelopment opportunity sites in Rugeley Town Centre (SO6.6).
- Identify redevelopment opportunity sites in Hednesford Town Centre (SO6.7).

STRATEGIC OBJECTIVE 7: TO PROTECT AND ENHANCE THE NATURAL ENVIRONMENT

1.16. The Local Plan includes Policies that will:

- Protect, conserve and enhance biodiversity and geodiversity of designated sites, ecological networks and priority habitats and species, and ensure that development takes opportunities to improve biodiversity, especially where this can secure measurable net gains (SO7.1).
- Ensure development delivers at least a 10% measurable net gain in biodiversity (SO7.2)
- Ensure development does not lead directly or indirectly to an adverse impact upon a Special Area of Conservation (SO7.3).
- Protect, conserve and enhance landscape character (SO7.4).
- Protect, conserve and enhance landscape areas within the Cannock Chase National Landscape from damaging or inappropriate development (SO7.5).
- Protect, conserve and enhance the Green Belt area within the Cannock Chase District with the highest degree of protection from development and safeguard areas required for compensation of Green Belt losses (SO7.6).
- Identify areas of safeguarded land and amendments to the Green Belt and ensure that any loss of Green Belt is suitably mitigated (SO7.7).
- Protecting and improving green infrastructure within the District (SO7.8).

Non-Technical Summary

STRATEGIC OBJECTIVE 8: TO SUPPORT A GREENER FUTURE

1.17. The Local Plan includes Policies that will:

- Support development proposals for appropriate low and zero carbon energy and heat production installations, including solar photovoltaic, wind energy, and air and water source heat pumps (SO8.1).
- Help achieve net zero carbon development by ensuring that development proposals strive to achieve the highest level of building performance standards for cooling, ventilation and energy use and achieve the lowest carbon emissions that can practically and viably be achieved. Further advice will be given in a Design SPD and Local Design Guides. (SO8.2).
- Encourage sustainable design by requiring development proposals to include a Sustainability Statement to set out how the design will achieve sustainability (SO8.3).
- Manage flood risk within the Plan Area by directing development away from areas at highest risk (SO8.4).
- Avoid air, water, noise or light pollution and soil contamination or, if not possible, mitigate the impacts (SO8.5).
- Prioritise the use of suitable brownfield and despoiled land and under-utilised land (SO8.6).
- Safeguard mineral reserves and ensure that development will maximise the contribution that substitute or secondary and recycled material can make as an alternative to primary minerals (SO8.7).
- Manage waste and require development proposals to be supported by a site waste management plan demonstrating that waste prevention is the first priority (SO8.8).

SITE ALLOCATIONS

1.18. The Local Plan includes a number of site allocations for housing, employment and Gypsy and Traveller accommodation. The sites are identified on the Policies Map and accompanied by maps in the plan.

1.19. A number of strategic allocations are identified, which will be critical to delivering the Spatial Strategy. These sites are accompanied by detailed policy requirements and concept diagrams to help inform the planning application stage, and to ensure infrastructure is provided. The majority of sites are non-strategic, but still essential to meeting the identified development needs over the plan period. These sites are accompanied by development considerations.

MONITORING FRAMEWORK

1.20. The effectiveness of planning policies will be monitored over the plan period. Policies will be assessed against the monitoring framework and reported in the Authority's Monitoring Report.

Introduction

What is this document about?

1.21. The Local Plan will help shape the way in which the physical, economic, social and environmental characteristics of Cannock Chase District will change until at least the year 2040.

1.22. It will need to ensure that we provide the right amount and type of homes, sufficient and appropriate land to provide a range of local employment opportunities as well as providing the right conditions for retail, leisure and other kinds of uses. It will need to ensure the natural and built environment, especially the highest quality and most sensitive areas, are protected and enhanced.

1.23. The plan will also have to provide the right infrastructure for transport, open and green spaces, education and health and well-being of our communities.

1.24. The Local Plan is a statutory document and is therefore important for informing decisions on planning applications.

1.25. The Local Plan we currently use was adopted by the Council in 2014 and set the strategic policies to guide development in the District up to 2040 e.g. number of new homes and employment land required.

1.26. The Council began reviewing the Local Plan in 2018 with a Scope and Issues paper. It then consulted upon an Issues and Options plan in May 2019. This was followed by the 'Preferred Options' consultation in March/April 2021 which identified a level of growth for the district and where this development would go by identifying specific sites for housing and employment. It included detailed policies to guide development and deliver sustainable development.

How does the Local Plan fit with the rest of the planning process?

1.27. The Local Plan is consistent with Government policy, which is set out within the National Planning Policy Framework (NPPF) and ministerial statements and supported by the National Planning Practice Guidance (NPPG). The Local Plan forms part of the Development Plan for the wider area. Staffordshire County Council prepare plans for minerals and waste, and Cannock Chase Council will prepare the Local Plan (as described above) for shaping development in its own District. We also need to work alongside other Councils and agencies to ensure our plans align and deliver on the more strategic issues – even though the plans of other areas may be prepared at different times. We need to work together under the legal 'Duty to Co-operate'.

1.28. We can also choose to provide more detail for our policies if we need to, by preparing 'Supplementary Planning Documents' (SPDs), and Design Codes/Design Guides. For example, the former Local Plan was supported by SPDs on Design, on Developer Contributions and by

Introduction

a development brief for the site of the closed Rugeley Power Station. We will consider whether to make changes to any of our SPDs or whether we need to add new ones.

1.29. Communities can also choose to prepare their own Neighbourhood Plans should they so wish. These set planning policies at a much more local (often Parish) level. They need to broadly conform to the Local Plan, are independently examined and then voted on by the community at a referendum. If there is a majority vote in favour of the plan they are then ‘made’ (i.e. adopted) and become part of the Development Plan for the area. We currently have two adopted Neighbourhood Plans (Hednesford and Cannock Wood) and three designated areas (Brereton & Ravenhill, Heath Hayes and Wimblebury, Norton Canes and Rugeley) where Neighbourhood Plans are in preparation.

How does the Local Plan fit with wider strategies and organisations?

1.30. The geography of the West Midlands is complex and Cannock Chase Council is involved in a range of different partnerships and groups formed under the Duty to Co-operate delivering a range of different functions. Some key ones include:

- The Greater Birmingham and Solihull Local Economic Partnership (LEP)¹
- Staffordshire and Stoke LEP²
- The West Midlands Combined Authority³
- The 14 authorities comprising the Greater Birmingham and Black Country Housing Market Area⁴
- The Cannock Chase National Landscape Partnership⁵; and
- The Cannock Chase Special Area of Conservation Partnership (SAC)⁶

1.31. The Council will need to ensure that the Local Plan helps these (and other) partnerships to deliver their ambitions and obligations. The Local Plan links to a range of strategies and plans, for example:

- The Government’s Industrial Strategy
- The Government’s 25 Year Environment Plan
- The West Midlands Engine Growth Strategy and Midlands Connect Strategy

¹ Local Authority areas: Birmingham, East Staffordshire, Lichfield, Tamworth, Bromsgrove, Cannock Chase, Redditch, Solihull, Wyre Forest

² Staffordshire and Stoke, list of partners at <https://www.stokestaffslep.org.uk/about-us/our-people-partners/>

³ Constituent local authorities: Birmingham, Coventry, Dudley, Sandwell, Solihull, Walsall, Wolverhampton. Non constituent local authorities: Cannock Chase, North Warwickshire, Nuneaton & Bedworth, Redditch, Rugby, Shropshire, Stratford-upon-Avon, Tamworth, Telford & Wrekin

⁴ Local Authority areas: Birmingham, Bromsgrove, Cannock Chase, Dudley, Lichfield, North Warwickshire, Redditch, Sandwell, Solihull, South Staffordshire, Stratford upon Avon, Tamworth, Walsall and Wolverhampton.

⁵ Local Authorities involved: Cannock Chase, Lichfield, Stafford, South Staffordshire; Staffordshire County Council also working with a range of other organisations

⁶ Local authorities: Cannock Chase, East Staffordshire, Lichfield, South Staffordshire, Stafford, Staffordshire County Council, Walsall, Wolverhampton also with a range of other organisations

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- Strategic Economic Plans
 - The West Midlands Combined Authority Spatial Investment and Delivery Plan
 - DfT Gear Change: A bold vision for cycling and walking, July 2020
 - Statutory Cycling and Walking Investment Strategy (CWIS), 2017
 - Staffordshire Local Cycling and Walking Infrastructure Plan 2021
 - Cannock Chase Integrated Transport Strategy (to be reviewed)
 - Various environmental strategies and management plans; and
 - Infrastructure and delivery strategies (these can cover a range of issues such as utilities, health, education, community infrastructure and so on).
- 1.32. The Council will work with neighbouring authorities on a range of strategic issues as well as a number of organisations who are listed in the National Planning Policy Framework as prescribed bodies under the statutory Duty to Co-operate. These are:
- Local Planning Authorities
 - County Councils
 - Local Enterprise Partnerships
 - Environment Agency
 - Historic England
 - Natural England
 - Civil Aviation Authority
 - Homes England
 - Integrated Care Systems/Integrated Care Board
 - Office of Rail and Road
 - Local Integrated Transport Authority
 - Highways Authorities
 - Local Nature Partnerships
- 1.33. Strategic policy-making authorities are required to cooperate with each other, and other bodies, when preparing, or supporting the preparation of policies which address strategic matters.
- 1.34. The following cross boundary issues have been identified:

Housing Land Need

- 1.35. Discussions will continue with our Duty to Co-operate partners to ascertain potential assistance to meet Cannock's housing need and ongoing dialogue in relation to the wider Housing Market Area shortfall.

Cannock Chase SAC

- 1.36. Policies are necessary to carefully balance recreational uses and control development in order to protect these areas from any negative impacts.

Introduction

Cannock Chase National Landscape

- 1.37. Cannock Chase National Landscape is a high value protected landscape that benefits from protection against most forms of development in order to preserve the views into and across the heathland and forest habitats.

Gypsy and Traveller Need

- 1.38. We will continue to ascertain potential assistance to meet the need arising in Cannock District and address the shortfall in the accommodation need of this community in our neighbouring authorities.

Employment Land Need

- 1.39. Discussions will continue with our Duty to Co-operate partners to ascertain potential assistance to meet unidentified need for employment land within the authorities which share our functional economic market area.

National Policy Context

- 1.40. The achievement of sustainable development is a core principle at the heart of the plan making system. NPPF Chapter 2 - Achieving Sustainable Development states that the 'objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs' (paragraph 7). Within this objective lie '...three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways...' these are economic objectives, social objectives and environmental objectives (paragraph 8).
- 1.41. Further important NPPF references include the presumption in favour of sustainable development (paragraph 11); a plan-led planning system paragraph 15; and, in paragraph 20, the need for strategic policies in development plans to set out an overall strategy for the pattern, scale and design qualities of places, making sufficient provision for housing, employment, retail, leisure, commercial development, infrastructure including health, education and cultural provisions. In addition, the need for strategic policies on the conservation and enhancement of the natural, built and historic environment and the mitigation of, and adaption to, climate change.'

2. The District Context

UPDATED DISTRICT PROFILE

2. What are the key features of our District and what are the key issues it faces?

Sub-national Context

Cannock Chase District lies within Southern Staffordshire on the northern edge of the Black Country areas. At the heart of the District lies the nationally significant Cannock Chase National Landscape and around 60% of the District is designated Green Belt, testament to its strategic role as part of the West Midlands rural-urban fringe. The District acts as a strategic link between wider Staffordshire and the West Midlands conurbation.

Internal migration has been the most numerically significant contributor to population growth in Cannock Chase during recent years. The strongest residential migration flows to and from the District have typically been with Lichfield, South Staffordshire and Walsall. The most common commuter destinations for Cannock Chase residents are Lichfield, Walsall, Stafford, South Staffordshire and Birmingham. The conurbation also offers larger-scale retail and leisure provision. In recognition of these key economic and social links the District Council is a member of both the Stoke on Trent and Staffordshire Local Enterprise Partnership (LEP) and the Greater Birmingham and Solihull LEP although it should be noted that the Government is currently undertaking a review of LEPs. The Council is also a non-constituent member of the West Midlands Combined Authority (WMCA) which is a body that has devolved powers from central Government to implement budgets and policy in relation to key areas such as transport and housing.

Population

Between 2011 and 2021 the population in Cannock Chase rose by 3.1% to 100,519 residents, according to the 2021 Census. The working age population aged 16-64 comprised 62.6% of the population, slightly above the West Midlands (61.9%), but below the England (63.0%) averages. 19.4% of the population of Cannock Chase were aged 65+ in Mid-2019 which was higher than the West Midlands (18.8%) and England (18.3%) averages.⁷

Population density in the District, the number of people per square mile (ppsqm), is the second highest in Staffordshire after Tamworth (2,549 ppsqm) at a rate of 1,274 people per square mile in mid-2019. This reflects the largely urban, commercial and residential landscape of Cannock Chase.⁸

Over the five years since mid-2014 Cannock Chase has experienced an increase in population with a higher proportion of births than deaths. However, the most numerically significant contributor to population growth has been internal migration – residential moves into the District by people from other local authorities. A large number of people who have moved into Cannock Chase in recent years have migrated from South Staffordshire, Lichfield and Walsall.⁹

2018-based population estimates project that the District's population will rise to 115,178 residents by 2043. The age profile of the population is forecast to change during this period, with a rise in the proportion of older residents, particularly those aged 70+.¹⁰

⁷ Office for National Statistics, Mid-2019 Population Estimates, June 2020.

⁸ Office for National Statistics, Population Profiles for Local Authorities in England, December 2020.

⁹ Office for National Statistics, Mid-2019 Population Estimates, June 2020.

¹⁰ Office for National Statistics, 2018-Based Population Projections for Local Authorities: Table 2 (March 2020).

2. The District Context

The 2021 Census that of the 100,500 people in the District at this time, 97,131 were White British with an increasing proportion of residents who identified with different ethnic groups.

Health and Education

Cannock Chase experiences a range of health inequalities which impact on the welfare of the District and its residents. These include premature mortality from a range of health conditions such as cardiovascular disease, cancer, liver disease and respiratory disease, under-75 mortality from which was above the national average in 2020. The District experiences relatively high rates of adult and child obesity with adult obesity being over the national average, as well as below average consumption of the recommended 'five-a-day'. Rates of smoking prevalence among adults aged 18+, as well as the rate of hospital admissions for alcohol-related conditions, remain above the national averages in recent years. Life expectancy at birth and at age 65 was below the national average during 2020, with inequalities in health and life expectancy related to deprivation across the District.¹¹ The Indices of Deprivation 2019 illustrates that a number of neighbourhoods in Cannock Chase were amongst the 10% and 20% most deprived nationally in relation to poor health and shorter life expectancy in 2019.

Rates of physical inactivity are below the England average. 20.6% of adults aged 16+ were physically inactive during 2021/22, doing less than 30 minutes of physical activity per week. This rate of physical inactivity was below the England average (22.3%).¹² 69.0% of adults 18+ were overweight or obese in 2021-2022, above the West Midlands average (67.2%) and England average (63.8%).¹³ Smoking prevalence in adults aged 18+ was at 12.6%, above the England average of 9.1% and regional average of 9.8%^{12.1%} in Cannock Chase during 2021/22¹⁴. The rate of admission episodes for alcohol-related conditions in the District was above the national average in 2021/22.¹⁵

Evidence and monitoring for Local Plan (Part 1) 2014 shows that access to indoor leisure facilities in the District has improved with the completion of Rugeley Leisure Centre and the major refurbishment of facilities at Cannock Leisure Centre. The updated indoor sport facilities evidence base¹⁶¹⁷ notes that facilities are generally above average but will require continued investment to maintain standards and meet increased demand from housing growth. The use of sports facilities could be much improved through greater partnership working. The evidence¹⁸¹⁹ for outdoor playing pitches shows that investment will be required in the quality of most pitches and to avoid a shortfall in provision to meet demand for Football, Rugby and Cricket.

Whilst the National Landscape is a vital asset for outdoor leisure and recreation the most recently produced evidence²⁰ identified there are areas within the District deficient in access to alternative open spaces, particularly semi-natural sites. This evidence base is in the

¹¹ Public Health England, Public Health Outcomes Framework Tool, June 2022.

¹² [Public Health Outcomes Framework - Data - OHID \(phe.org.uk\)](#) - C17b - Percentage of physically inactive adults 2021/22

¹³ [Public Health Outcomes Framework - Data - OHID \(phe.org.uk\)](#) - C16 - Percentage of adults (aged 18 plus) classified as overweight or obese 2021/22

¹⁴ [Public Health Outcomes Framework - Data - OHID \(phe.org.uk\)](#) - CO6 (Smoking Status at Time of Delivery)

¹⁵ [Public Health Outcomes Framework - Data - OHID \(phe.org.uk\)](#) - CO21 (Admission Epi

¹⁶ CCDC Indoor Built Facilities Study (May 2019)

¹⁷ CCDC Sport and Leisure Facilities Needs Assessment (August 2018)

¹⁸ CCDC Playing Pitch Strategy Assessment Report (August 2018)

¹⁹ CCDC Playing Pitch Strategy and Action Plan (May 2019)

²⁰ CCDC Open Space Assessment (2009)

2. The District Context

process of being updated. Monitoring of the Local Plan (Part 1) identifies there have been a number of new open and play spaces provided alongside new developments but that deficiencies are likely to still remain. Phase one of the £1.3 million development on the Stadium site in Pye Green, Hednesford was completed in September 2020. This has provided facilities including an adventure play area, green gym equipment, BMX track and more which will improve access to healthy living opportunities in this area.²¹

The outdoor environment in Cannock Chase proved particularly important to local residents throughout the UK Government Lockdown. 50% of the 399 Cannock Chase respondents to the Staffordshire County Council Covid-19 Resident Survey identified that enjoying more time outdoors in and around their local area had been a positive change to emerge from the pandemic. The development of a greener, sustainable community and environment will be key to the District's future. In 2022 the Thriving Places Index rated Cannock Chase as being above the England average for Place and Environment and Green Infrastructure.²²

Across the 7 domains of the Indices of Deprivation 2019, Cannock Chase is most deprived in the domain of education, skills and training which measures the lack of attainment and skills in the local population. The District falls just outside the most deprived 10% of local authority districts nationally for this domain.²³ GCSE attainment in the District is typically below the national average. In 2019, 28.6% of students in Cannock Chase achieved grade 5 or above in English and Mathematics which was below the Staffordshire (36.9%), West Midlands (40%) and England (43.2%) averages. Across the District, rates for this level of attainment range from 17.5% in Cannock North to 46.5% in Hagley.²⁴ In terms of qualifications among the working-age population, estimates indicate that the proportion of residents aged 16-64 qualified to NVQ Level 4 and above saw an increase to 34.3% in 2019 and is slightly above the Regional average. However, the proportion of residents employed in jobs associated with higher skills-levels and earnings have fallen in 2022-2023. 43.7% of residents were estimated to be working in managerial and professional occupations in the period April 2022 to March 2023, below the regional and national averages.²⁵

Community Deprivation

In the Indices of Deprivation 2019 Cannock Chase is ranked overall as the 126th most deprived local authority district in England. The District is the second most deprived in Staffordshire after Tamworth which is ranked 125, with Cannock Chase ranked as 13th most deprived local authority District in the West Midlands Region.²⁶

Such deprivation can be attributed to the legacy of industrial decline in the District reducing access to employment, but can also be related to the need for appropriate social infrastructure.

In 2019 around 17.2% of children aged 0-15 were estimated to be living in income deprived families, although this ranged from 8.2% in Hawks Green to 30.2% in Cannock North.²⁷ The

²¹ CCDC Leisure Services

²² [Thriving Places Index | Centre for Thriving Places](#), 2022.

²³ Ministry of Housing, Communities & Local Government, The English Indices of Deprivation 2019 (IoD2019) Statistical Release (September 2019).

²⁴ [Staffordshire County Council, Children's Joint Strategic Needs Assessment: District and Ward Data Matrices](#) (March 2020).

²⁵ [Labour Market Profile - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](#)

²⁶ Ministry of Housing, Communities & Local Government, The English Indices of Deprivation 2019 (IoD2019) Statistical Release (September 2019).

²⁷ Staffordshire County Council, Children's Joint Strategic Needs Assessment: District and Ward Data Matrices (March 2020).

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median gross weekly pay for full time workers living in the District was £517.10 in 2020 which was below both the regional (£551.70) and Great Britain (£587.10) averages.²⁸

Crime

Restrictions imposed as part of the government approach to controlling the Coronavirus pandemic resulted in significant reductions in recorded crime and disorder from mid-March 2020 onwards²⁹. This is particularly the case with regards to crime, disorder and ASB taking place in public places. Since Coronavirus restrictions have been lifted, 2021/22 crime figures show a significant increase.

The data for the period from April 2019 to March 2020 has shown limited significant change in most types of crime since the last assessment. Across all major crime types, levels of crime in Cannock Chase overall are statistically similar to England & Wales.

The most significant increase locally has been in recorded Stalking and Harassment offences (+19%), however this is in line with CSP areas across England & Wales (+21%). There is concern that the wider impact of COVID-19 resulted in considerable increases in demand relating to all major vulnerabilities (alcohol, drug and substance misuse, mental health, safeguarding). Fraud is of increased and growing concern in Staffordshire and Stoke-on-Trent, especially online fraud. Monthly Fraud incidents picked up by the National Fraud Intelligence Bureau (NFIB) increased significantly following the first UK lockdown in March 2020 and remained high into 2021.

Housing

The 2014-based household projections indicate an increase from 42,828 households (2018) to 47,102 households (2039), and these figures are used in the Governments standard methodology to calculate housing need which indicates a housing requirement of 264 dwellings per annum (2018-2040) for the District.

From a detailed analysis of the market undertaken in 2019 the Cannock Chase Local Housing Needs Assessment identified a net annual need of 105 ³⁰dwellings per year, over the 20-year period 2018-38. The study shows there will be a need for around 4% of new homes to be for nursing homes and other residential institutions. It also shows that for the types of dwellings the majority of the need is for smaller dwellings suited to younger people and small households (12% one bed and 64% two bed), whilst larger properties for families and bigger households account for (16% 3 bed and 8% 4+ bed).

Furthermore, there is a significant housing shortfall to the year 2036 across the Greater Birmingham and Black Country Housing Market Area, and as one of the fourteen authorities in this area³¹, Cannock Chase Council will need to play a role in helping to address this.

²⁸ Office for National Statistics via NOMIS Labour Market Profile for Cannock Chase

²⁹ Staffordshire Commissioner and CCDC Community Safety Strategic Assessment – Cannock Chase 2022

³⁰ For the 18 year period 2018-36 in the main body of the report, the annual need is calculated as 110 affordable dwellings per year, of which 11% one bed, 65% two bed, 16% 3 bed and 8% 4+ bed

³¹ Local Authority areas: Birmingham, Bromsgrove, Cannock Chase, Dudley, Lichfield, North Warwickshire, Redditch, Sandwell, Solihull, South Staffordshire, Stratford upon Avon, Tamworth, Walsall and Wolverhampton.

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Employment

The local economic base has developed and diversified significantly from the mining heritage of the last century with expansion of the tourism sector and growth arising from businesses locating near the strategic M6 Toll/A5 corridor. The District now has a more diverse employment structure with 43.7% of District residents aged 16+ estimated to be employed in Group 1-3 occupations (including Managers, Directors, Professional, Associate Professional and Technical occupations) in 2022. This is below the West Midlands (47.1%) and Great Britain (51.5%) averages, the proportion of residents estimated to be working in administrative and skilled trades occupations was above both regional and national averages during 2021/22.³²

Four business industry sectors in Cannock Chase provided relatively high proportions of GVA (Gross Value Added) and employee jobs within the District during 2020-2021: Wholesale and Retail Trade; Repair of Motor Vehicles and Motorcycles, Construction, Transportation and Storage and Manufacturing. The proportion of employee jobs in Human Health and Social Work Activities also saw an increase during this period. 21.1% of business enterprises in the District were in the Construction industry in 2020.³³

The rate of working-age people in employment in Cannock Chase is typically above the regional and national averages, with the District ranked as 'high' above the England average for Employment in the Thriving Places Index 2022.³⁴ In August 2022, 3.4% of District residents (16–64 years) were claiming out of work benefits, a rate below both the West Midlands (5.2%) and England (4.1%) averages. Whilst 83.9% of economically active residents aged 16-64 were estimated to be in employment between January and December 2021, the Coronavirus pandemic and UK Government Lockdown has caused an increase in the rate of claims for out of work benefits in Cannock Chase, particularly among young people where the figure for 18-24 years old claiming out of work benefits rose to 10.4%, was although this has now dropped to 6.2% following the pandemic. This is lower than the West Midlands Average (6.7% but higher than the national average (4.9%).

Covid-19 has had a considerable impact on the UK economy. During lockdown the economy suffered an unprecedented contraction and employment fell significantly. Consumer demand suffered given social distancing and low confidence, leading to a big drop in social consumption, especially for recreation, leisure and travel. The economy is recovering.

Town Centres and Shopping

In the first half of 2020 there was a net loss of 7,834 stores across Great Britain compared with a 3,647 stores loss over the equivalent period in 2019 and 4,402 in 2018. Closures increased by 21% from 2019-2020 with 31,139 shops closing. The comparison goods sector declined the highest in H1 (January to June) 2020 with a net loss of 4,975 units. Independent businesses have been more resilient than national multiples in H1 of 2020 with the decline lower across all four sectors. This, together with consumers doing more of their shopping online, which has been compounded by Covid-19, has resulted in a large number of retailers restructuring or going into administration.

Vacancy rates in town centres have been increasing since 2017 from 11% to 13%. The vacancy rate for both retail and leisure is forecast to increase further with retail anticipated

³² [Labour Market Profile - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://nomisweb.co.uk/)

³³ Office for National Statistics via NOMIS Labour Market Profile for Cannock Chase; Office for National Statistics UK Business Activity, Size and Location (2021).

³⁴ Centre for Thriving Places, Thriving Places Index, 2022.

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to see a higher increase. The increase in vacancies was already apparent before the Covid-19 with the pandemic accelerating the level.

Cannock Town Centre is ranked 508 against other town centres and retail parks for 2016/17. The data also shows that Rugeley is at rank 608 and Hednesford is ranked 2,815. All three Town Centres have registered a lower ranking since the previous 2014/15 analysis reflecting both a decline in the number of 'multiple retailers' (anchor stores and fashion operators) and the relative smaller settlement size on a national register of retail centres.³⁵ Cannock represents the largest town within the District's retail hierarchy and is suitable for larger scale retail and leisure developments. A Town Centre Prospectus has been published to attract new investment into Cannock, supported by the successful Levelling Up Fund Bid and improvements have been made recently to improve the public realm.

Hednesford town centre has undergone significant regeneration to deliver an improved retail and leisure offer for the area, as well as other public realm improvements e.g. at Hednesford Park. Rugeley town centre has also attracted investment in terms of new retail food stores, improvements to the public realm and a flood alleviation scheme which will enable further redevelopment projects to be taken forward.

All three Town Centres will require continued investment in what is currently a challenging and rapidly changing retail market. There continue to be a number of local centres which serve local daily shopping needs in and around the District. A new retail designer outlet village opened at Mill Green (just outside Cannock town centre boundary) in 2021.

Transport and Infrastructure

The District is located at a strategic road/rail transport crossroads between the North West and South East via the M6T/M6 and West Coast Main Line railway and East-West A5/M54 corridor, and the West Midlands and wider Staffordshire. A new M6-M54 link road is due to open by 2025³⁶ and there is a long term aspiration to upgrade the A5 Trunk Road to 'Expressway' status. Rugeley benefits from the Rugeley Eastern Bypass and direct rail services to London on the West Coast Main Line.

The Rugeley-Hednesford-Cannock-Walsall-Birmingham, 'Chase Line' rail service continues to grow in its popularity and the three stations at Cannock, Hednesford and Rugeley Town carry over 700,000 passengers' per year. The Chase Line electrification and line speed improvements completed in May 2019 have enabled the introduction of faster, longer and more frequent services, including two trains per hour throughout the day to Birmingham, and new direct services to the NEC/Birmingham Airport.

The Council is also actively involved in the innovative Chase Line 'Stations Alliance', with the West Midlands Rail Executive, Staffordshire County Council (SCCREP), LEPs, Network Rail and West Midlands Trains (the new West Midlands franchise operator). Cannock station in particular is the focus of attention for a major upgrade, in view of its close proximity to the £160m West Midlands Designer Outlet at Mill Green which will attract 3-4 million visitors per annum. COVID -19 impacted the levels of footfall and in 2018/19 these were 500,000. Rail services have seen significant improvements and strong growth in passenger numbers leading to continued investment in infrastructure. There is the expectation that footfall levels are expected to grow with the return of passengers to the railway and building back better.

³⁵Venuescore UK Shopping Venue Rankings (Javelin Group) 2016-17 (also referenced in the 2021 Retail Study)

³⁶ Highways England M54 to M6 Link Road

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Rugeley has also benefited due to its position on the West Coast Main Line (WCML) including the introduction of hourly services to Crewe, Stafford, Milton Keynes and London. The High Speed 2 (HS2) railway from London to Crewe will not run through the District. Rail services have seen significant improvements to Birmingham, London and the north west. The off-peak Chase Line service frequency to Birmingham has been increased, while the electrification and line speed increase schemes have been completed, including the introduction of longer, faster services to Birmingham with direct services to Birmingham International (Airport/NEC).

While there is a good core urban and inter urban bus service network from Cannock to Wolverhampton, Stafford, Lichfield, Walsall and Wolverhampton and from Rugeley to Stafford and Lichfield, these are not immune from the national trend in falling passenger numbers. Parts of the district have seen reduced levels or even loss of their bus services and are now more isolated, especially away from the main commuter routes. Social isolation is an issue for many who do not have access to cars. County Council budget cutbacks have led to the loss of evening services and there are no longer any Sunday bus services. A new bus operator has taken over bus services operating from Cannock bus depot, which run most of the local bus routes.

In terms of the road network the A5/M6T/A460/A34 Churchbridge Junction only has a design life to 2020 and much of the A5 in the District is also designated as an Air Quality Management Area, as is the area around Five Ways junction in Heath Hayes. Congestion along the A5 has been cited as an issue for road freight and the reliability of journey times, and there is an A5 Partnership which meets to address issues in this regard.

The historical development of the District has provided a wealth of canal network assets which provide connections to neighbouring areas and potentially offer opportunities for improved linkages including cycling and walking, contributing to sustainable communities and providing a wealth of other benefits (e.g. tourism, health and wellbeing, green infrastructure and biodiversity). Ongoing initiatives by the Lichfield and Hatherton Canals Restoration Trust, propose the phased restoration of the Hatherton Canal, partly on a new alignment.

Environment

The District comprises land rising from the low lying, largely urbanised areas in the south-west and Green Belt area around Norton Canes in the south-east to the higher plateaux within the Cannock Chase National Landscape. These plateaux then fall to the wide valley of the River Trent with the urban area of Rugeley and Brereton bordered by Green Belt in the north. Cannock Chase National Landscape provides a strategic area of accessible countryside with conservation, recreation, economic and tourism benefits. The Green Belt is also important for recreation, maintaining the District's character and its wildlife and safeguarding the wider open countryside.

The District supports two Special Areas of Conservation, Sites of Special Scientific Interest, Ancient Woodland, local Sites of Biological Interest, Local Nature Reserves and a Local Geological Site. However, some elements of the District's biodiversity assets are at potential risk of decline due to development and recreational pressures unless appropriate mitigation measures are put in place³⁷. This natural environment gives the District a valuable semi-rural landscape, which combined with the historical influence of human activities results in a distinctive landscape character.

³⁷ CCDC Appropriate Assessments (2009 onwards) AND Cannock Chase SAC Guidance to Mitigate (2017)

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The District's medieval origins, mining legacy and industrial/agricultural heritage provide a wealth of valuable assets, which contribute to this distinctive character and provide a range of recreation and tourism benefits. There are 8 Conservation Areas within the District (primarily focused around Rugeley), a large number of listed buildings and several Scheduled Monuments. There are also a range of non-designated heritage assets including archaeological features of interest, potential sites of national importance related to military activities and locally significant historic farmsteads.

The canal network represents a key heritage asset that can contribute towards the natural and built environment including opportunities for heritage-led regeneration and high quality design. The central landscape areas of the District are in a fairly good and strong condition overall and are of high sensitivity to change; those in the weakest and poorest condition are primarily at southern and eastern parts (around Norton Canes), mainly due to the extent of change in this area; although some parts are still sensitive to further change³⁸

In addition, the District's mining legacy has resulted in a variety of issues and constraints. Surface hazards, such as mine entries and fissures, are present throughout the District and rising mine water is an issue that The Coal Authority is monitoring due to its potential pollution and flooding effects. Southern parts of the District are still classified as potential mineral resource areas for coal. Central and northern parts of the District are also classified as having potential mineral resources (sand and gravel).³⁹

Green Belt

Given that 60% of the District is designated Green Belt, it is a key feature of the District's overall character. It provides a range of multifunctional benefits (as outlined above) and serves to maintain the openness of the rural-urban fringe (with the West Midlands conurbation) as well as the District's separate urban areas and their identities. A Green Belt study (2016) provides an overview of the current condition of the Districts' Green Belt (in terms of how it performs against the nationally defined purposes of Green Belt) and a more detailed Green Belt⁴⁰ study was undertaken in 2020 to inform the preparation of the Plan.

Climate Change

Cannock Chase Council has declared a Climate Change Emergency with a target for achieving Net Zero.

The impacts associated with climate change risks are already being felt. Local, regional, national and global trends for climate change will rise in line with emissions that have already been released to the atmosphere, exacerbating the hazards that occur naturally, and magnifying the impacts experienced. Policies should therefore seek to ensure that developments are 'resilient' to climate change risks and the influence that a high-emission projection scenario could have.⁴¹

Safeguarding against future climate impacts is a cross-cutting issue and should be integrated with approaches to achieve a pathway towards low and zero carbon. This may include measures such as requiring on-site renewable energy generation, diversifying transportation

³⁸ Landscape Character Assessment for Cannock Chase District (2016) and Addendum (2017)

³⁹ Staffordshire County Council Minerals Local Plan (2017)

⁴⁰ Cannock Chase Green Belt Harm Assessment (2020)

⁴¹ SCC Climate Change Adaption and Mitigation Report (October 2020)

2. The District Context

links and ensuring development allocations are designed to be resilient to chronic and acute climate change impacts such flooding and biodiversity migration.

Key Issues

From the profile the following key issues for the District can be identified:

- Levels of crime, and perceptions of crime, remain a concern;
- Low standards of health and educational attainment require improvement;
- Future housing needs, particularly affordable housing requirements, have to be met including a contribution to the shortfall across the wider housing market area;
- Economic growth and regeneration needs have to be met and access to employment opportunities and local labour skills require improvement and resilience;
- The natural and built environment (inclusive of indoor, built and outdoor sports) should be planned effectively to encourage opportunities for healthy and active lifestyles amongst all sections of the community;
- Educational provision will need to be provided for including school expansions or new provision where applicable;
- Provision of comprehensive transport networks need to be better supported to help reduce social exclusion and unsustainable development impacts;
- The town centres need to adapt and increase their competitiveness to maintain local shopping provision, be responsive to changing consumer needs and the role and function of centres, maximise opportunity, reverse decline and contribute to regeneration;
- The highly valuable and sensitive natural environment, historic environment and landscape character, green linkages and the canal network need to be protected and enhanced whilst meeting demands and providing opportunities for housing, recreation and economic activity including heritage-led regeneration;
- The natural and built environment including indoor, built and outdoor facilities and including the role of green infrastructure, the canal networks and linked cycleways and walkways should be planned effectively to encourage opportunities for healthy and active lifestyles amongst all sections of the community;
- Potential challenges posed by the need to respond to climate change need to be tackled e.g. alternative forms of energy supply, addressing flood risk, helping local wildlife to adapt, along with wider sustainable development concerns. For example, air and water quality concerns as well as more specific local issues (such as those related to minerals and the coal mining legacy).

These District-wide issues manifest in the localities of the District in different ways, reflecting local features. The key points are summarised below with brief profile characteristics.

Cannock/Hednesford/Heath Hayes

- These areas are described together as they form a continuous urban area. The combined population is 61,900, 62% of the District total (2021 Census).
- Housing provision is a mix of age, size and tenure. There have been a number of Council-led programmes to regenerate public housing estates which were of poor quality, being constructed from defective pre-cast reinforced concrete.
- The urban area, particularly Cannock, provides the majority of employment opportunities for the District with particular concentrations along the A5/M6 Toll corridor, which links into the neighbouring West Midlands conurbation.

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- Rail services have seen significant improvements and strong growth in passenger numbers leading to continued investment in infrastructure. Parts of the District have seen reduced levels or even loss of their bus services and are now more isolated, especially away from the main commuter routes. Social isolation is an issue for many people who do not have access to cars.
- Health provision has traditionally been via small doctors' surgeries across the area, with more recent investment in larger health centres to serve growing populations and to help retain specialist staff. There are several schools to serve both primary and secondary age pupils along with a number of community facilities, including Chase Leisure Centre.
- The area is served by a series of major open recreational spaces e.g. Hednesford Hills, a designated SSSI⁴², and major parks at Cannock, Hednesford and Heath Hayes. Improvements to the quality of play areas/hubs have occurred including at Cannock Stadium and ongoing maintenance/improvements to the District's parks which have achieved 'Green Flag' status.⁴³ However, some residential areas do not have good access to children's play facilities. Indoor leisure provision has been improved through modernisation works at the Chase Leisure Centre.
- Since the sixteenth century, coal extraction has had a major impact on the landscape character, resulting in extensive industrialisation. Cannock Town Centre Conservation Area, with its listed buildings, requires management and investment to enhance its character whilst North Street, Bridgtown Conservation Area, illustrative of the area's growth during the late Victorian period, has benefited from investment and major enhancements.

Hednesford Town Council produced a Neighbourhood Plan (adopted in 2018) which sets out local issues and aspirations in more detail including a particular focus upon local regeneration and the town centre area.

Rugeley & Brereton

- The combined population of 24,647 is 25% of the district total (2021 Census).
- The former Rugeley power station site continues to be prepared for development and will provide a major change to Rugeley and Brereton and a significant contribution to the growth in the district.
- Rugeley town centre has had limited new investment since the mid-1980s and is in continued need of regeneration. However, more recent investment in the form of a new supermarket, public realm enhancements and a flood alleviation scheme have brought about new opportunities and improvements to the town. The Towers Business Park (developed on the former Lea Hall Colliery site) home to major companies, such as Amazon. The now well-established Eastern Bypass also provides links to nearby employment opportunities. However, some issues of out commuting and lack of access to local high quality employment opportunities remain.
- Rail services have seen significant improvements to Birmingham, London and the north-west. The off-peak Chase Line service frequency to Birmingham has been increased, while the electrification and line speed increase schemes have been completed, including the introduction of longer, faster services to Birmingham with direct services to Birmingham International (Airport/NEC).
- Bus services have followed the national trend of gradual decline in passengers and a diminishing network. County Council budget cutbacks and the resulting reduced operating

⁴² Included as part of the Chasewater and the Southern Staffordshire Coalfield Heaths SSSI

⁴³ CCDC Authority Monitoring Report 2016/17

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hours at Cannock bus depot have led to the withdrawal of evening services and the removal of Sunday bus services in the District.

- Apart from the Victorian residential streets around Rugeley Town Centre, the historic core of Brereton village and areas of north-west Ravenhill most housing is post 1945 with several estates of public housing including the former National Coal Board Pear Tree estate, which has environmental and infrastructure problems.
- There are two health centres, 9 primary schools, and 1 secondary school. A new school will be provided on the Rugeley Power Station site with additional health infrastructure provided in the area to serve the new housing developments. There are also a number of community facilities including Rugeley Leisure Centre and swimming pool. Despite being adjacent to the National Landscape, there is a lack of alternative recreational sites and deficiencies in access to play areas.
- There is a wealth of historic natural and built assets in the area e.g. 6 Conservation Areas in and around Rugeley Town Centre, along the Trent and Mersey Canal and at Main Road, Brereton. Rugeley's position alongside the strategic River Trent corridor has resulted in its development since early Domesday records and the layout of the town pattern is largely unchanged from the sixteenth century

Norton Canes

- The population of 8,320 is 8% of the District total (2021 Census). Originating as a mining village it expanded to include estates of public and private housing during the 1960/70s. There have been more recent expansions in the form of housing developments to the south-east of the urban area (at the former Greyhound Stadium) and there is a large housing development under construction to the south of the urban area (450 homes). There are 2 primary schools, a secondary school, library and community centre together with a limited range of local shops. A modern health centre opened in 2007 and three GP surgeries operate from this, however concerns about local capacity have been raised (noting that there are cross boundary linkages with Great Wyrley in South Staffordshire in terms of the local catchment). The village centre is accessible by bus, but some peripheral areas of Norton Canes have lost their services, and there are no Sunday bus services.
- Access to recreational sites in the area is relatively good, particularly given the proximity to the Chasewater Country Park (in Lichfield District). Access to indoor leisure facilities is mainly outside the settlement at Cannock, Burntwood or Walsall.

The Rural Areas

- The Cannock Chase National Landscape contains one of the largest areas of readily accessible recreational land in the West Midlands, being a statutory designation under the Countryside and Rights of Way Act 2000. It is a significant asset for nearby communities as well as comprising important heathland areas covered by the European designated Special Area of Conservation (SAC). The landscape is dominated by forestry plantations, however within the National Landscape and around its fringes there have been, and continue to be, a number of influences on its landscape and heritage e.g. hunting and military activities, mining, agriculture, equestrian activity and recreation. Modern-day activities require careful management in view of the areas sensitivities.
- Slitting Mill, Prospect Village and Cannock Wood village are all situated in the northern area outside the Green Belt. All have village halls; however Prospect Village and Slitting Mill have no shops or schools. Cannock Wood has access to a local primary school (in Lichfield District). Prospect Village, Rawnsley and Hazel Slade have a daytime and Saturday bus service to destinations such as Cannock, Hednesford, Burntwood and

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Lichfield. Slitting Mill and Cannock Wood have no timetabled bus service. Access to public transport and the potential for social isolation is now an issue.

- The rural area south of the M6 Toll contains the hamlet of Little Wyrley, scattered dwellings and farms, commercial developments at Watling Street, Lime Lane and a completed landfill site at the former Grove Colliery. It also contains the Cannock Extension Canal Special Area of Conservation (SAC). This area contains some of the most intact rural landscape character in the District, particularly south of the A5.
- The rural areas, by their largely undeveloped nature, have a unique character by virtue of the surviving historic farmsteads and field patterns, largely from the 18th and 19th centuries. However the District also retains a wealth of late medieval and early post medieval industrial sites including glass working, mining and metal working. Such sites throughout the West Midlands represent the first stirrings of what was to become the Industrial Revolution during the 19th Century, though by this time much of the industrial focus had moved away from the District. These assets are sensitive to development pressures and require careful consideration.

3. Vision

VISION

Context for the Local Plan Vision

Cannock Chase Councils' Corporate Plan

3. The Council's Corporate Plan covers the period 2022 to 2026. This states the Councils vision as follows:

- Ambition is at the heart of the plan.
- Local residents to be proud to call Cannock Chase home.
- Rejuvenated town centres and local businesses that are supported and an environment where entrepreneurship is encouraged.
- Working together with partnerships, town and parish councils and community groups to achieve this ambition.
- Empowered residents encouraged to lead healthy and independent lives.
- A local environment that is protected, preserved, and enhanced for future generations.
- A forward-thinking Council, making best use of our assets, living within our means, and ensuring we are accountable for our decisions.

Four Priorities for 2022-2026

- Economic Prosperity
 - Health & Wellbeing
 - The Community
 - Responsible Council
- 3.1. In terms of Promoting Prosperity there are five key aims 'To reinvigorate the economy and create a District that thrives':
- Attract investment to develop the District's economy.
 - Encourage entrepreneurship, promote apprenticeships, and support business.
 - Attract modern, green, and skilled industries and create jobs.
 - Rejuvenate our town centres.
 - Support the development of our visitor economy.
- 3.2. For Community Wellbeing there are four key aims:
- Provide opportunities for residents to lead healthy and active lifestyles and recognise the importance of mental health and wellbeing.
 - Embed health and wellbeing into all of our policies and everything that we do.
 - Work with partners to address health inequalities across the District.
 - Support residents that need our help.
- 3.3. The new Local Plan will help the Council to achieve its corporate vision.

3. Vision

Local Plan Vision

The Vision for Cannock Chase District in 2040

Cannock Chase will be a prosperous and attractive district where people will want to live, work, socialise and spend their leisure time supported by services that our community needs. It will be a place where businesses will want to invest, creating new jobs and delivering sustainable places. It will provide the platform for healthier lifestyles around quality homes, access to leisure opportunities and infrastructure, support the transition to a low carbon economy, while improving and protecting its distinctive character and nationally significant landscape.

- 3.4. The Vision for Cannock Chase District will be delivered through policies which align with eight Strategic Objectives and associated policies. The Council's Corporate Plan also feeds into the Vision taking forward the four priorities prioritising economic prosperity, health and well-being, the community and responsible Council. Each of these priorities will help to deliver the place and growth ambitions for the district.
- 3.5. The Plan reflects on the matters identified within the Updated District Profile particularly indices that highlight disadvantages experienced by the residents of Cannock Chase District. These relate to worse health and education outcomes; deprivation linked to health, inequality, obesity and life expectancy. There are also evidenced deficiencies in access to alternative open spaces as well as a shortfall in the number and quality of sports pitches.
- 3.6. The Vision cuts across a number of the Strategic Objectives and Policies that focus on creating well designed, sustainable places; improving and protecting the historic environment and natural landscape; safeguarding health and amenity; providing opportunities for healthy living; delivering high quality housing and housing choice; safeguarding existing employment areas for employment uses and provision of new employment sites; low carbon transport, low carbon development and sustainable design.
- 3.7. Policies safeguarding existing town centres and provision of town centre uses and services feature prominently in the plan that will support centres being effective social places accommodating leisure and retail spaces. The district's landscape is nationally recognised and the Plan recognises the status of these assets through policies protecting and enhancing biodiversity and geodiversity; biodiversity net gain; protecting landscape character, the green belt, green infrastructure and the Cannock Chase National Landscape.

3. Vision

- 3.8. The Council declared a Climate Emergency in 2019 and set a vision for the District to become carbon neutral by 2030. A costed action plan was then commissioned to set out a road map to achieve the carbon neutral target date that identified significant resource implications and major obstacles to achieving the 2030 target to decarbonise the entire district. The 2030 target for the district is considered to be unachievable by the Council, its partners and stakeholders but it remains as an organisation target. The 2030 target will be realigned to a county-wide or regional target, The new target date has not been established at this time but the ambition will be that it will be in advance of the 2050 government target.

4. Strategic Objectives

STRATEGIC OBJECTIVES

4. The following strategic objectives will be delivered through the Spatial Priorities, the Spatial Strategy and the relevant policies set out in this Local Plan.

Strategic Objective 1:

To deliver high quality development that protects the historic environment and is appropriate, distinctive, attractive and safe by:

- Protecting, conserving and enhancing the District's historic environment, and sustaining local character and distinctiveness by managing designated and non-designated heritage assets and their townscape and landscape settings;
- Retaining and enhancing the distinct and separate character of the District's settlements and protecting and enhancing the quality of the built environment by ensuring that new development is designed to provide the highest quality of built form and public realm which will enhance the District's distinctive heritage and natural assets; and
- Creating places that are safe, inclusive and accessible which deter crime and reduce the fear of crime.

- 4.1. SO1 is supported by, and will be delivered through, Policies SO1.1 Protecting, Conserving and Enhancing the Distinctive Local Historic Environment, SO1.2 Enhancing the Quality of the Built Environment and SO1.3 Creating Safe Places which Deter Crime and Reduce the Fear of Crime. Each policy corresponds with one of the three bullet points of the strategic objective.

Strategic Objective 2:

To create community facilities and healthy living opportunities across the District by:

- Ensuring the adequate provision of community facilities in accessible locations;
- Safeguarding the health and the amenity of local communities;
- Providing open space, sports and recreational buildings and land, including playing fields;
- Providing opportunities for allotments and local food growing; and
- Providing healthy living opportunities and increasing physical activity in everyday lives.

- 4.2. SO2 is supported by, and will be delivered through, Policies SO2.1 Safeguarding the Provision of Community Facilities, SO2.2 Safeguarding Health and Amenity, SO2.3 Providing Active Leisure and Sport Facilities, SO2.4 Allotments and Community Food Growing and SO2.5 Providing Opportunities for Healthy Living and Activity Through Active Design. Each policy corresponds with one of the five bullet points of the strategic objective.

Strategic Objective 3:

To deliver a sufficient supply of homes to provide for housing choice and ensure all people are able to live in a decent home which meets their needs by:

- Facilitating sustainable housing provision for this plan period and the next;
- Delivering sufficient housing to meet the District's own need and an appropriate and sustainable contribution to the wider housing market area shortfall where justified in adopted plans;
- Helping meet local need for affordable dwellings;

4. Strategic Objectives

- Providing housing choices for an ageing population;
- Catering for the needs of different groups in the community.

4.3. SO3 will be delivered by a combination of housing policies including SO3.1 Provision for New Homes, SO3.2 Housing Choice which address the first 3 bullet points, SO3.3 Delivering High Quality Housing which will deliver bullet point 4 and SO3.4 Gypsies, Travellers and Travelling Show People which will cater for the needs of different groups corresponding with bullet point 5.

Strategic Objective 4:

To encourage a vibrant local economy and workforce by:

- Championing clean growth principles to support a highly productive, clean and resilient economy;
- Safeguarding existing employment areas for employment uses;
- Providing employment opportunities in locations which best respond to market demands and which will attract inward investment;
- Ensuring that business locations and centres are accessible by public transport from all areas of the District, reducing travel needs where possible;
- Supporting the development of town centres as hubs for commercial uses such as offices, leisure and culture uses, residential opportunities and community activities;
- Providing a range of sizes and types of employment sites to meet modern business needs;
- Supporting sustainable tourism and the rural economy, balanced with the protection of the National Landscape and the District's two SACs;
- Ensuring the land based economies of the District, including agriculture and forestry, can continue to operate, diversify and prosper;
- Encouraging the development of Live Work units;
- Providing for local employment and the development of skills.

4.4. SO4 is supported by, and will be delivered through, Policies SO4.1 Safeguarding Existing Employment Areas for Employment Uses and SO4.3 Intensification of Existing Employment Sites which directly correspond with bullet point 2, SO4.2 Provision for New Employment Uses addressing bullet point 3 and SO4.4 Sustainable Tourism and the Rural Economy delivering bullet point 7. Policy SO4.5 Live Work Units will support bullet point 9 and SO4.6 Provision for Local Employment and Skills corresponds with the final bullet point of SO4. All policies collectively will contribute to delivering bullet points 1, 3, 4, 5 and 6.

Strategic Objective: 5

To support the provision of sustainable transport and communications infrastructure by:

Managing the need to travel by:

- Providing for major new development in accessible locations that can provide access for all sections of the community to work, shopping, health, education, leisure, green space and other facilities.
- Clustering the development of services and facilities in locations that can provide convenient access to all sections of the community.

4. Strategic Objectives

- Ensuring major new developments provide for safe pedestrian and cycle movement within the scheme and to neighbouring areas and are designed to accommodate high quality public transport services.
- Supporting the installation of high quality and resilient digital communication technologies to facilitate business development and remote working.

Supporting low carbon transport systems:

- Supporting the provision of electric vehicle charging points, and other infrastructure that may be required for alternative low carbon transport options, including hydrogen vehicles.
- Supporting changes to the road network where they are related to the reduction of environmental impacts and the enhancement of public transport.
- Supporting sustainable freight distribution by road and rail.

Maintaining and improving the transport system:

- Achieving improvements to walking and cycling routes so they are coherent, direct, safe, comfortable and attractive) and supporting increased use of the canal network and towpaths as part of the integrated transport network.
- Securing the continued development of the Chase Line rail services, facilities and infrastructure as the preferred means of transport.
- Safeguarding land that is required for sustainable transport schemes, including road, rail, cycle ways and footpaths.
- Supporting the safe and efficient use of the highway network through traffic management schemes.
- Establishing standards for the provision of car and lorry parking.

- 4.5. SO5 is designed to promote sustainable transport and communications infrastructure. SO5 is supported by, and will be delivered through, Policies SO5.1 Accessible Development and SO5.2 Communication Technologies which will support the delivery of objectives listed under managing the need to travel. Policy SO5.3 Low Carbon Transport will help deliver the objectives associated with supporting low carbon transport systems.
- 4.6. Policies SO5.4 Maintaining and Improving the Transport System, SO5.5 Hatherton Canal Restoration Corridor, SO5.6 Safeguarding Proposed Recreational Footpath and Cycle Routes and SO5.7 Parking Provision which will support objectives listed under 'maintaining and improving the transport system.

Strategic Objective 6:

To create attractive Town and Local Centres by:

- Enhancing the Town, and Local Centres in order to protect and improve their vitality and viability;
- Maintaining a hierarchy of Town and Local Centres;
- Supporting growth of shops, offices, business, education, leisure, arts, cultural and tourism in Town Centres, and improving access to employment and housing in order to achieve Town Centres with good vitality and viability;
- Supporting the development of Town Centres as hubs for comparison goods shopping, leisure and culture uses, residential opportunities and health and community activities;

4. Strategic Objectives

- Supporting the development of Local Centres mainly for local food shopping and local services; and
- Supporting the direction of new investment to the Town, and Local Centres via a range of means as most appropriate to the local context.

4.7. SO6 will be achieved through a combination of policies directing the design and development of centres, all of which will contribute to bullet point 1. Policies SO6.1: Hierarchy of Town and Local Centres will deliver bullet point 2, SO6.2 Thresholds and Impact Tests for Town Centre Services and SO6.3 Safeguarding Existing Town Centre Services will support bullet points 3 and 4. SO6.4 Town Centre Design Guide SO6.5: Cannock Town Centre Redevelopment Areas SO6.6: Rugeley Town Centre Redevelopment Areas SO6.7: Hednesford Town Centre Redevelopment Areas will collectively meet bullet points 3-6.

Strategic Objective 7:

To protect and enhance the natural environment development will:

- Minimise impacts on, and provide net gains for, biodiversity, including by conserving, expanding and linking natural habitats through habitat creation and improvement to ensure they are robust, establishing coherent ecological networks of sites that provides wildlife with the opportunity to prosper;
- Protect, conserve and enhance the District's natural environment assets, valued landscape and townscape, sites of biodiversity or geological value and soils. The highest degree of protection will be given to the protected landscapes of the Cannock Chase National Landscape. The Green Belt will be protected, except where strategic release has been identified to meet growth requirements.
- Avoid any harmful impacts on the integrity of the Cannock Chase Special Area of Conservation (SAC) and the Cannock Extension Canal Special Area of Conservation (SAC).

4.8. There are 8 policies in Section 7 which collectively will support and deliver SO7. These include SO7.1 Protecting, Conserving and Enhancing Biodiversity and Geodiversity, SO7.2 Biodiversity Net Gain, SO7.3 Special Areas of Conservation (SAC), SO7.4 Protecting, Conserving and Enhancing Landscape Character, SO7.5 Protecting, Conserving and Enhancing the Cannock Chase National Landscape, SO7.6 Protecting, Conserving and Enhancing the Green Belt, SO7.7 Amendments to the Green Belt and SO7.8 Protecting, Conserving and Enhancing Green Infrastructure.

Strategic Objective 8:

To support a greener future, development will:

- Increase production of low carbon energy and heat;
- Promote sustainable building design and climate change adaptation measures by consideration of site layout, orientation of structures, construction materials, green building design and increase low Carbon development;
- Offset and mitigate any carbon emissions that cannot be avoided;
- Reduce the risk of flooding, manage surface water and drainage, maximise flood protection and manage the effects of flooding;
- Avoid air, water, soil, noise and light pollution;
- Ensure development makes efficient use of previously developed land and buildings;

4. Strategic Objectives

- Safeguard potential mineral reserves;
- Minimise waste: and,
- Encourage and facilitate the use of sustainable modes of transport.

4.9. SO8.1 Low Carbon Energy and Heat Production SO8.2 Achieving Low Carbon Development SO8.3 Sustainable Design will support and deliver the first 3 bullet points of SO8. SO8.4 Managing Flood Risk SO8.5 corresponds with bullet point 4, Avoiding Air, Water, Soil, Noise and Light Pollution will deliver bullet point 5 SO8.6 and Brownfield and Despoiled Land and Under-Utilised Buildings aligns with bullet point 6. Policies SO8.7 Safeguarding Mineral Reserves aligns with bullet point 7, SO8.8 Managing Waste aligns with bullet point 8. Collectively the policies in this section will help to deliver a greener future.

5. The Spatial Strategy

SPATIAL PRIORITIES

5. Cannock Chase District will meet the development needs arising from the district, plan for our future needs and provide a contribution towards the Housing Market Area shortfall. To meet these needs development will focus on.
- Re-use of brownfield land;
 - Supporting existing settlements and characteristics;
 - Assisting in the rejuvenation of town centres;
 - Ensuring infrastructure delivery to support growth;
 - Safeguarding natural and historic assets; and
 - Assisting in the delivery of the Council's ambition to be low carbon.

Introduction

5.1. Cannock Chase District has experienced significant growth in recent years by capitalising on its location and accessibility, as well the backdrop of Cannock Chase National Landscape, that together provide an attractive environment for residential and commercial development. Investment in commercial and industrial development has boosted the local economy at a rate that has exceeded local and national trends, and this has been enhanced by a consistent housebuilding programme.

5.2. The Spatial Strategy provides the context for the future growth of Cannock Chase District and how the spatial priorities will be delivered over the lifetime of the Local Plan. It sets out the approach to the delivery of sustainable development by assessing the economic, environmental and social impacts of development and growth in the District.

5.3. The Local Plan sets out the amount of development that will be delivered up to 2040, as well as policies to support delivery - through supporting infrastructure including affordable and specialist housing, the protection of environmental and historic assets, climate change adaptation and mitigation etc.

5.4. Cannock Chase District is situated in the southern part of the County of Staffordshire and is the second smallest authority in terms of land area. It is comprised of large areas of Green Belt and The National Landscape which together account for over 60% of the district. Cannock Chase District's population is concentrated in the existing settlements of Cannock/Hednesford/Heath Hayes, Norton Canes, and Rugeley /Brereton which are the most sustainable development locations in the District.

5. The Spatial Strategy

THE SPATIAL STRATEGY

POLICY SS1 THE SPATIAL STRATEGY

- a. New development will be located in the most sustainable locations, including within and around existing town centres, neighbourhood centres and employment areas.
- b. Development will be focussed on the existing urban areas and will protect and enhance Green Belt land and the National Landscape.
- c. Cannock Chase District's development requirements will be met as far as possible within the existing urban areas and will prioritise reuse of previously developed land.
- d. The extent of the urban areas will be constrained by the Green Belt Boundary and Cannock Chase National Landscape as defined on the Policies Map.
- e. Limited Green Belt release is identified in accessible and sustainable locations to meet the Districts' housing and employment need. Further sites will be safeguarded to meet future need as identified in any subsequent review of the Local Plan.
- f. A minimum of 6,308 dwellings will be delivered to meet the needs of the District and incorporates a contribution of 500 dwellings to the unmet need of the Greater Birmingham and Black Country Housing Market Area (GBBCHMA)
- g. Up to 74 hectares of employment land will be provided to meet the District's employment need.
- h. Development proposals (including change of use) in locations outside of the Green Belt and Cannock Chase National Landscape or within the defined settlement boundaries, will be supported, in principle, where it is in keeping with the scale, role and function of the locality as set out in the hierarchy of centres
- i. Development proposals will be proportionate to the capacity of local infrastructure. Developer contributions will be required to mitigate the impact of development and support infrastructure improvements.
- j. All development proposals should contribute to delivering the District's Vision and Strategic Objectives.

5.5. The overarching Spatial Strategy Policy SS1 outlines the general principle of where development will be located in the District. Four further area specific Spatial Strategy Policies (SS2-SS5) set out more detail about development in each area. These policies also set out the principle of where development is supported. However, proposals must also align with national policy and local policies in this plan.

5.6. Whilst the urban area does not have a defined boundary on the Policies Map, it is identifiable as it is completely bounded by the Green Belt. The Green Belt also partially overlaps with the Cannock Chase National Landscape but encompasses a wider area. Defined settlement boundaries are shown on the Policies Map for the smaller rural settlements. It is considered appropriate to direct development to areas outside the Green Belt and National Landscape which are protected and where any development is tightly controlled.

5.7. The urban area and established settlements are the most sustainable locations for new development as they contain infrastructure, services and facilities to serve new occupiers and will reduce reliance on private vehicles. However, for proposals to be sustainable, development should generally accord with the Hierarchy of Centres as larger, strategic developments are

5. The Spatial Strategy

more appropriate in the higher order centres and would have a disproportionate impact if located in smaller rural settlements.

5.8. Residential and employment sites have been identified within the Local Plan to meet identified needs, these will be within the existing urban area or accessible and sustainable locations which will require limited release of land from the Green Belt.

5.9. The level of growth within the main urban centres will be predicated by the capacity of local infrastructure to accommodate growth. The availability of infrastructure and services, as well as the potential to enhance local infrastructure in mitigation, will be taken into consideration. Development will be supported that delivers sufficient infrastructure (social, physical and environmental) to support the proposals to meet identified local needs.

5.10. The Local Plan will promote sustainable and health promoting transport choices to access education, services and jobs. Health facilities, including GP services, will be positively planned and deficiencies in local services and facilities will be addressed through new facilities or development space made available during the Plan period. Accessibility enhancements will take the form of new walking, cycling and public transport services and infrastructure that will include an uplift in environmental quality and public realm by encouraging networks to be coherent, direct, safe, comfortable and attractive. These measures will help to reduce the negative impacts of climate change but also promote health and well-being whilst respecting the historic environment.

5.11. Climate Change is a key consideration within the Local Plan. The Local Plan will deliver resilient communities and developments to mitigate climate change and minimise flood risk. Development should address the impact of climate change and incorporate measures that are deemed to be carbon neutral at the outset, or capable of being upgraded so that further carbon reduction initiatives can be implemented at a future date, in accordance with national requirements.

5.12. The Local Plan designates the hierarchy of centres and levels of retail growth for each centre and states the importance of our open spaces and leisure provision. The Plan also seeks to conserve and enhance the Cannock Chase National Landscape, Hednesford Hills, Green Belt and green infrastructure of the District. The Plan also protects the Cannock Chase and Cannock Extension SACs from adverse impacts from development.

5.13. The Local Plan includes strategic policies for the District which set out the overall strategy for the pattern, scale and design quality of development and places during the plan period. It sets out where development will take place in order to deliver the Vision and Strategic Objectives set out in the document.

5.14. The Council's legal obligations in meeting the National Planning Policy Framework obligations will be satisfied.

5. The Spatial Strategy

POLICY SS2 THE SPATIAL STRATEGY FOR CANNOCK/HEDNESFORD/HEATH HAYES

- a. Cannock, Hednesford and Heath Hayes will be the main priority area for new residential and commercial development.
- b. Previously developed land within the urban area will be prioritised for development, and a high quality of design reflecting the character of the area will be sought.
- c. Cannock Town Centre is the designated Strategic Town Centre within the District, being the principal location for shopping and leisure.
- d. Residential development opportunities will be promoted that will enhance the vitality of the Town Centre, increase housing choice and compliment retail and leisure opportunities.
- e. The networks of open space will be protected and enhanced to support the natural assets and continue to provide opportunities to improve health and well-being.
- f. Improvements to cycle and footpath networks will be made to enhance connectivity and encourage more active travel, health and well-being.
- g. The Town Centre will be the focus for leisure and entertainment provision and provide new residential accommodation.
- h. Existing employment areas will be protected, and improvements will be supported, alongside some limited Green Belt release to enable expansion of key business parks
- i. Hednesford is a designated Town Centre serving the retail and service needs of residents to the north-east of Cannock. Opportunities to enhance the retail, commercial and residential offer will be prioritised.
- j. Heath Hayes is a designated Local Centre and provides small scale services to serve local needs. Opportunities to improve or expand services and facilities in the local centre will be supported to meet the needs of new and existing residents.
- k. Strategic urban extensions which require release of land from the Green Belt are identified at the edge of Heath Hayes to deliver residential development and new infrastructure.

5.15. Whilst Cannock operates as the Districts Strategic Centre, followed by the designated Town Centres of Hednesford and Rugeley, there are limited opportunities in the urban area for new development and it is tightly constrained by the Green Belt. All suitable and deliverable previously developed sites have been identified in the plan and will be allocated for employment or housing.

5.16. Heath Hayes has been identified as an opportunity area for further residential growth through the plan, although this will require release of land from the Green Belt. By identifying strategic urban extensions, this will maximise opportunities to deliver new infrastructure and compensatory improvements to the remaining Green Belt.

5.17. Similarly, there is limited land available outside the Green Belt to expand existing employment sites, although all possible opportunities will be identified and allocated through the plan. An extension at Kingswood Lakeside Business Park in Cannock and at Watling Street on the A5 will help to meet the requirement for employment development, although this will require release of land from the Green Belt.

5.18. A masterplan approach to the improvements to the Town Centre will be taken forward that will take in the opportunities to integrate the railway station with the Town Centre and the West Midlands Designer Outlet at Mill Green. The upgrade of rail services to Birmingham will be

5. The Spatial Strategy

reflected in the masterplan to harness the benefits of these improved links and provide a station facility that will be a key feature of the regeneration of Cannock Town Centre.

POLICY SS3 THE SPATIAL STRATEGY FOR RUGELEY AND BRERETON

- a. Rugeley is a designated Town Centre serving the shopping needs of its hinterland
- b. The consolidation of the Town Centre is a priority through the redevelopment or refurbishment of the Market Hall, and the improvement of the station to provide a high-quality gateway into the Town Centre.
- c. The introduction of residential and commercial units that respect the historic character of the Town Centre will be prioritised.
- d. The provision of approx. 1,000 additional homes within Cannock Chase District will be delivered through the larger cross boundary redevelopment of the former Rugeley Power Station.
- e. Improvements to Rugeley Town Railway Station and Rugeley Trent Valley Railway Station will be a priority, as well as the Rugeley bus station.
- f. Improvements to cycle and footpath networks will be made to enhance connectivity and encourage more active travel, health and well-being.
- g. A high-quality natural environment will be protected and enhanced through improved quality of the existing green infrastructure, enabling greater use and support for wildlife
- h. Brereton is designated as a Local Centre serving local needs.

5.19. The redevelopment of the power station will also deliver education facilities, green space and employment uses that will provide a show case for the potential to achieve low carbon development across the district. The setting of the National Landscape will be enhanced through the reclamation and redevelopment of the derelict and underused power station site and the air quality improved.

POLICY SS4 THE SPATIAL STRATEGY FOR NORTON CANES

- a. Residential and commercial development opportunities will be prioritised within Norton Canes where proportionate to the size, role and function of the settlement and the capacity of infrastructure
- b. Norton Canes is a designated Local Centre serving local needs.
- c. Improvements to transport networks will include improved links to Kingswood Lakeside via a recreational cycle/footpath route and a further crossing route across the A5 to provide a safe recreational cycle/footpath route to Grove Colliery via the Cannock Extension Canal towpath.
- d. The enhancement of the biodiversity link between Sutton Park and Cannock Chase, Cannock Extension Canal and dismantled rail line and Site of Biological Importance (SBI) fronting on to the A5 is supported.
Enhancement of the historic landscape and other heritage assets at Grove Colliery will be explored and support provided for appropriate open recreation, leisure and tourism uses.
- e. The identity of Norton Canes as a separate settlement will be safeguarded and enhanced.

5.20. Norton Canes has experienced significant growth since 2018 and corresponding infrastructure is yet to be delivered to accommodate the increased demand upon services such as education.

5. The Spatial Strategy

5.21. Whilst Norton Canes centre is not identified for strategic scale new development in the plan, it is recognised that some of the key strategic residential and employment allocations fall within the Parish boundary. The Parish Council are producing a Neighbourhood Plan which, subject to adoption, will contain policies to shape development in the area and will mean the parish is entitled to a higher proportion of revenues from CIL.

5.22. The Council will safeguard land for future development and work with the Parish Council to deliver further housing growth where this enables the delivery of a further half form entry primary school including, if justified, removal of land from the Green Belt. Land can only be released from the Green Belt through a development plan such as the Local Plan or Neighbourhood Plan.

POLICY SS5 THE SPATIAL STRATEGY FOR RURAL AREAS (CANNOCK CHASE NATIONAL LANDSCAPE AND RURAL NORTH INCLUDING RAWNSLEY, HAZELSLADE, PROSPECT VILLAGE, CANNOCK WOOD AND SLITTING MILL)

- a. The retention of existing employment and working landscape will be important to retain the local vibrancy of the area and support local services and facilities. Economic development proposals should support a prosperous rural economy and local job creation, including development and diversification of agricultural, fishing and equestrian uses.
- b. Great weight will be given to conserving and enhancing landscape and scenic beauty of the Cannock Chase National Landscape, and to protecting designated habitats sites.
- c. Housing will be identified through limited infill development within settlement boundaries or through neighbourhood plans reflecting local need and affordable housing provision as well as respecting the local character and infrastructure of the rural area.
- d. Transport improvements will focus on the improvement of active travel methods such as cycling and walking to improve health and reduce the impact on air quality.

5.23. The rural areas have potential for local enterprises to support and contribute to the education, preservation and enhancement of the important landscape, habitat and species and history of the area.

5.24. Some of the best and most sensitive areas of landscape and biodiversity within the District that are of national significance are located in the rural area.

5.25. This necessitates a sensitive approach to development, balancing the need to expand rural business and diversify the rural economy to provide and protect local jobs, while considering compatibility with the designated areas for protection including Cannock Chase SAC, Cannock Chase National Landscape and the Green Belt which covers the entirety of the rural area.

5.26. Settlement boundaries have been defined to mark the limits of the existing settlements and are the preferred location for infill development.

5.27. Management Plans for the National Landscape will provide guidance to development in this area. By providing support for guidance and mitigation strategies for the National

5. The Spatial Strategy

Landscape; this will enable residents of the area and visitors to continue to appreciate and care for the natural and historic environment.



List of Policies

SCHEDULE OF STRATEGIC AND DETAILED POLICIES

Status	Policy
Strategic	SS1 Spatial Strategy
Detailed	SS2 The Spatial Strategy for Cannock/Hednesford/Heath Hayes
Detailed	SS3 The Spatial Strategy for Rugeley and Brereton
Detailed	SS4 The Spatial Strategy for Norton Canes
Detailed	SS5 The Spatial Strategy for Rural Areas (Cannock Chase National Landscape And Rural North Including Rawsley, Hazelslade, Prospect Village, Cannock Wood And Slitting Mill)
	STRATEGIC OBJECTIVE 1: DELIVERING HIGH QUALITY DEVELOPMENT THAT IS DISTINCTIVE, ATTRACTIVE & SAFE
Strategic	SO1.1 Protecting, Conserving and Enhancing the Distinctive Local Historic Environment
Strategic	SO1.2 Enhancing the Quality of the Built Environment
Strategic	SO1.3 Creating Safe Places which Deter Crime and Reduce the Fear of Crime
	STRATEGIC OBJECTIVE 2: CREATING COMMUNITY INFRASTRUCTURE AND HEALTHY LIVING OPPORTUNITIES ACROSS THE DISTRICT
Strategic	SO2.1 Safeguarding the Provision of Community Facilities
Strategic	SO2.2 Safeguarding Health and Amenity
Detailed	SO2.3 Providing Active Leisure and Sport Facilities
Detailed	SO2.4 Allotments and Community Food Growing
Detailed	SO2.5 Providing Opportunities for Healthy Living and Activity Through Active Design
	STRATEGIC OBJECTIVE 3: PROVIDING FOR HOUSING CHOICE
Strategic	SO3.1 Provision for New Homes
Detailed	SO3.2 Housing Choice
Detailed	SO3.3 Delivering High Quality Housing
Detailed	SO3.4 Gypsies, Travellers and Travelling Show People
	STRATEGIC OBJECTIVE 4: CREATING A VIBRANT LOCAL ECONOMY AND WORKFORCE
Detailed	SO4.1 Safeguarding Existing Employment Areas for Employment Uses
Strategic	SO4.2 Provision for New Employment Uses
Detailed	SO4.3 Intensification of Existing Employment Sites
Detailed	SO4.4 Sustainable Tourism and the Rural Economy
Detailed	SO4.5 Live Work Units
Detailed	SO4.6 Provision for Local Employment and Skills
	STRATEGIC OBJECTIVE 5: SUPPORTING THE PROVISION OF SUSTAINABLE TRANSPORT AND COMMUNICATIONS INFRASTRUCTURE
Strategic	SO5.1 Accessible Development
Detailed	SO5.2 Communication Technologies
Detailed	SO5.3 Low and Zero Carbon Transport
Detailed	SO5.4 Maintaining and Improving the Transport System
Detailed	SO5.5 Hatherton Canal Restoration Corridor
Detailed	SO5.6 Safeguarding Proposed Recreational Footpath and Cycle Routes
Detailed	SO5.7 Parking Provision
	STRATEGIC OBJECTIVE 6: CREATING ATTRACTIVE TOWN AND LOCAL CENTRES
Strategic	SO6.1: Hierarchy of Town and Local Centres



List of Policies

Detailed	SO6.2 Thresholds and Impact Tests for Town Centre Services
Detailed	SO6.3: Safeguarding Existing Town Centre Services
Detailed	SO6.4: Town Centre Design Guide
Detailed	SO6.5: Cannock Town Centre Redevelopment Areas
Detailed	SO6.6: Rugeley Town Centre Redevelopment Areas
Detailed	SO6.7: Hednesford Town Centre Redevelopment Areas
	STRATEGIC OBJECTIVE 7: PROTECTING AND ENHANCING THE NATURAL ENVIRONMENT
Strategic	SO7.1 Protecting, Conserving and Enhancing Biodiversity and Geodiversity
Detailed	SO7.2 Biodiversity Net Gain
Detailed	SO7.3 Special Areas of Conservation (SAC)
Detailed	SO7.4 Protecting, Conserving and Enhancing Landscape Character
Detailed	SO7.5 Protecting, Conserving and Enhancing the Cannock Chase National Landscape
Detailed	SO7.6 Protecting, Conserving and Enhancing the Green Belt
Strategic	SO7.7 Amendments to the Green Belt
Detailed	SO7.8 Protecting, Conserving and Enhancing Green Infrastructure
	STRATEGIC OBJECTIVE 8: SUPPORTING A GREENER FUTURE
Detailed	SO8.1 Low and Zero Carbon Energy and Heat Production
Strategic	SO8.2 Achieving Net Zero Carbon Development
Strategic	SO8.3 Sustainable Design
Strategic	SO8.4 Managing Flood Risk
Detailed	SO8.5 Avoiding Air, Water, Soil, Noise and Light Pollution
Detailed	SO8.6 Brownfield and Despoiled Land and Under-Utilised Buildings
Detailed	SO8.7 Safeguarding Mineral Reserves
Detailed	SO8.8 Managing Waste



Planning Policies

Objective 1: Delivering high quality development that protects the historic environment and is appropriate, distinctive, attractive and safe

LOCAL PLAN POLICIES

STRATEGIC OBJECTIVE 1

To deliver high quality development that protects the historic environment and is appropriate, distinctive, attractive and safe by:

- Protecting, conserving and enhancing the District's historic environment, and sustaining local character and distinctiveness by managing designated and non-designated heritage assets and their townscape and landscape settings;
- Retaining and enhancing the distinct and separate character of the District's settlements and protecting and enhancing the quality of the built environment by ensuring that new development is designed to provide the highest quality of built form and public realm which will enhance the District's distinctive heritage and natural assets; and
- Creating places that are safe, inclusive and accessible which deter crime and reduce the fear of crime.

PROTECTING, CONSERVING AND ENHANCING THE DISTINCTIVE LOCAL HISTORIC ENVIRONMENT

Introduction

6.1. The distinctive local historic environment plays a key part in making Cannock Chase District a diverse and special place to live, work and enjoy. The historic environment can be a catalyst for positive regeneration, and development can result in improvements to existing heritage assets, for example by preserving and enhancing them and their settings, and by better revealing their significance.

6.2. The responses to Local Plan Consultation have demonstrated support for the protection of the historic environment, and for the inclusion of a Local List in the Local Plan. Respondents also supported using the historic environment as a catalyst for positive regeneration, with reference to specific local heritage opportunities in town centres, canals, former collieries, mineral railway lines and historic commercial buildings.

6.3. National planning policy (NPPF 2023) requires local planning policies to take a positive approach towards the conservation and enjoyment of the historic environment. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

6.4. The National Design Guide (2021) acknowledges that well-designed places are responsive to local history, culture and heritage, and development proposals should acknowledge how these have influenced the built environment and wider landscape. Sensitive re-use or adaptation adds to the



Planning Policies

Objective 1: Delivering high quality development that protects the historic environment and is appropriate, distinctive, attractive and safe

richness and variety of a scheme and can help to integrate heritage into proposals in an environmentally sustainable way.

6.5. A strategic objective of the Local Plan is to retain and enhance the distinct and separate character of the District's settlements. This will partly be achieved through the spatial strategy which will distribute development in a way that will maintain a degree of physical separation between settlements. It will also be achieved through Policy SO1.1, which aims to sustain local character and distinctiveness through the effective management of designated and non-designated heritage assets and their townscape and landscape settings.



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POLICY SO1.1: PROTECTING, CONSERVING AND ENHANCING THE DISTINCTIVE LOCAL HISTORIC ENVIRONMENT

Development proposals which protect and enhance the significance of designated and non-designated heritage assets and conserve them in ways such as that will contribute to the economic vitality, local character and distinctiveness of local communities will be supported.

- a. Designated heritage assets (including Conservation Areas, Listed Buildings, and Scheduled Monuments) and their settings will be conserved and enhanced and given the highest level of protection. Non-designated heritage assets (including locally listed buildings and features, and locally important parks and gardens) and their settings will also be conserved and enhanced.
- b. Sensitive heritage led regeneration will be supported. Development proposals which recognise that the historic environment can be a catalyst for positive regeneration, and which conserve and enhance heritage assets and their setting to enhance or better reveal their significance will be supported.
- c. Development proposals which affect heritage assets should maximise opportunities for enhancement by considering measures including:
 - i. public access and interpretation
 - ii. increasing understanding through research and recording
 - iii. Repair/regeneration of heritage assets
 - iv. Removal from Heritage at Risk Register
 - v. Better revealing of significance of assets
- d. Development proposals affecting, or likely to affect, any heritage asset or its setting will be accompanied by a Heritage Statement which will:
 - i. Identify all heritage assets that could be affected and explain their historic, archaeological, artistic or architectural significance. Consider whether there is a relationship between identified heritage assets in terms of their wider setting.
 - ii. Consider how the development site contributes to the significance of the heritage asset
 - iii. Determine the potential impact of proposed development on the asset/s and their setting, this includes secondary effects resulting due to the proposal such as increased traffic movements
 - iv. Reference the Staffordshire Historic Environment Record and other relevant sources such as landscape character and Conservation Area appraisals and management plans.
 - v. Provide, where required, archaeological survey or historic building and landscape investigations.
- e. In the case of major development proposals, the Heritage Statement will form part of the Design and Access Statement.
- f. Heritage Statements will be required for site allocations which reference heritage as part of the key development considerations. In the case of archaeological heritage; a desk based assessment and/or field evaluation should be undertaken to consider the potential impact on the heritage. Factors to consider include significance, location and



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density of assets, their likely condition and their vulnerability to proposed change, as well as any enhancement opportunity presented by that change. It should include identifying assets for which significance could be harmed by development in their setting.

- g. Development proposals that will lead to substantial harm to (or total loss of significance of) a designated heritage asset and its landscape and town scape setting will be refused, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or that other exceptional circumstances apply.**
- h. Where development proposals will lead to less than substantial harm to existing, or potential, designated and non-designated heritage assets and their landscape and townscape settings, the harm should be weighed against:

 - i. The public benefits of the development; and**
 - ii. The action that will be taken to mitigate and minimise the harm.****
- i. Non-designated archaeology will require an appropriate desk based or field evaluation setting out how development proposals affecting archaeology interests will be considered.**

Supporting Text

6.6. Proposals for developments that will affect a 'designated heritage asset', or 'non-designated heritage asset' or their settings will include a Heritage Statement. As a minimum, the Heritage Statement will show that the relevant historic environment record has been consulted and the heritage assets have been assessed using appropriate expertise. The level of detail should be proportionate to the asset's significance and sufficient to understand the potential impact of the proposal on their significance. Applications for Listed Building Consent can require much more detail than other applications and we encourage you to seek the advice from a suitably qualified and experienced Conservation Architect for all but the simplest applications.

6.7. The provision of a Heritage Statement will be proportionate to the scale of development and for major development proposals will be prepared as a part of the Design and Access Statement (see Policy SO1.2). The Council recommends that these documents be prepared at an early stage by appropriately experienced historic environment specialists, and they will inform discussions with the local planning authority and their historic environment advisors regarding interventions and opportunities to enhance heritage assets within a scheme.

6.8. In considering the impact of a proposed development on a designated or non-designated heritage asset, the local planning authority will give great weight to the asset's conservation, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm.

6.9. The 'exceptional circumstances' that might justify proposals that will lead to substantial harm to (or total loss of significance of) a designated heritage asset are defined in national planning policy (NPPF) as:



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- ‘(a) the nature of the heritage asset prevents all reasonable uses of the site; and
- (b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- (c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- (d) the harm or loss is outweighed by the benefit of bringing the site back into use.’

6.10. The planning system recognises three types of heritage asset – those which are of international importance, those which are of national importance and those which are important locally. Nationally important heritage assets are identified and given statutory protection by the Department for Digital, Culture, Media and Sport (having consulted Historic England) on the basis of nationally set selection criteria. Locally important heritage assets are identified by local planning authorities and neighbourhood plan forums based on locally set criteria.

6.11. Designated heritage assets include Conservation Areas, Listed Buildings, and Scheduled Monuments. The Cannock Chase District Conservation Areas Management Plan Supplementary Planning Document (SPD) was adopted in April 2014. The SPD sets out the package of measures available to the Council to apply to all its eight Conservation Areas. It should be read in conjunction with the area-specific Management Plans relating to the individual Conservation Areas.

6.12. Development proposals in Conservation Areas need to be supported by a Design and Access Statement which explains the design thinking behind the application and the effect on the historic and architectural interest of the Conservation Area to ensure that it has been given proper consideration. A description of the significance of the heritage assets affected, the contribution of their setting to that significance, and an assessment of the impact of the proposal on that significance should be included. Design and development briefs will be encouraged for any substantial development proposals.

6.13. The ‘public realm’ is the space between buildings that is publicly accessible - including streets, squares, parks and open spaces. The enhancement of the public realm in Conservation Areas gives huge benefits and its design and management can be significant in reinforcing historic character.

6.14. Conservation Area designation places protection over all trees, and some trees which make a particular contribution have the additional protection of Tree Preservation Orders.

6.15. Legislation places a duty on the Council to draw up and publish proposals for preserving and enhancing Conservation Areas and to consult the local community on the proposals. Character Appraisals provide a basis for developing Management Plans to address issues arising from the Appraisals. Cannock Chase District Council has adopted eight Conservation Area Management Plans (SPDs):

- Main Road, Brereton (2014)
- Rugeley Town Centre (2014)
- Cannock Town Centre (2014)



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- North Street, Bridgtown (2014)
- Sheep Fair/Bow Street, Rugeley (2018)
- Trent and Mersey Canal (2019)
- Church Street, Rugeley (2019); and
- Talbot Street/Lichfield Street, Rugeley (2019)

6.16. All the District's listed buildings are listed on the Council's website. They are listed by the Secretary of State for Digital, Culture, Media and Sport and special controls apply to protect them from unnecessary demolition, unsuitable and insensitive alteration. Buildings are 'listed' for their special architectural or historic interest and there is a general presumption in favour of their preservation. Listing seeks to protect them from unsuitable and insensitive alteration. The need to preserve the setting of a Listed Building may affect development on nearby sites.

6.17. There are currently 70 listed buildings in the District - 7 are listed at Grade II*, the remainder Grade II. These include all sorts of buildings - churches, houses, garden walls, milestones, a churchyard tomb, pubs, and canal bridges. They cover buildings of all periods including medieval stone churches, 16th/17th Century timber framed buildings, and many 19th Century brick buildings, the latter dating from Cannock Chase's period of mining prosperity.

6.18. There are four Scheduled Monuments in the District:

- Churchyard Cross, St Luke's Churchyard, Cannock (a medieval sandstone cross)
- Castle Ring, Cannock Wood (remains of an Iron Age hill fort and medieval hunting lodge)
- Moated site and bloomery (a charcoal fired furnace used to produce wrought iron from iron ore), Courtbanks Covert, Cannock Wood
- World War One Trench System, Cannock Chase

6.19. The Staffordshire Historic Environment Record (HER)⁴⁴ includes records of archaeological sites, finds and buildings, historic landscape character information, designation information (including Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields and Conservation Areas).

6.20. Development proposals where there is potential for the site to contain heritage assets of archaeological interest should be accompanied by an Archaeological Assessment. The Historic Environment Team at Staffordshire County Council can provide pre-application advice on the information any application should contain. This could be a desk-based archaeological assessment or, if necessary, a field evaluation.

6.21. Archaeological remains can provide irreplaceable information about our past and hold the potential to increase our future knowledge. The Local Plan therefore seeks to preserve 'in-situ' all sites of known or suspected archaeological interest. Development proposals should appropriately provide for 'in-situ' preservation, or investigation and recording of archaeology, based upon significance.



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6.22. Non-designated heritage assets include Locally Listed historic areas, sites, buildings and archaeological remains which are valued for their local architectural or historic character, their contribution to the local scene, or their local historical associations. Locally Listed buildings and features have no statutory protection, but any impact on them will be considered in the assessment of planning applications and will need to be given weight in decision making. They include archaeological features of interest, potential sites of national importance related to military activities and locally significant historic farmsteads. Development proposals affecting a Locally Listed building or feature will need to demonstrate how the design of the development has considered its defined significance.

6.23. Preparation of a Local List for the District is being taken forward through the District Design Guide SPD which includes a procedure for compiling a Local List of local heritage assets which are valued by the community in contributing to the local distinctiveness, character and appearance of the area.

List of relevant evidence

- 'National Planning Policy Framework and National Model Design Code' (January 2021)
- Cannock Chase Conservation Areas Management Plan Supplementary Planning Document 2014; and
- Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2020
- Staffordshire County Council Extensive Urban Survey (Final Report 2014)
- Staffordshire County Council Historic Character Assessments (Cannock 2009; Rugeley 2010)

ENHANCING THE QUALITY OF THE BUILT ENVIRONMENT

Introduction

6.24. The responses to Local Plan Consultations have demonstrated support for strengthening design policies and including additional design standards in the Local Plan, including the concept of 'Active Design'⁴⁵ which is rooted in Sport England's aims to promote the role of sport and physical activity in creating healthy and sustainable communities. Local Plan policies aim to ensure that developments add to the overall quality of the area, are visually attractive, sympathetic to local character and history, create a strong sense of place, accommodate and sustain an appropriate amount and mix of development, and create places that are safe, inclusive and accessible and which promote health and well-being. Development that is not well designed will be resisted, especially where it fails to reflect local design policies and government guidance on design.

6.25. National planning policy requires all local planning authorities to prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model

⁴⁵ <https://www.sportengland.org/guidance-and-support/facilities-and-planning/design-and-cost-guidance/active-design> (accessed 1/8/23)



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Design Code, and which reflect local character and design preferences. The National Design Guide (2021) acknowledges and states that well-designed places are:

- Based on a sound understanding of the features of the site and the surrounding context, using baseline studies as a starting point for design.
- Integrated into their surroundings so they relate well to them.
- Influenced by and influence their context positively.
- Responsive to local history, culture and heritage.

6.26. The National Design Guide provides a structure that can be used for the content of local design policies, guides and codes. Ten characteristics of good design have been identified to reflect the Government's priorities and provide a common overarching framework:

- Context – enhances the surroundings.
- Identity – attractive and distinctive.
- Built form – a coherent pattern of development.
- Movement – accessible and easy to move around.
- Nature – enhanced and optimised.
- Public spaces – safe, social and inclusive.
- Uses – mixed and integrated.
- Homes and buildings – functional, healthy and sustainable.
- Resources – efficient and resilient.
- Lifespan – made to last.



Planning Policies

Objective 1: Delivering high quality development that protects the historic environment and is appropriate, distinctive, attractive and safe

POLICY SO1.2: ENHANCING THE QUALITY OF THE BUILT ENVIRONMENT

Development proposals will be designed to enhance the quality of the townscape and landscape, and will retain and enhance the distinct and separate character of each of the district's settlements.

- a. Development proposals will demonstrate conformity to Local Plan Policies and the relevant Local Design Guide and will deliver a high quality of building design and layout which is:
 - i. Visually attractive, as a result of good architecture, layout and landscaping
 - ii. Sympathetic to local character and heritage
 - iii. able to accommodate an appropriate amount and mix of development
 - iv. inclusive of green infrastructure, tree planting and other public space
 - v. supportive of local facilities and transport networks; and
 - vi. safe, inclusive and accessible.
- b. All major development proposals and all Listed Building consent applications will include a Design and Access Statement that will set out:
 - i. How the design will respect the local distinctiveness and character of the surroundings in terms of heritage, biodiversity, landscape and townscape, cycleways and footpaths, bridleways, public transport networks, and the road network.
 - ii. What would be built on the site, how the buildings and spaces will be arranged on the site, the density and mix of housing types and tenures, the services and facilities that will be provided, the details of the siting, layout, orientation, massing, height, materials and landscaping, and the provision of access to and from nearby locations and facilities.
- c. The Design and Access Statement will set out how the proposal will align with the relevant Local Design Guide and the requirements of other relevant Local Plan Policies.
- d. Major development, where deemed appropriate by the local planning authority, will require a masterplan to support the detailed design stage. The masterplan will ensure the vision of the development is not diluted over time through cumulative minor changes, and will help to enable infrastructure delivery.

List of Relevant Policies

- Policy SO1.1: Protecting, Conserving and Enhancing the Distinctive Local Historic Environment
- Policy SO1.3: Creating Safe Places which Deter Crime and Reduce the Fear of Crime
- Policy SO2.2: Safeguarding Health and Amenity
- Policy SO5.1: Accessible Development
- Policy SO5.3: Low Carbon Transport
- Policy SO8.2: Achieving Low Carbon Development
- Policy SO8.3: Sustainable Design



Planning Policies

Objective 1: Delivering high quality development that protects the historic environment and is appropriate, distinctive, attractive and safe

Supporting Text

6.27. The Local Plan seeks to ensure that all development has regard to the design principles that will deliver high quality places. Design is about more than the architecture of the buildings. It is also about the spaces in between buildings, the relationship between the development and surrounding areas, and the appropriateness of the proposed use of the building in the location of the development.

6.28. The requirements for a Design and Access Statement set out in the Policy are in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015 and The Planning (Listed Buildings and Conservation Areas) (Amendment) (England) (Regulations) 2013.

6.29. A 'Design and Access Statement' (DAS) must accompany the following types of planning applications:

- Major developments.
- Development in a conservation area consisting of the provision of one or more dwelling houses.
- Development in a conservation area where the floor space created by the development is 100 square metres or more.
- All applications for listed building consent.

6.30. The Design and Access Statement shall explain:

- The design principles and concepts that have been applied to the development.
- The steps taken to appraise the context of the development and how the design takes that context into account.
- How access has been considered through the development proposal and how policies in relation to access in local development documents have been taken into account.
- What, if any, consultation undertaken on issues in relation to access to the development and what account has been taken of the outcome.
- How any specific issues which might affect access to the development have been addressed.

6.31. The additional requirements in relation to Listed Building consent include an explanation of the design principles and concepts that have been applied to the works and how these take account of:

- The special architectural or historic importance of the building.
- The particular physical features of the building that justify its designation as a listed building.
- The buildings setting.
- How issues relating to access to the building have been dealt with (unless the application relates to internal changes only).

6.32. The Listed Building Design and Access Statement shall also:



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- Explain the policy adopted as to access, including what alternative means of access have been considered, and how policies relating to access in Local Plan documents have been taken into account;
- Explain how policy as to access takes account of the special architectural or historic importance of the building; and
- What, if any, consultation has been undertaken and what account has been taken of the outcome and explain how any specific issues which may affect access have been addressed.

6.33. For applications for listed building consent submitted in parallel with a planning application, a single DAS is acceptable.

6.34. The aim of a masterplan is to provide a framework for the application of national and local design guidance to the site. This is likely to include:

- A landscape strategy, taking account of existing natural features.
- Open space provision.
- The quantity of dwellings and other uses.
- Points of access and connections to wider networks.
- Broad position of primary and secondary streets.
- Position of local centre and facilities.
- Proposed types of development (density, height, etc).

6.35. A number of documents exist across the authority which can assist in designing good quality, beautiful development, including the Cannock Chase Area of Outstanding Natural Beauty (AONB) Design Guide.

6.36. Local design guides will be developed within the context provided by the Local Plan. These will set out the local context and an analysis of local character and identity. The local design guides will use the ten characteristics identified in the National Design Guide (and reproduced in the introduction to this policy) as a structure and will consider:

- The relationship between the natural environment and built development;
- The typical patterns of built form that contribute positively to local character;
- The street pattern, their proportions and landscape features;
- The proportions of buildings framing spaces and streets;
- The local vernacular, other architecture and architectural features that contribute to local character.

6.37. Local design guides may be prepared for each of (or combinations of) the Character Areas defined in the Cannock Chase Design Supplementary Planning Document (2016). These are:

- Brereton and Ravenhill;



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Objective 1: Delivering high quality development that protects the historic environment and is appropriate, distinctive, attractive and safe

- Hagley;
- North Rugeley and Brereton;
- Rugeley Town Centre and Historic Suburbs;
- Slitting Mill;
- Western Rugeley – Etchinghill and Springfields;
- A5 Corridor;
- Bridgtown;
- Cannock Town Centre and Historic Suburbs;
- Cannock Wood;
- Hawks Green;
- Hazelslade and Rawnsley;
- Heath Hayes and Wimblebury;
- Hednesford Town Centre and Historic Suburbs
- North Cannock –Chadsmoor, Broomhill and Blackfords;
- Norton Canes;
- Outlying Buildings/Hamlets in Rural Areas;
- Prospect Village;
- Pye Green Valley; and
- South and West Cannock.

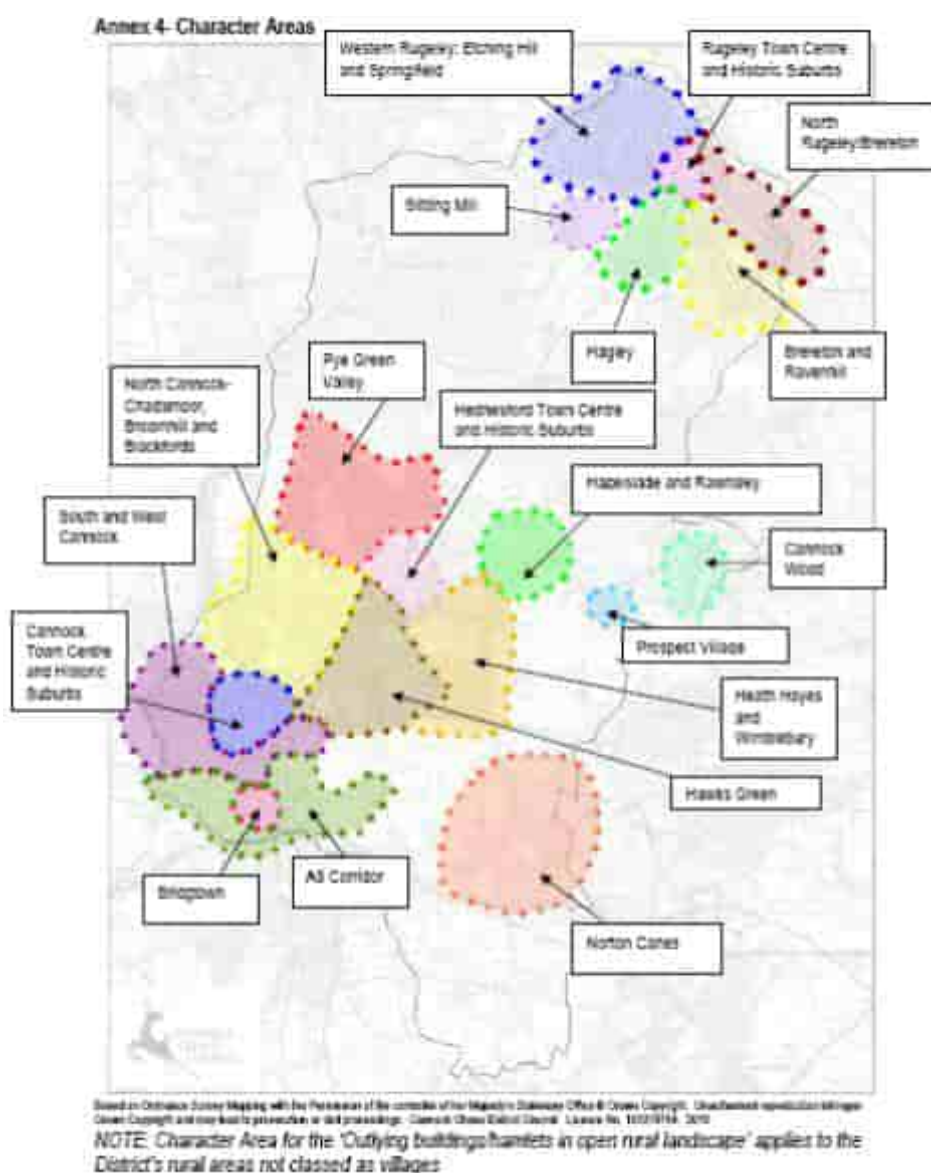
6.38. Consideration will also be given to the need for Local Design Guides for the rural parts of the District that are not included as Character Areas. The Cannock Chase Area of Outstanding Natural Beauty Management Plan (2019-2024 and successive plans) is a material consideration when preparing this Local Plan and Neighbourhood Plans, as well as determining planning applications.



Planning Policies

Objective 1: Delivering high quality development that protects the historic environment and is appropriate, distinctive, attractive and safe

Figure 2



List of Relevant Evidence

- The National Design Guide (2021)
- The Better Building, Building Beautiful Commission report 'Living with Beauty' (2020)
- National Model Design Code (January 2021)
- Cannock Chase AONB Management Plan 2019-2024



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Objective 1: Delivering high quality development that protects the historic environment and is appropriate, distinctive, attractive and safe

CREATING SAFE PLACES WHICH DETER CRIME AND REDUCE THE FEAR OF CRIME

Introduction

6.39. National planning policy requires local planning policies to aim to ensure places are ‘safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high-quality public space, which encourage the active and continual use of public areas’ (NPPF paragraph 92(b)).

6.40. The National Design Guide (2021) identifies the ways that well-designed spaces that are safe can be created through careful planning and design. For example, buildings with active frontages (entrances and windows overlooking the space) can be placed around the edges of spaces to provide natural surveillance.

POLICY SO1.3: CREATING SAFE PLACES WHICH DETER CRIME AND REDUCE THE FEAR OF CRIME

Development proposals will create safe and secure environments by designing out crime, and the fear of crime, without detracting from attractive, high-quality design.

- a. The Design and Access Statement, which will accompany all major development proposals and all Listed Building consent applications, will take account of the relevant Local Design Guide and best practice guidance and set out how the design (including the buildings, road layout, footpaths, communal spaces, car parking and lighting) will:**
 - i. Contribute to the vitality of area and improve community safety.**
 - ii. Reduce vulnerability and increase resilience, particularly in places where people gather and in the vicinity of vulnerable uses.**
- b. Where appropriate, spaces accessible to the public will be overlooked and clearly visible from adjoining buildings, with the design and landscaping providing for clear sight lines along paths and cycle ways.**
- c. Buildings will be visually interesting at street level, with entrances and windows used to create active frontages which allow for natural surveillance and provide a sense of vitality. Ground floors will be occupied by active uses, where there is likely to be direct and regular visual connection between the rooms in the building and the areas outside, and buildings will not turn their back on streets and other public spaces.**
- d. Public and private open space will be clearly differentiated, avoiding piecemeal and isolated spaces that have no clear purpose and that could be prone to vandalism and anti-social behaviour.**

Supporting Text

6.41. National planning policy requires Local Plans to create places that are safe, inclusive and accessible and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience. In the delivery of Local Plan policies, the local planning



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authority will ensure that the design of development is informed by the most up-to-date information available from the police and other relevant agencies.

6.42. The National Design Guide (2021) notes that well-designed public and shared amenity spaces feel safe for people who occupy the buildings around them, and also for visitors and passers-by. They help to overcome crime and the fear of crime. Careful planning and design create the right conditions for people to feel safe and secure, without the need for additional security measures.

6.43. Development proposals should be informed by the most up to date information and guidance available from the police and other agencies to ensure public safety and security. For example, 'Secured by Design'⁴⁶ has produced a series of Design Guides to assist the building, design and construction industry to incorporate security into developments. The Secured by Design Guides cover Homes, Commercial, Self-Build, Sheltered Accommodation, New Schools, and Hospitals.

6.44. In accordance with the guidance provided in the National Model Design Code (2021), Local Design Guides may be prepared for each of (or combinations of) the Character Areas defined in the Cannock Chase Design Supplementary Planning Document (2016). The Local Design Guides will draw on the advice and guidance from 'Secured by Design' so that the creation of safe residential, commercial, industrial and town centre environments can be delivered without compromising aesthetics and beauty.

List of relevant evidence

- Community Safety Strategic Assessment (2019)
- National Model Design Code (2021)

⁴⁶ <https://www.securedbydesign.com/guidance/design-guides>



Planning Policies

Objective 2: Creating Community Facilities and Healthy Living Opportunities across the District

STRATEGIC OBJECTIVE 2

To create community facilities and healthy living opportunities across the District by:

- **Safeguarding existing community facilities and providing new and improved community facilities to meet the needs arising from new development.**
- **Safeguarding the health and the amenity of local communities;**
- **Providing active leisure and sports facilities;**
- **Providing opportunities for allotments and local food growing.**
- **Providing healthy living opportunities and increasing physical activity in everyday lives;**

SAFEGUARDING THE PROVISION OF COMMUNITY FACILITIES

Introduction

6.45. Responses to consultation on the Local Plan has revealed concerns about the capacity of existing community facilities and infrastructure (education, roads, health care, parks, leisure and recreation facilities) to meet future needs.

6.46. National planning policy (NPPF 2023) sets out a social objective to foster well-designed places, with accessible services and open spaces that meet current and future needs, and support good health, and social and cultural well-being. This requires local plan policies to make sufficient provision for community facilities (such as health, education and cultural infrastructure).

6.47. Local planning policies should also plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.



Planning Policies

Objective 2: Creating Community Facilities and Healthy Living Opportunities across the District

POLICY SO2.1: SAFEGUARDING THE PROVISION OF COMMUNITY FACILITIES

Community facilities include health facilities (GP surgeries and health centres), education facilities (nursery and early years, primary, secondary), cultural facilities (meeting places, theatres and other cultural buildings, public houses, places of worship, village halls and leisure and sports venues), and local shops and other facilities.

- a. All major development will safeguard existing community facilities and contribute towards new community facilities to meet the needs arising from the development. The loss or change of use of existing community facilities or sites will be resisted unless it can be demonstrated that demand can be met from alternative facilities in a suitable and accessible location.
- b. Any development proposals that would result in a reduction in the provision of community facilities will only be supported where:
 - i. An appropriate and qualified assessment has been undertaken which has clearly shown the facilities or sites are surplus to requirements; or
 - ii. The reduction in provision resulting from the proposed development would be replaced by equivalent or better provision in a suitable and accessible location; or
 - iii. The development is for alternative community facilities.
- c. From an early stage, developers will be expected to engage with local authorities, statutory consultees, community service providers and relevant local community groups to ensure that the new provision meets the needs of the community it will serve.
- d. All major development proposals will make sufficient provision at the appropriate stage of delivery for community facilities, and ensure that the design and layout of the community facilities makes them easily accessible to the local community, including by walking and cycling
- e. Where practicable, different types of community facility will be co-located together, and the provision will be planned and phased in parallel with new development.
- f. New development will be required to provide the necessary community facilities at a timely stage to meet the community needs arising as a result of the development.

List of Relevant Policies

- Policy SO5.1: Accessible Development
- Policy SO5.3: Low Carbon Transport

Supporting Text

6.48. National planning policy (NPPF 2023) states that the planning system must pursue interdependent economic, social and environmental objectives to achieve sustainable development. The social objective includes a reference to ensuring that accessible services are provided to support communities' health, social and cultural well-being. The Local Plan's Objective to safeguard existing, and create new, community facilities aligns with the national planning policy objective.

6.49. In applying local plan policies to decisions, the local planning authority will take an integrated approach to considering the location of housing, economic uses and community facilities and services, and will guard against the unnecessary loss of valued facilities and services.



Planning Policies

Objective 2: Creating Community Facilities and Healthy Living Opportunities across the District

6.50. The local planning authority will take a proactive, positive and collaborative approach to ensuring that a sufficient choice of school places and other public service infrastructure such as further education colleges and health provision is available to meet the needs of existing and new residents.

List of Relevant Evidence

- Index of Local Deprivation (2019)
- Joint Strategic Needs Assessment Annual Update (2019)
- The Staffordshire Education Infrastructure Contributions Policy (SCIEP)



Planning Policies

Objective 2: Creating Community Facilities and Healthy Living Opportunities across the District

SAFEGUARDING HEALTH AND AMENITY

Introduction

6.51. National planning policies (NPPF 2023) require local plans to create places that are safe, inclusive and accessible, and which promote health and well-being, with a high standard of amenity for existing and future users. Local plan policies should ‘enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling’.

POLICY SO2.2: SAFEGUARDING HEALTH AND AMENITY

- a. Development proposals will be required to safeguard the health and the amenity of local communities by:**
 - i. Ensuring that new development provides for satisfactory daylight, sunlight, outlook, and privacy, and protects new and existing residents, workers and visitors from noise, smell, litter, dust, air pollutants or other unacceptable impacts. Unacceptable impacts will be judged against the level of amenity in the locality.**
 - ii. Ensuring that all developments and spaces for the public are designed to be accessible to all people, including people with disabilities and people whose mobility is impaired by other circumstances.**
- b. All major development proposals and all Listed Building consent applications will include a Design and Access Statement that will set out how the proposal will safeguard health and amenity by aligning with the relevant Local Design Guide and the requirements of other relevant Local Plan Policies, particularly by:**
 - i. Safeguarding existing community facilities and ensuring that new development makes sufficient provision for community facilities.**
 - ii. Linking to, or adding to, green infrastructure.**
 - iii. Ensuring that the design and layout of the development will prioritise and promote walking and cycling.**
 - iv. Achieving the lowest carbon emissions that can practically and viably be achieved.**
 - v. Avoiding unacceptable on-site or off-site risk or harm to human health or the natural environment.**

List of Relevant Policies

- Policy SO2.1: Safeguarding the Provision of Community Facilities
- Policy SO2.4: Providing Opportunities for Healthy Living and Activity
- Policy SO5.1: Accessible Development
- Policy SO5.3: Low Carbon Transport
- Policy SO8.2: Achieving Low Carbon Development
- Policy SO8.5: Avoiding Air, Water, Soil, Noise and Light Pollution



Planning Policies

Objective 2: Creating Community Facilities and Healthy Living Opportunities across the District

Supporting Text

6.52. The Local Design Guides will set out the detailed design requirements for safeguarding health and amenity.

List of relevant evidence

- Joint Strategic Needs Assessment Annual Update (2019)

PROVISION OF OPEN SPACE, SPORTS AND RECREATIONAL BUILDINGS AND LAND, INCLUDING PLAYING FIELDS

Introduction

6.53. Green infrastructure is defined (NPPF 2023) as ‘a network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity’. The multi-functional nature of green infrastructure within Cannock Chase District is attested by the diverse range of designations and typologies of land within its extent. An important component of green infrastructure is land used for open space, sports and recreation.

6.54. The NPPF (2023) provides that planning policies should support healthy lifestyles through the provision of open space, sports and recreational buildings and land, including playing fields. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.

6.55. There are various national standards and benchmarks to guide the provision of different types of open space. These include, for example:

- Natural England has defined standards of provision for Accessible Natural Green Space.
- Fields in Trust (FIT) recommend benchmark standards for outdoor sport and play provision.

6.56. National standards and benchmarks have been taken into account in the preparation of the following local strategies and plans, including:

- Cannock Chase Sport and Leisure Facilities Needs Assessment (August 2018).
- Cannock Chase District Council Playing Pitch Strategy & Action Plan (May 2019).
- Cannock Chase Open Space Assessment (2023).



Planning Policies

Objective 2: Creating Community Facilities and Healthy Living Opportunities across the District

POLICY SO2.3: PROVISION OF OPEN SPACE, SPORTS AND RECREATIONAL BUILDINGS AND LAND, INCLUDING PLAYING FIELDS

Existing Provision

The local planning authority will require development to maintain and support the improvement to the level of provision of open space, sports and recreational buildings and land, including playing fields and resist development which restricts physical access to them.

- a. Any development proposals, including on sites allocated within the Local Plan, that would result in a reduction in the provision will only be supported where:
 - i. An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
 - ii. The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
 - iii. The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use and meets an identified need within the evidence base (and any subsequent updates).

New Provision

The local planning authority will generally support development that provides opportunities to improve the provision of open space, sports and recreational buildings and land, including playing fields, where these do not conflict with other policies of this Local Plan.

- b. Major development proposals will provide new and/or enhanced open space, sports and recreational buildings and land, including playing fields to meet the demands that will be generated by the development.
- c. Both new and replacement provision of open space, sports and recreational buildings and land, including playing fields will meet locally defined minimum standards and benchmarks in regard to quantity and accessibility as set out in Table 1 Cannock Chase District Open Space Standards. The contribution of the proposed provision will be assessed by its primary function. Provision will only be counted as helping to meet these standards where it is of sufficient quality to properly fulfil its intended primary function and meet the level of demand generated by the proposed development.
- d. The contribution made by new developments to the achievement of these standards may include both new facilities and the improvement or refurbishment of existing facilities and should be in accordance with the following order of preference:
 - i. On-site provision where this is practicable and would be the most effective way of meeting the needs generated by the development; and
 - ii. Off-site provision and/or financial contribution to off-site provision
- e. Where there are anticipated deficiencies, financial contributions to appropriate projects will be sought to enable the impacts of the new development to be mitigated. Where practicable, the required facilities will be phased and delivered as an integral part of the development.



Planning Policies

Objective 2: Creating Community Facilities and Healthy Living Opportunities across the District

- f. New development proposals should set out how the management and maintenance of any facilities provided will be sustained, proportionate to the additional demand that they would be expected to generate.
- g. Major development proposals will follow the principles of 'Active Design' in order to deliver a form of development that will encourage healthier and more active lifestyles.
- h. All major development will ensure that the design and layout of the development will promote walking and cycling

From an early stage, developers will be expected to engage with local authorities, statutory consultees, infrastructure providers and relevant local community groups to ensure that the new provision meets the needs of the community it will serve. New development will be required to provide the necessary provision at a timely stage to meet the community needs arising as a result of the development.

List of Relevant Policies

- Policy SO5.3: Low Carbon Transport
- Policy SO7.8: Protecting, Conserving and Enhancing Green Infrastructure

Supporting Text

6.57. Open space includes all open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity' (NPPF 2023 Glossary definition). Improving provision will increase opportunities for leisure and physical activity, improve access to sports and recreation facilities, and enhance the quality of life of residents.

6.58. Protecting existing levels of access to high quality open space, sports and recreational buildings and land, including playing fields is an important part of supporting healthy communities. If the quantity, quality, and accessibility of provision in Cannock Chase is to be maintained and enhanced, then it will be necessary to strictly control developments that would affect existing provision. The incremental loss of existing provision to other uses has the potential to compromise the District Council's ambition to improve provision in support of social, economic and environmental objectives.

6.59. Minimum local standards have been established, informed by nationally recognised standards, to guide developers of requirements. Contributions will be measured by the primary function of the provision. Multi-functional provision will be assessed in relation to the contributions made to each typology.

Table 1 Cannock Chase District Open Space Standards

Typology and Definition of Primary Purpose	Size-based standards (Hectares per 1,000 population)	Distance-based standards (Walking Distance in metres)
Parks and Gardens	0.80	2,000



Planning Policies

Objective 2: Creating Community Facilities and Healthy Living Opportunities across the District

Principal: High quality multifunctional green space with a distinct landscape or historical character and a range of facilities and activities accessible for all the community. Neighbourhood: Multifunctional green space offering facilities and activities for distinct groups. Local: Green space with limited facilities and activities other than informal recreation.		710 400
Semi-Natural Spaces Principal: High quality ecological site managed primarily for biodiversity. International or national designated site with specific nature conservation aims and/or dedicated long term management plan. Neighbourhood: District important site managed for biodiversity with specific nature conservation aims. Likely defined component of other typologies. Local: Local important site managed for nature conservation within scope of ground maintenance specifications.	1.80	720
Landscape Links Principal: Network or corridor of green space linking several open space typologies or settlements with multifunctional provision for people, landscape and wildlife. Neighbourhood: Corridor of green space linking at least two open space typologies or settlements with multifunctional provision for people, landscape and wildlife. Local: Corridor of green space linking at least two open space typologies or settlements with at least one provision for people or landscape and/or wildlife.	Not Applicable	See CCDC Open Space Strategy
Green Spaces for Children and Young People Neighbourhood: Designed play space with equipped play facilities and informal opportunities for play toddler and junior, including Neighbourhood Equipped Areas for Play (NEAPs). Local: Designed play space incidental play space catering for toddler and juniors, including Local Equipped Areas for Play (LEAPs).	0.25	1,000
		400
Amenity Green Spaces Area of designed incidental open space associated with housing estates. Primarily for landscape and visual setting rather than recreation.	0.60	480
Churchyards, Burial Sites and Cemeteries Important formal spiritual area for commemoration of deceased. Including all faith and nonfaith groups.	Not Applicable	See CCDC Open Space Strategy
Outdoor Sports Provision Formal outdoor sports pitches for rugby, football, hockey or cricket for hire with associated facilities and infrastructure including car parks and changing rooms. Including public land, private clubs or institutional land.	New Development Calculator	N/A
Civic Spaces and Public Squares Spaces for memorials or associated with civic buildings. High quality hard and soft landscaping.	Not Applicable	See CCDC Open Space Strategy



Planning Policies

Objective 2: Creating Community Facilities and Healthy Living Opportunities across the District

6.60. The local standards as described should be applied in a co-ordinated way to deliver multi-functional open space. For example, natural and semi-natural green spaces can overlap with amenity green space, or equipped open spaces for children and young people can be acceptable facilities within a wider area of parkland or amenity green space.

6.61. A distance of at least 30 metres should be maintained between the curtilage of residential properties and any recreation facilities that are likely to generate a significant level of noise and activity, such as Neighbourhood Equipped Areas for Play.

6.62. The strategic planning, management and provision of open space within Cannock Chase District will focus on the following aims:

- Maintaining the district standard of unrestricted open space of 28 hectares per 1,000 head of population.
- Ensuring the quantitative component of unrestricted open space (the supply) is planned to meet to meet future provision (demand).
- Maintaining standards in quality provision of unrestricted open space.
- Ensuring accessibility to unrestricted open space.
- Ensuring public satisfaction levels of open space are maintained as good or very good.

6.63. The Cannock Chase District Council Open Space Strategy and the Local Plan will form the basis of how the above will be achieved over time. This will be a combination of planning gain via planning policies such as s106; planned development within the District through high quality masterplanning and strategic management of open spaces by the Council and their partners.

6.64. The Cannock Chase Sport and Leisure Facilities Needs Assessment (August 2018) was prepared to identify supply and demand issues for sport and recreation provision across the District, identify priority sports based on national targets and local needs, and enable the Infrastructure Delivery Plan to be kept up to date. The assessment considered the supply and demand for sports halls, swimming pools, health and fitness suites, other sports (indoor bowls, squash, athletics), village halls and community centres.

6.65. The Cannock Chase District Council Playing Pitch Strategy & Action Plan (May 2019) provides the evidence required to help protect playing fields to ensure sufficient land is available to meet existing and projected future pitch requirements. The Playing Pitch Strategy and Action Plan concluded that there is a need to protect all existing outdoor sports provision, or to deliver an equivalent or better quantity and quality of provision to offset any loss of facility prior to the loss taking place. The only exception to the above would be in the case of existing sports provision being upgraded to provide a better facility.

6.66. The following types of outdoor sports facilities are included in the Strategy and Action Plan:

PITCH SPORTS	OUTDOOR SPORTS
Cricket pitches Football pitches Artificial Grass Pitches (AGPs) Hockey AGPs Rugby Union pitches	Tennis Bowls Athletics Golf



Planning Policies

Objective 2: Creating Community Facilities and Healthy Living Opportunities across the District

6.67. Financial contributions towards sports facilities (including swimming pools and sports halls) and playing pitches will be calculated using Sport England's planning tools such as Sports Facilities Calculator and the Playing Pitch Strategy New Development Calculator (NDC).

List of Relevant Evidence

- White Paper 'Planning for the Future' (August 2020)
- Joint Strategic Needs Assessment Annual Update (2019)
- Cannock Chase District Council Playing Pitch Strategy & Action Plan (May 2019)
- Cannock Chase Sport and Leisure Facilities Needs Assessment (August 2018)
- Cannock Chase Open Space Assessment (2023)

ALLOTMENTS AND COMMUNITY GARDENS

Introduction

6.68. National planning policies (NPPF 2023) require local plans to create places which promote health and well-being, with a high standard of amenity for existing and future users, and access to healthier food and allotments.

POLICY SO2.4: ALLOTMENTS AND COMMUNITY GARDENS

- a. Development proposals that provide, or contribute to the provision of, allotments and community gardens for the purpose of food growing will be supported.**
- b. New development proposals should aim to meet the standards set out in table 2.**
- c. Development proposals that result in the loss, or reduction, of existing allotments and community gardens will be resisted unless there is an overriding sustainable development justification for the proposal, with replacement of the lost facilities in a location appropriate to demand.**

Supporting Text

6.69. Protecting existing levels of access to high quality open space, including allotments and community food growing sites, is an important part of supporting healthy communities. If the quantity, quality and accessibility of provision in Cannock Chase is to be maintained and enhanced, then it will be necessary to strictly control developments that would affect existing provision.

6.70. Allotments and community gardens are likely to have a good level of community involvement and be managed for the benefit of local community with emphasis on healthy living.

6.71. The National Society of Allotment and Leisure Gardeners (NSALG) recommends a quantitative standard of provision of 20 plots per 1,000 households (about 9.1 plots per 1,000 people assuming an average household size of 2.2 people). The size of an allotment plot is 250 square metres (0.025ha). This standard of provision would be equivalent to 0.23 hectares of allotments per 1,000 people.



Planning Policies

Objective 2: Creating Community Facilities and Healthy Living Opportunities across the District

Local standards have been adopted by the District Council, informed by nationally recognised standards, to guide developers of requirements.

Table 2 Cannock Chase Allotment and Community Garden Standards

Typology and Definition of Primary Purpose	Size-based standards (Hectares per 1,000 population)	Distance-based standards (Walking Distance in metres)
Allotments and community gardens - Dedicated and secure site for the growing of non-commercial fruit and vegetables. Likely to have a good level of community involvement. Managed for benefit of local community with emphasis on healthy living.	0.125	See CCDC Open Space Strategy

6.72. National and local guidance on the general specification of allotments and community gardens should be followed in the design of the provision.

6.73. There is a waiting list for allotments for rent from Cannock Chase Council. The current provision is at the following locations:

- The Stadium, Pye Green – 14 plots;
- Rumer Hill, Cannock - 20 plots;
- Burn Street, Chads Moor - 1 plot;
- Girton Road, Cannock - 15 plots;
- School Close, Norton Canes - 4 plots;
- Rear of St Johns Road, Cannock - 3 plots;
- Oaks Drive, Cannock - 13 plots; and
- Ravenhill, Rugeley - 19 plots.

List of Relevant Evidence

- The National Allotment Society – www.nsalg.gov.uk
- Open Space Assessment Study 2023



Planning Policies

Objective 2: Creating Community Facilities and Healthy Living Opportunities across the District

PROVIDING OPPORTUNITIES FOR HEALTHY LIVING AND ACTIVITY THROUGH ACTIVE DESIGN

Introduction

6.74. National planning policies (NPPF 2023) require local plans to create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users. Local plan policies should 'enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure and layouts that encourage walking and cycling' (NPPF paragraph 92(c)).

6.75. The National Design Guide (2023) identifies the value of active travel, where priority is given to pedestrian and cycle movements. In well-designed places, people should not need to rely on the car for everyday journeys, including getting to workplaces, shops, schools and other facilities, open spaces or the natural environment.

6.76. The concept of 'Active Design'⁴⁷ is rooted in Sport England's aims to promote the role of sport and physical activity in creating healthy and sustainable communities. The principles of Active Design include walkable communities, connected walking & cycling routes, networks of multifunctional open space, and high quality streets and spaces. Local Plan consultation has demonstrated support for increasing the role of active travel (and public transport).

⁴⁷ <https://www.sportengland.org/guidance-and-support/facilities-and-planning/design-and-cost-guidance/active-design>



Planning Policies

Objective 2: Creating Community Facilities and Healthy Living Opportunities across the District

POLICY SO2.5: PROVIDING OPPORTUNITIES FOR HEALTHY LIVING AND ACTIVITY THROUGH ACTIVE DESIGN

- a. Major development proposals will, in accordance with the principles of Active Design and the relevant Local Design Guide, set out how opportunities to support healthy living and active travel would be created or enhanced, by:
 - i. Enabling activity for all ages and abilities by creating the conditions for active travel between all locations by co-locating community and other facilities in accessible locations, and creating walkable communities, connected walking & cycling routes, networks of multifunctional open space, and high quality streets and meeting spaces.
 - ii. Providing infrastructure that will enable sport and physical activity to take place in a variety of locations both inside and around buildings.
 - iii. Providing well designed, safe and convenient routes for walking and cycling which are integrated with green and blue infrastructure and connected to wider networks.
 - iv. Encouraging more walking and cycling through an improved public realm, way marking and convenient access to local work, shopping, health, education, leisure, green infrastructure and other facilities.
 - v. Linking to existing green infrastructure, safeguarding the 'Strategic Green Space Network', or providing additional green infrastructure.
- b. Any development proposals that would result in a reduction in the provision of opportunities for active travel will only be supported where:
 - i. The proposed development supports the delivery of the Cannock Chase Open Space Assessment and Strategy ; or
 - ii. An assessment has been undertaken which has clearly shown the facilities are surplus to requirements; or
 - iii. The loss resulting from the proposed development would be replaced by equivalent or better provision in a suitable and accessible location.

List of Relevant Policies:

- Policy SO5.1: Accessible Development
- Policy SO5.4: Maintaining and Improving the Transport System
- Policy SO7.8: Protecting, Conserving and Enhancing Green Infrastructure

Supporting Text

6.77. The principles of Active Design include walkable communities, connected walking & cycling routes, networks of multifunctional open space, and high quality streets and spaces. As with any other green infrastructure, new and improved recreation facilities should be designed to serve other green infrastructure functions wherever possible, linking into the wider green infrastructure network.

6.78. 'Active Travel' - walking and cycling – has obvious environmental, health, and economic benefits. Promoting active travel can contribute to reduced emissions of Nitrogen Dioxide, particulate matter and help to tackle climate change. It can also help people to meet recommended levels of physical activity and (by reducing road traffic congestion) also support local business.

List of Relevant Evidence

- Joint Strategic Needs Assessment Annual Update (2019)



Planning Policies

Objective 2: Creating Community Facilities and Healthy Living Opportunities across the District

- Cannock Chase Open Space Assessment (2023)
- Government White Paper 'Planning for the Future' (August 2020)



6. Local Plan Policy Options

Objective 3: Delivering a Sufficient Supply of Homes to Provide for Housing Choice

STRATEGIC OBJECTIVE 3

To deliver a sufficient supply of homes to provide for housing choice and ensure all people are able to live in a decent home which meets their needs by:

- **Facilitating sustainable housing provision;**
- **Delivering sufficient housing to meet the District's own need and an appropriate and sustainable contribution to the wider housing market area shortfall where justified in adopted plans;**
- **Helping meet local need for affordable dwellings;**
- **Providing housing choices for an ageing population;**
- **Catering for the needs of different groups in the community.**

Introduction

6.79. Local Plans must contain strategic policies that make sufficient provision for housing within their area. The minimum amount of new homes Cannock has to provide to meet its own need during the plan period has been calculated using the standard methodology set out in national guidance. This requires the provision of 5,808 dwellings during the period 2018-2040. The Council monitors the provision of dwellings annually and 2,103 dwellings have already been completed since 1st April 2018 to 31st March 2022, with further provision also under construction and with planning permission however there remains an unmet need and a need to provide flexibility to account for future fluctuations in the market.

Neighbouring Authorities Housing Needs

6.80. Local authorities must also co-operate with each other on strategic matters that cross local authority boundaries such as meeting housing need. The NPPF states that any housing needs which cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.

6.81. At the time of preparing the new Local Plan for Cannock Chase, Birmingham City Council had identified a need for housing which it could not meet within its administrative boundary. Work had been undertaken (via the 'duty to cooperate') across the local authorities which share the same housing market as Birmingham in order to establish ways to assist Birmingham to meet the shortfall identified (up to 2031) and this has been monitored through a joint housing supply statement.

6.82. A number of authorities have proposed additional housing to help meet this identified shortfall. Our neighbouring authorities of South Staffordshire and Lichfield, who share the Greater Birmingham and Black Country Housing Market Area (GBBCHMA) have previously proposed 4,500 and 2,665 homes respectively through their emerging Local Plans. These proposals included sites being released from the Green Belt to help meet the shortfall, although this position is subject to review as the plans develop. Our other neighbouring authority is Stafford Borough and they are not part of the GBBCHMA.

6.83. The Association of Black Country authorities (ABCA) were preparing a joint Local Plan for the areas of Walsall, Sandwell, Wolverhampton and Dudley. Studies undertaken by ABCA identified a



6. Local Plan Policy Options

Objective 3: Delivering a Sufficient Supply of Homes to Provide for Housing Choice

dwelling shortfall of 29,260 between 2019-2038. ABCA formally requested the authorities that share their housing market, including Cannock Chase District to assist in meeting their unmet housing needs. However in 2022, the four authorities ceased work on the joint plan for the Black Country and have commenced work on separate Local Plans. The position of each authority regarding any potential shortfall in meeting their development requirements is not yet known.

6.84. Discussions with other members of the GBBCHMA and our neighbouring authorities have also been undertaken to ascertain whether they could accommodate some of the shortfall identified. South Staffordshire have formally written to the Council asking if we are able to assist with the unmet housing need of the GBBCHMA and if we can provide sufficient land to enable them to reduce their proposed Local Plan Review housing target. They also advised that their evidence is indicating that 'South Staffordshire will need to release further Green Belt land through the Local Plan Review in order to meet its own needs and to make a proportionate contribution to the GBBCHMA's unmet housing needs.'

6.85. Lichfield District Council also wrote to the Council advising that they were certain that in order for them to deliver their spatial strategy and make a contribution to the wider housing needs arising from the GBBCHMA then they would not be able to accommodate all of the identified housing need on sustainable sites outside of the Green Belt. They therefore wrote to their neighbouring authorities to ascertain if there were any 'sustainable non-green belt sites or areas, in neighbouring authorities which meet your spatial strategy and which could be brought forward to meet Lichfield District Council's housing needs'. Lichfield District Council were at an advanced stage of plan making with the plan subject to Examination. Their local plan proposed removal of land from the Green Belt for residential development. However the Local Plan was officially withdrawn from Examination in October 2023 in favour of development of a new Local Plan.

6.86. The proposed changes to plan making at a national level, combined with issues related to Green Belt release and the unmet development needs of the HMA have created a very difficult context in which to progress Local Plans to adoption. CCDC have developed the plan based on joint evidence, cooperative working and known shortfalls under the existing national planning framework (up to November 2023), and have committed to contribute to the unmet need of the HMA under the Duty to Cooperate. This is set out in the Councils Duty to Cooperate Statement of Compliance.

Assessment of Urban Capacity and Density

6.87. The Cannock Chase District Development Capacity Study (2023) has been prepared and published alongside this consultation. The Capacity Study identifies additional sites (capable of accommodating 10 or more units) that could be brought into the housing supply. A review of the existing employment sites has been incorporated, and the open space assessment has concluded that there is no surplus open space in the district.

6.88. The Capacity Study also considers the potential to increase the density of developments, it found that there was limited potential to increase capacity due to many of the sites already having planning permission. The SHLAA monitors the density of developments and includes a target of



6. Local Plan Policy Options

Objective 3: Delivering a Sufficient Supply of Homes to Provide for Housing Choice

50dph in the urban town centres of Cannock, Rugeley and Hednesford, 35dph in the sub-urban areas which accords with the recommendations of the Greater Birmingham HMA Growth Study. The site density is linked to the character area density zones in the Design SPD and site specific locations as many of the sites are small in area and the scope for increasing density can be more constrained. The Green Belt Topic Paper explains how the density of development was considered.

Viability Assessment

6.89. A Local Plan is required to deliver the levels of growth it identifies, so it needs to test if the sites within the plan and those that will be delivered through the policies in the plan are available, suitable and deliverable (NPPF paragraph 34). The draft Local Plan is therefore supported by evidence including the SHLAA, sustainability appraisal and viability assessment.

6.90. A viability assessment assesses if the development proposed through the Local Plan can be delivered given the policies which guide development. Sometimes the policies incorporated into the plan such as those requiring contributions to affordable housing provision and mitigating for the impacts of climate change involve additional costs to the developers. To test the impact of the policies on the delivery of the levels of growth required a viability assessment is undertaken.

6.91. The Viability Assessment is an iterative process and has been repeated at each stage of the local plan preparation.

PROVISION FOR NEW HOMES

Introduction

6.92. National planning policies support the government's objective of significantly boosting the supply of homes by ensuring that a sufficient amount and variety of land can come forward where it is needed. A local housing need assessment, conducted using the standard method in national planning guidance, has been used to inform the policies of this Local Plan. In addition to the local housing need figure, needs that cannot be met within neighbouring areas have been considered. Local planning policies should identify a sufficient supply and mix of sites, considering their availability, suitability and likely economic viability.

6.93. In rural areas, local planning policies should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should also support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs.



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Objective 3: Delivering a Sufficient Supply of Homes to Provide for Housing Choice

POLICY SO3.1: PROVISION FOR NEW HOMES

The Local Planning Authority will plan, monitor and manage the delivery of housing from 2018 to 2040 in accordance with the spatial strategy and the site allocations set out in this Local Plan. Housing provision will be made for a minimum of 5,808 dwellings (net) to meet the objectively assessed local housing needs, and ensuring a sufficient supply of deliverable and developable land is available to deliver around 264 dwellings each year. This is based on the government's standard methodology calculation for housing need.

In addition to the local housing need, the plan will deliver 500 dwellings to meet the unmet needs of neighbouring areas in the Greater Birmingham and Black Country Housing Market Area.

New housing allocations are concentrated within the existing urban areas, or within planned expansion to the urban areas in accessible and sustainable locations, in accordance with the Spatial Strategy.

Priority has been given to the re-use of previously developed land, including the former Rugeley Power Station site, to meet housing needs.

The allocated housing sites are shown on the Policies Map and are identified in the Site Allocations policies.

There is a need to identify new locations adjacent to existing settlements to accommodate the balance of dwellings which cannot be built on sites within the existing urban areas of the District. Therefore, strategic housing allocations including some or entire release of land within the Green Belt have been identified.

- a. Development will achieve a target site density of 50dph in Cannock, Rugeley and Hednesford town centres and 35dph in the suburban areas.
- b. In the rural areas only the following types of dwellings will be permitted:
 - i. Infill development within the defined settlement boundaries set out on the Policies Map;
 - ii. Affordable housing for local community needs on small rural exception sites;
 - iii. Changes of Use and conversion schemes;
 - iv. Development identified in Neighbourhood Plans reflecting local need and affordable housing provision respecting the local character and infrastructure of the area; and
 - v. Dwellings to serve the essential need for an agricultural, forestry or other occupational worker in a rural area in accordance with national guidance.

Sites under Construction

6.94. **Table A** identifies the contribution from sites which were under construction on or before 31st March 2023. These sites form part of the housing supply (2018-40) and many of these sites have already delivered some of the completions to the housing supply for the District and form part of the current housing trajectory and five-year supply. As they have planning permissions which are being implemented, they do not have a specific site allocation policy but are identified within the site allocations section.



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Objective 3: Delivering a Sufficient Supply of Homes to Provide for Housing Choice

Table A: Sites under Construction

Area	Sub-Totals
Cannock, Hednesford & Heath Hayes	338
Rugeley & Brereton	27
Norton Canes	0
Minor/small sites under construction (SHLAA 2023)	89
Total	454

Additional Sites

6.95. **Table B** identifies the contribution from sites allocated for housing development within the Cannock Chase District during the period to 2040. Development of these sites had not started as of 31st March 2023.

6.96. The sites in Table B are considered suitable for residential development as they comprise sites which already have planning permission, are already allocated in an approved development plan for housing, form parts of larger sites which have planning permission, or are sites which the Council has already resolved to grant planning permission for housing. As they have planning permission, they do not have a specific site allocation policy (with the exception of Rugeley Power Station) but are identified within the site allocations section.

Table B: Proposed allocations which already have planning permission, are already allocated or have a resolution to grant planning permission for housing.

Area	Sub-Totals
Cannock, Hednesford & Heath Hayes	99
Rugeley & Brereton	1,166
Norton Canes	0
Total	1,265

Additional Site Allocations

6.97. **Table C** includes the sites which have been assessed as suitable for housing through the Cannock Chase District Development Capacity Study (2023) and Site Selection Methodology 2023 and which are considered as also able to provide housing during the plan period. Most are already listed in the Strategic Housing Land Availability Assessment. As they do not have planning permission, they do have a specific site allocation policy within the site allocations section.

Table C: Site Allocations – Additional Sites

Area	Sub-Totals
Cannock, Hednesford & Heath Hayes	575
Rugeley & Brereton	180
Norton Canes	66
Total	821

Small Sites Contribution

6.98. Small sites form part of the housing supply. These comprise the sites of under 10 units. Delivery of these sites is monitored annually through the SHLAA. Guidance permits the capacity



6. Local Plan Policy Options

Objective 3: Delivering a Sufficient Supply of Homes to Provide for Housing Choice

that these provide to be included within the trajectory for the 2018-2040 Local Plan. As the plan period is so long it is acceptable to estimate the contribution that small sites will make to meeting the housing requirement. These small sites are called windfall sites. There are some windfall sites which are currently known to us and these are listed in the SHLAA. All of the minor sites which are currently under construction are counted towards the overall housing requirement for the District during the plan period.

Supporting Text

6.99. The Council is required to meet the requirements identified in the housing delivery test. This requires provision to be made for 5,808 dwellings within the plan period and to maintain a minimum supply of five years' worth of housing sites throughout the plan period. The Council is also currently required to meet its duty to cooperate and has made provision which enables provision of dwellings to meeting cross boundary needs within the housing market area which may arise.

6.100. Small sites and infill plots make a valuable contribution to the housing provision across the district and can help in meeting specific needs. However, within the non urban areas there is poorer provision of services and facilities as most of the essential services and facilities to meet daily needs are located within the urban areas, additional housing in non urban areas should therefore be minimised to safeguard our cherished countryside and should only be provided to support local needs where justified.

List of Relevant Evidence

- Local Housing Needs Assessment (LHNA) 2019 and Update (2024)
- Cannock Chase Green Belt Harm Assessment (2020); and
- Greater Birmingham and Black Country Housing Market Area (GBBCHMA) Housing
- Need and Housing Land Supply Position Statement (July 2020)
- Strategic Housing Land Availability Assessment 2023
- Development Capacity Study 2023
- Site Selection Methodology Paper 2023

HOUSING CHOICE

Introduction

6.101. National planning policies (NPPF 2023) require local plans to assess the size, type and tenure of housing needed for different groups in the community (including those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).

6.102. The National Design Guide (2021) acknowledges that well-designed neighbourhoods need to include an integrated mix of tenures and housing types that reflect local housing need and market demand. This includes people who require affordable housing or other rental homes, families, extended families, older people, students, and people with physical disabilities or mental health needs.



6. Local Plan Policy Options

Objective 3: Delivering a Sufficient Supply of Homes to Provide for Housing Choice

POLICY SO3.2: HOUSING CHOICE

The Local Planning Authority will seek to deliver a wide choice of high quality homes which widen opportunities for home ownership, meet needs for social and rented housing, and create sustainable, inclusive and mixed communities.

- a. A mix of housing sizes, types and tenure appropriate to the area and as supported by local evidence should be provided, to ensure that there is a range of housing to meet the needs of existing and future residents. All phases of development should require the percentage of affordable housing required by this policy, unless subject to a viability assessment and/or otherwise agreed by the Council.
- b. For developments of 10 or more homes, the percentage of dwellings which should be affordable housing is set out in Table D below. The Council will adopt the tenure mix for affordable homes of 80% for rent and 20% for intermediate housing, prioritising the delivery of rented whenever possible.
- c. Where delivery on site is not feasible or viable, sites of 10-14 residential units and exceptionally on sites of 15 or more units, financial contributions instead of on site provision may be accepted. Financial contribution will be based on a formula in the evidence on viability (Offsite Affordable Contributions & Payments in Lieu, Local Plan Viability Assessment Addendum 2024 or successor document) which enables delivery on other sites and as calculated by the Council's Valuer.
- d. Where sites have a construction programme which is proposed to extend beyond 2 years, the planning obligation will provide for the affordable housing component of later phases to be reviewed based on updated viability evidence which may result in an increase of the affordable housing requirement.
- e. All proposals for housing must provide a broad mix of housing suitable for different household types taking into account the evidence base from the Councils Housing Need Assessment Addendum 2024 (or subsequent updates) and recommended housing mix set out in Table E.
- f. The Council will consider evidence set out in Housing Mix Statements in instances where a variation to this mix is sought. The Council will only support applications that achieve a balance of different dwelling sizes. Applications should present a mix of dwelling sizes across both market and affordable housing tenures.
- g. The housing mix in Table E will not be applied to developments falling within Class C2 of the Use Classes Order.
- h. Self and custom build housing will be supported provided they meet the sustainable development, general amenity and design policies of this Local Plan.

Table D: Affordable Housing Provision per site

Area	Percentage of affordable housing on qualifying sites	
	Greenfield	Brownfield
Cannock	15%	10%
Hednesford	15%	15%
Norton Canes / Heath Hayes	20%	15%



6. Local Plan Policy Options

Objective 3: Delivering a Sufficient Supply of Homes to Provide for Housing Choice

Rugeley	20%	15%

Table E: Housing Mix⁴⁸

Housing tenure	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms	Total
Market housing	10%	35%	40%	15%	100%
Affordable housing (rented) general needs	20%	40%	30%	10%	100%
Affordable housing (rented) older people	55%	45%			100%
Affordable housing/ home ownership (those aspiring to homeownership)	20%	45%	30%	5%	100%

i. Where market housing is supported by access to high quality digital infrastructure on first occupation⁴⁹, a flexibility of 4% will be permitted across the dwelling sizes to facilitate homeworking.

Supporting Text

6.103. The latest evidence identifies there is a significant need for affordable rented housing. There is a need to restore the balance in the housing market by providing more dwellings suited to young families and older and disabled people and housing suitable for households with specific needs. The Housing Need Assessment points to a stronger need for housing from households unable to rent in the market (rather than those able to rent but not buy) and therefore supports a tenure mix which will deliver a greater number of social rented homes to meet this identified need.

6.104. Evidence shows the need for affordable dwellings across the district will not be met in entirety by this plan it is therefore appropriate to require a higher level of provision and to safeguard the provision made by the plan to ensure the amount of dwellings which remain affordable in perpetuity delivers this strategic objective.

6.105. The Viability Assessment prepared to support the Local Plan has demonstrated that the affordable housing provision shown in Table D is viable. All affordable units shall be provided on site unless robustly justified. Where robustly justified the requirement can be met by providing an off-site provision or commuted payment in lieu of an on-site provision to deliver affordable units. Any financial contribution will be calculated by the Council's Valuer prior to the planning permission being issued.

6.106. Where a proportion of affordable housing is required - whether via on-site provision or off-site contribution - development proposals will include an Affordable Housing Statement. The

⁴⁸ Table E contains derived data from Appendix A, figure 63, and may not sum due to rounding.

⁴⁹ Cannock Chase district is quite well served with superfast broadband at 99.54% and are currently 26.70% gigabit capable. It is highly likely suppliers such as Openreach and Virgin will start to address the gigabit capable service, given the majority of the premises in Cannock Chase ought to be commercially viable. Openreach have already announced the Cannock exchange for upgrade to full fibre within their First Fibre programme.



6. Local Plan Policy Options

Objective 3: Delivering a Sufficient Supply of Homes to Provide for Housing Choice

Statement should include an explanation and/or plans as to how the proposal meets the relevant policy requirements in respect to tenure type, house type and location.

6.107. Where a site has been sub-divided, phased or is not being developed to its full potential so as to fall under the affordable housing threshold the Council will seek a level of affordable housing to reflect the provision that would have been achieved on the site as a whole had it come forward as a single scheme for the allocated or identified site. On larger phased developments, affordable housing will be distributed evenly throughout the phases to avoid some phases being dominated by affordable or market housing.

6.108. The tenure mix and type of affordable provision will be agreed with the Council's housing manager on a site-by-site basis and secured through an appropriate legal agreement. Such agreements will be expected to ensure the affordable housing will remain at an affordable price for future eligible households, or for the subsidy or any receipts to be recycled to alternative affordable housing provision.

6.109. The Housing Need Assessment (2024) analyses the future mix of housing required which takes account of demographic change, including potential changes to the number of family households and the ageing of the population. It notes in applying the mix to individual development sites, regard should be had to the nature of the site and character of the area, and to up-to-date evidence of need as well as the existing mix and turnover of properties at the local level. A Housing Mix Statement should be prepared, where evidence supports any deviation to the housing mix set out in Table E.

6.110. The Council recognises the valuable contribution made to the housing supply by those building their own homes and maintains an up to date register of those seeking plots for self-build and custom housebuilding. The Council identifies single plots for residential development within the SHLAA and this is currently in excess of the demand on the self build and custom-housebuilding register. Self-build/custom house build developments will be monitored through the Authority Monitoring Report.

6.111. Recent evidence showed levels of homeworking below the regional and national average, with only 7.9% of persons working from home, compared to nearly 12% across the West Midlands and 13% across the UK. Homeworking supports the Council's objective to address the climate change emergency and local economy. Connection to the latest high speed digital infrastructure available locally is necessary to support efficient home working as well as other household requirements. The percentage of older persons in the district will increase during the plan period. Intergenerational living can promote health and well-being especially in the older population and reduce the length of hospital stays. The level of demand within the district is currently unknown and can be addressed through delivering high quality housing as set out in Policy SO3.3.

List of Relevant Evidence

- Local Housing Needs Assessment (2019)
- Local Plan Viability Assessment (2022)
- Local Housing Needs Assessment Update (2024)



6. Local Plan Policy Options

Objective 3: Delivering a Sufficient Supply of Homes to Provide for Housing Choice

DELIVERING HIGH QUALITY HOUSING

Introduction

6.112. National planning policy (NPPF 2023) requires local plans to set clear expectations for the quality of the places to be created and how this can be maintained. This can be achieved by ensuring that masterplans and design guides or codes are used to secure a variety of well-designed and beautiful homes to meet the needs of different groups in the community.

6.113. The National Design Guide (2021) notes that well designed homes and buildings are efficient and cost effective to run. They should be designed to help to reduce greenhouse gas emissions, have good ventilation, avoid overheating, minimise sound pollution and have good air quality. Well-designed homes and communal areas within buildings should provide a good standard and quality of internal space. This includes room sizes, floor-to-ceiling heights, internal and external storage, sunlight, daylight and ventilation. Where a need is identified, the National Design Guide advises that Local Plans may adopt the Nationally Described Space Standards and those for accessibility and water.



6. Local Plan Policy Options

Objective 3: Delivering a Sufficient Supply of Homes to Provide for Housing Choice

POLICY SO3.3: DELIVERING HIGH QUALITY HOUSING

Housing development should be of a high quality in terms of its design and resilience, and provide adequate space to achieve good living standards.

- a. New dwellings (including conversions of existing properties into flats) should be of sufficient size and layout to provide good quality accommodation to meet the needs of their occupants, with developers required to meet Nationally Described Space Standards. Sufficient external amenity space or private gardens should also be provided.
- b. Developments which provide units suitable for households with health problems or disabilities will be supported. This could be through the provision of dwellings, single level accommodation such as bungalows and ground floor flats.
- c. All new build housing must be built to Category M4(2) (Accessible and Adaptable dwellings) of Approved Document M: access to and use of buildings, unless it is built to M4(3) standards. Exceptions to this requirement will be considered for minor development sites where it can be demonstrated that it is not feasible due to unique site characteristics, constraints or due to a significant impact on viability, unless this is superseded by national amendments to Building Regulations.
- d. At least 5% of housing on major development sites must be wheelchair user dwellings equivalent to M4(3) of the Building Regulations. This should increase to 10% of affordable housing delivered for wheelchair users.
- e. When assessing applications for development suitable for older people, support will be given to proposals for dementia friendly environments. In principle, proposals for housing with care and combined sites that offer a range of housing with care (which could include nursing and extra care housing developments) will be welcomed in the District to increase the choice of housing for older people.
- f. In principle, applications for all types of accommodation for looked after children that reflect local needs will be supported.
- g. Factors which will be taken into consideration when assessing the suitability of proposals for housing which cater to specific needs include:
 - i. The type of use applied for
 - ii. A demonstration of local need
 - iii. The intensity of use and its effect on adjacent properties
 - iv. The suitability of the premises and the location
 - v. The concentration of uses in any one location
 - vi. A management plan for the operation of the premises.

Supporting Text

6.114. The Council has sought to enhance the attractiveness of the District and increase the number of workers residing in the district from the professional, financial and managerial sectors. The nationally described space standards will assist the aim of the authority by sending a clear message to developers that poor quality housing will not be tolerated and will enhance the health and well being of its residents, the standards will encourage greater numbers of persons to work from home which will also assist the Council in achieving its ambitions of net zero carbon.



6. Local Plan Policy Options

Objective 3: Delivering a Sufficient Supply of Homes to Provide for Housing Choice

6.115. Current standards for amenity space are specified in the Design SPD, there is a need to consider a standard for care homes and 1 bedroom properties and increase the density of development. It is appropriate to reconsider the local standard rather than just reflect the national standard, and this will be done through the preparation of the Local Design Guides.

6.116. During the plan period the age profile of the population is forecast to change with a rise in the proportion of older residents, particularly those aged 70+ and a substantial growth in households which have health problems or disabilities which affect their housing requirement, whilst this type of need is more prevalent amongst older persons it is not exclusive to them.

6.117. The Local Housing Needs Assessment updated in 2023, estimates a total of 1,815 wheelchair user households in 2021, and that this will rise to 2,260 by 2040. Although the number will increase this does not directly correlate with specific housing needs as some households will be living in a home that is suitable for wheelchair use, whilst others may need improvements to accommodation, or a move to an alternative home. The requirements for M4(2) and M4(3) homes are based on the recommendations of the Housing Need Assessment.

6.118. Where conversion relates to listed buildings the protection and safeguarding of the significance of the heritage asset will be prioritised over the need to deliver accessible and adaptable dwellings.

6.119. In addition to the Housing Needs Assessment, Staffordshire County Council have provided evidence and data which support accommodation for specific types of housing such as a range of types of housing with care, and accommodation for looked after children. The Council seek to support the delivery of a range of housing to meet the needs of all residents provided the location and premises are appropriate and comply with all relevant policies in the Local Plan.

List of Relevant Evidence

- Local Housing Needs Assessment 2019
- Local Housing Needs Assessment Update (2024)

GYPSIES, TRAVELLERS AND TRAVELLING SHOW PEOPLE

Introduction

6.120. National planning policies require local plans to assess the size, type and tenure of housing needed for different groups in the community, including travellers. 'Planning Policy for Traveller Sites' (updated 2015) sets out the government's policies on how travellers' housing needs should be assessed. For the purposes of local planning policy, 'Travellers', 'Gypsies and Travellers', 'Travelling Showpeople', 'pitches' and 'plots' are as defined in Annex 1 of the national guidance.



6. Local Plan Policy Options

Objective 3: Delivering a Sufficient Supply of Homes to Provide for Housing Choice

POLICY SO3.4: GYPSIES AND TRAVELLERS AND TRAVELLING SHOW PEOPLE

- a. The identified local needs for Gypsy and Traveller pitches (for those who meet the definition of travellers in national policy) and Travelling Showpeople plots will be met via:
- The safeguarding of existing authorised sites for Gypsies and Travellers and Travelling Showpeople from development which would preclude their continued occupation by these groups, unless acceptable replacement accommodation can be provided, or the site is no longer required to meet an identified need.
 - The delivery of sites with planning permission, allocated sites and other sites granted planning permission during the Plan period in accordance with the criteria set out within this Policy. Additional pitches and plots will be delivered within the District at the following locations to meet the following local needs for at least the first five years of the Plan (from adoption):

Site Reference/Site Address	Number of pitches	Planning permission/allocation
Land at Cannock Wood Road, Rawsley	3	Allocation Policy GT1
Land at Lime Lane, Little Wyrley	2	Allocation Policy GT2

- b. To meet the unidentified needs and the longer term need (identified in the GTAA 2019) for a further 13 residential pitches, proposals for new sites for Gypsies and Travellers and 10 plots for Travelling Showpeople outside of the Green Belt will be supported provided that:
- The site is suitable in terms of highway safety, vehicular access, parking, turning and has access to essential services such as water supply, sewerage, drainage, and waste disposal;
 - There is adequate provision for on-site facilities including storage, play, and on-site utility/amenity blocks for the number of pitches or plots proposed;
 - The site is well designed to ensure that a high standard of residential amenity is maintained for the occupiers of the site and the occupiers of existing neighbouring properties.
 - The site is landscaped to give privacy between pitches for satisfactory residential amenity both within the site and with neighbouring occupiers.
 - The site does not detrimentally affect the amenity of local residents by reason of on-site business activities, noise, disturbance, or loss of privacy.
 - The site is reasonably accessible to shops, schools, health facilities and other community facilities on foot, by cycle or public transport;
 - Proposals for sites accommodating Travelling Show people should additionally allow for a mixed use yard with areas for residential provision and the storage and maintenance of equipment. All other proposals for mixed residential and business activities will be assessed on a site specific basis, taking the above criteria into account.
- c. Proposals for new sites for Gypsies and Travellers and Travelling Showpeople in the Green Belt will not be allowed unless the applicant has demonstrated that very special circumstances exist that clearly outweigh the harm to the Green belt and any other harm having had regard to the criteria set out above, national policy requirements and any other material planning considerations, including being:



6. Local Plan Policy Options

Objective 3: Delivering a Sufficient Supply of Homes to Provide for Housing Choice

- i. **Proportionate to the scale of the nearest settlement, its local services and infrastructure.**
- ii. **Located with reasonable access to a range of services, such as shops, schools, welfare facilities or public transport and/ or is in proximity to the A5 transport corridor.**
- iii. **Compatible with landscape, environment, biodiversity and heritage assets as well as physical and visual character of the area.**

Any development granted planning permission under this policy will be subject to a condition limiting occupation to Gypsies and Travellers or Travelling Showpeople, as appropriate.

Supporting Text

6.121. Gypsies and Travellers and Travelling Showpeople are recognised as having specific housing needs. The GTAA 2019 has identified that the A5 is still a main travelling route. In recent years the Gypsy and Travelling community have been successful in securing sites in the District. Due to the need to be flexible to enable the Gypsy and Travelling show persons community to meet their needs throughout the plan period, a criteria based policy is also considered appropriate at this time.

6.122. Local circumstances have resulted in sites being located beyond the urban areas and settlement boundaries of the District, much of which is Green Belt. The policy has been established through work undertaken to inform the Council's Design SPD and GTAA. The Design SPD provides further detailed guidance for example in relation to the size of on-site facilities, lighting and boundary treatments. The policy will enable the Gypsy and Travelling show people's community to maintain their nomadic lifestyle and safeguards their health and well being. The SPD will be updated as appropriate and delivery of sufficient pitches/plots will be monitored through the Authority Monitoring Report.

6.123. Other policies will be relevant to the consideration of proposals, such as Cannock Chase SAC and sites which are prone to flooding.

List of Relevant Evidence

- Gypsy and Traveller and Travelling Show people Accommodation Assessment 2019;
- Green Belt Review Part 1;
- Gypsy, Traveller and Travelling Showpeople Accommodation Background Paper 2023;
- Site Selection Methodology Paper 2023.



6. Local Plan Policies

Objective 4: Encouraging a Vibrant Local Economy and Workforce

STRATEGIC OBJECTIVE 4:

To encourage a vibrant local economy and workforce by:

- **Championing clean growth principles to support a highly productive, clean and resilient economy;**
- **Safeguarding existing employment areas for employment uses;**
- **Providing employment opportunities in locations which best respond to market demands and which will attract inward investment;**
- **Ensuring that business locations and centres are accessible by public transport from all areas of the District, reducing travel needs where possible;**
- **Supporting the development of town centres as hubs for commercial uses such as offices, leisure and culture uses, residential opportunities and community activities;**
- **Providing a range of sizes and types of employment sites to meet modern business needs;**
- **Supporting sustainable tourism and the rural economy, balanced with the protection of the National Landscape and the District's two SACs;**
- **Ensuring the land based economies of the District, including agriculture and forestry, can continue to operate, diversify and prosper;**
- **Encouraging the development of Live Work units;**
- **Providing for local employment and the development of skills.**

SAFEGUARDING EXISTING EMPLOYMENT AREAS FOR EMPLOYMENT USES

Introduction

6.124. National planning policies acknowledge the role of local plans in the creation of the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.



6. Local Plan Policies

Objective 4: Encouraging a Vibrant Local Economy and Workforce

POLICY SO4.1: SAFEGUARDING EXISTING EMPLOYMENT AREAS FOR EMPLOYMENT USES

The Existing Employment Areas (listed in the Supporting Text) will be safeguarded and their redevelopment for offices, industry and warehousing (Use Classes E(g), B2 and B8) will be supported.

- a. Proposals for the change of use of the existing and future Employment Areas (including vacant sites with a lawful use for employment purposes) will only be permitted if there are overriding and demonstrable economic, regeneration and sustainable community benefits from doing so:
 - i. There is a demonstrable ongoing availability of land supply at other suitable locations for employment use; and
 - ii. There is no reasonable prospect of the site being used for employment use in the future, due to the poor quality of the site/unit, the extent to which the site/unit is no longer viable for use or redevelopment for employment use. As shown by evidence of comprehensive marketing of the site for at least 12 months which demonstrates that there is no reasonable prospect of a manufacturing or warehousing use continuing; and
 - iii. The redevelopment of part of the site for other uses does not affect the viability of existing businesses on the remainder of the employment area; and
 - iv. There are demonstrable benefits arising from the proposal, including improvements to local residential amenity (where applicable) and environmental amenity.
- b. All employment sites will be protected from inappropriate neighbouring development that will adversely affect the employment operations taking place on the site.
- c. Proposals which enhance the existing employment areas through provision of supporting infrastructure including nurseries, afterschool clubs and other uses which enable the working population to have easily accessible network of family care and support will be encouraged.

Supporting Text

6.125. The Council seeks to retain primarily employment generating uses on sites where evidence demonstrates that the sites is still viable for employment use and that redevelopment will not provide the benefits where relevant, defined above. The Council wishes to support inward investment, economic development and regeneration and have a balanced portfolio of employment land and recognises this will include a variety of size, type, location and quality of employment sites. High quality employment sites exist in the district at Kingswood Lakeside and Towers Business Park and their retention for employment generation and higher job density are particularly important to the district.

6.126. The assessment of the existing employment areas, EDNA update 2023, ELAA and a review of the sites for the development capacity work identified that the District's employment areas are still performing important economic roles and providing a mixture of land and premises for a range of users. Evidence suggests they can currently contribute approximately 17 hectares of land to the employment land supply. For sites where there are quality issues to be addressed



6. Local Plan Policies

Objective 4: Encouraging a Vibrant Local Economy and Workforce

elements of these areas may be appropriate for non-employment uses, particularly those listed in policy SO4.2 which can support the enhancement and attractiveness of the employment area.

6.127. The Existing Employment Areas (at July 2022) are listed below:

Cannock, Hednesford and Heath Hayes Employment Areas:

- Kingswood Lakeside;
- A5 Corridor North;
- A5 Corridor South;
- Bridgtown Business Area;
- Hawks Green North;
- Hawks Green South;
- Hollies Business Park;
- Intermodal Site;
- Keys Business Park;
- Park Plaza/Heritage Park;
- Walsall Road;
- Anglesey Business Park;
- Watling Street Business Park;
- Chasewood Park Business Centre;
- Cannock Wood Industrial Estate;
- Cannock Chase Enterprise Centre and
- EDS Couriers, Wimblebury Road.

Rugeley and Brereton Employment Areas:

- Towers Business Park;
- Brereton Business Park; and
- Power Station Road Business Area.

Norton Canes Employment Areas:

- Norton Canes Business Area; and
- Lime Lane.

List of Relevant Evidence

- Economic Development Needs Assessment (2019)
- Economic Development Needs Assessment Update (July 2020)
- Employment Land Availability Assessment (2023)
- Economic Development Needs Assessment Update (2024)



6. Local Plan Policies

Objective 4: Encouraging a Vibrant Local Economy and Workforce

PROVISION FOR NEW EMPLOYMENT SITES

Introduction

6.128. National planning policies (NPPF 2023) require local plans to set out a strategy which encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration. Local plans should identify strategic sites, for local and inward investment to meet anticipated needs over the plan period. Planning policies should recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries; and for storage and distribution operations at a variety of scales and in suitably accessible locations.

6.129. The EDNA (2024) recommends that a range of employment land of 43 to 74 hectares (net) (65-94 ha gross) including flexibility and accounting for losses is made available during the period 2018-40 split between the following uses:

- 85% industrial/distribution and warehousing;
- 15% office Class E (g) (i)/(ii) office/ and D and Class E (g) (iii) light industrial.

6.130. The Employment Land Availability Assessment 2023 (ELAA) monitors the supply of employment land in the district. It provides a list of sites which are readily available for employment such as sites which have planning permission and also includes sites put forward for consideration for employment purposes. The ELAA identified that there have been 17.44 hectares of employment land completed between the period 2018 to 1 April 2023.



6. Local Plan Policies

Objective 4: Encouraging a Vibrant Local Economy and Workforce

POLICY SO4.2: PROVISION FOR NEW EMPLOYMENT SITES

A flexible supply of employment land and premises will be maintained to support investment and expansion of existing businesses as well as for new inward investment by businesses.

The Local Planning Authority will provide for up to 74 hectares (gross) of land for office, manufacturing and distribution employment development during the period to 2040. This will provide for a range of sizes and types of employment to meet business needs and encourage inward investment, resilience and new investment and create a balanced portfolio of employment land. It will grow sectors which promote clean growth principles and renewable technologies.

The following employment sites (28.83 hectares) are allocated to protect them for employment uses and are shown on the Policies Map.

In order to accommodate our local need there is a need to remove land from the Green Belt. The site SE1 at Kingswood Lakeside, Cannock is therefore a strategic employment allocation.

Site specific policies for the following sites are in Chapter 8

Table F: Employment site allocations

Site Ref	<u>Site Name</u>	Area (Ha) (NDA)
SE1	Kingswood Lakeside Extension 2, Norton Canes	14.54
SE2	Watling Street Business Park Extension	7.36
E4	Former Power Station off A51 (adjacent to Towers Business Park), Rugeley	2.1
SM1	Rugeley Power Station, Rugeley	3.5
E6	Land at the Academy Early Years Childcare (Former Talbot Public House), Main Road, Brereton	0.14
E14	Hill Farm, 82 Hayfield Hill, Cannock Wood, Rugeley	0.52
E15	Cannock Elim Church, Girtton Road, Rumer Hill	0.08
E16	Land Off Norton Green Lane, Norton Canes	0.56

- Proposals for new employment development should safeguard and enhance active travel and sustainable travel opportunities, and accessibility to green infrastructure.
- Proposals for new employment development within Use Class E will be directed to the town centres. Proposals for office uses in non-town centre locations will need to demonstrate that sites in the town centre are not suitable and viable.
- Proposals for new employment development providing new units of between 1,000-3,000sqm for manufacturing and distribution will be encouraged.
- Proposals for new employment development involving distribution (B8) uses and large numbers of HGV movements will be directed to areas with good access to the parts of the Strategic Road Network where impacts upon air quality can be avoided and mitigated.



6. Local Plan Policies

Objective 4: Encouraging a Vibrant Local Economy and Workforce

Supporting Text

6.131. The Local Plan will support the District Council's Economic Growth Strategy in providing opportunities for inward investment by new employers. In addition to the land at the West Midlands Interchange, this will widen the economic base and strengthen the resilience of the area.

6.132. Evidence shows a need for small units to support economic development of the small scale manufacturing and indigenous businesses to help insulate the District from future economic downturns.

6.133. Enhancements to infrastructure and the development of new infrastructure can assist employment areas adapt to change and support the health and well being of employees and their families and support the move to net zero carbon.

6.134. Sites are available for offices and other Class E uses within the town centres in sustainable and accessible locations and footfall will increase vitality and viability of centres. For the purposes of this policy offices are classed as those falling within Class E (g) (i)/(ii) office/ Rand D and Class E (g) (iii) light industrial.

6.135. The Site-specific policies for the sites listed in Table F can be found in the Site Allocations section.

List of Relevant Evidence

- Economic Development Needs Assessment (2019)
- Economic Development Needs Assessment Update July 2020
- Employment Land Availability Assessment 2020
- Economic Development Needs Assessment Update (2024)

INTENSIFICATION OF EXISTING EMPLOYMENT SITES

6.136. A review of existing Employment Sites through the ELR and ELAA process has identified a number of employment sites which could make an important contribution towards meeting the employment needs.

6.137. The following sites are considered able to contribute to the employment land supply within the existing employment areas and further land is likely to become available during the plan period, the sites below total approx. 16 hectares.



6. Local Plan Policies

Objective 4: Encouraging a Vibrant Local Economy and Workforce

POLICY SO4.3: INTENSIFICATION OF EXISTING EMPLOYMENT SITES

The following existing employment sites have been identified for further intensification

Table G: Intensification of Existing Employment Sites

Site Address	Site Area
Ridings Park (plots 8-10), Eastern Way, Hawks Green, Cannock	0.69
Former Hawkins Works, Watling Street, Bridgtown, Cannock	0.78
Gestamp, Watling Street/Wolverhampton Road, Cannock	0.8
Delta Way Business Park, Longford Road, Cannock	0.47
Albion Works, Gestamp Tallent, Wolverhampton Road, Cannock	0.691
Towers Business Park Phase II, Wheelhouse Lane, Rugeley	0.53
Granurite Ltd and Rugeley Tyre Service, Bostons Industrial Estate, Power Station Road, Rugeley	0.7
Power Station Road, Rugeley (ELAA site RE4a)	0.31
The Lead Mill, Rolling Mill Road, Cannock, WS11 9UH	0.17
Former JCB, Rugeley	3.00
Former Porcelain Works, Old Hednesford Road, Hednesford	0.54
Former ATOS Origin Site, Walsall Road, Cannock	3.2
Northwood Court, Hollies Avenue, Cannock	0.1
Unit 12, Conduit Road, Norton Canes	0.7
Cannock Wood Industrial estate	1.85
Yates Bros Sports and Social Club, Lime Lane, Pelsall WS3 5AS	1.38
Total	15.91

Proposals for Employment uses within these existing employment areas will be supported provided that the proposal can demonstrate that it makes the best and most efficient use of land and does not cause unacceptable environmental and highway impacts.

Supporting Text

6.138. The above sites are considered able to contribute to the employment land supply within the existing employment areas and further land is likely to become available during the plan period. The sites in Policy S04.3 total approx. 16 hectares. These sites have been identified through the Site Selection Methodology for further intensification of employment uses on site.

List of Relevant Evidence

- Economic Development Needs Assessment (2019)
- Economic Development Needs Assessment Update (July 2020)
- Employment Land Availability Assessment (2023)
- Economic Development Needs Assessment Update (2024)

SUSTAINABLE TOURISM AND THE RURAL ECONOMY

Introduction

6.139. National planning policies (NPPF 2023) require local planning policies to enable the sustainable growth and expansion of all types of business in rural areas, both through conversion



6. Local Plan Policies

Objective 4: Encouraging a Vibrant Local Economy and Workforce

of existing buildings and well-designed new buildings. Local planning policies should also enable sustainable rural tourism and leisure developments which respect the character of the countryside, and the development and diversification of agricultural and other land-based rural businesses.

6.140. Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

POLICY SO4.4: SUSTAINABLE TOURISM AND THE RURAL ECONOMY

Support will be given to development proposals in suitable locations within the rural areas of the District which support the rural economy and which safeguards and/ or enhances the character and openness of the rural area.

- a. Subject to the provisions of this Local Plan, proposals in the rural areas for the following types of development will be considered favourably:**
 - i. Appropriate and proportionate expansion of existing employment sites in order to support the retention of existing employment opportunities;**
 - ii. Proposals to reuse suitable buildings for employment uses and tourist accommodation;**
 - iii. Development which assists in the sustainable diversification and development of agriculture, forestry and other land based rural businesses;**
 - iv. Visitor and recreational facilities of an appropriate scale and nature which contribute positively to the long-term sustainability and vitality of the rural economy;**
 - v. The use of the local canal network and the abandoned canal network to support economic growth that is proportionate to the scale and nature of their location.**
- b. The canal network and the abandoned canal network will be safeguarded along with sufficient space to enable the associated infrastructure such as locks and bridges to be reinstated so the long-term potential can be realised.**
- c. Development proposals should demonstrate that:**
 - i. There are no adverse impacts on designated environmental assets;**
 - ii. The development would protect, conserve and enhance the Cannock Chase National Landscape, and the Green Belt;**
 - iii. All tourism and visitor developments will display educational material on how visitors can access local attractions and use the Cannock Chase in ways that respect the natural beauty, biodiversity and history of the area as part of the mitigation package required to meet the objectives of the habitat regulations.**

List of Relevant Policies:

- Policy SO7.1: Protecting, Conserving and Enhancing Biodiversity and Geodiversity
- Policy SO7.3: Habitat Sites
- Policy SO7.4: Protecting, Conserving and Enhancing Landscape Character



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Objective 4: Encouraging a Vibrant Local Economy and Workforce

- Policy SO7.5: Protecting, Conserving and Enhancing the Cannock Chase National Landscape
- Policy SO7.6: Protecting, Conserving and Enhancing the Green Belt

Supporting Text

6.141. Around 40% of the District area is designated as part of the Cannock Chase National Landscape and attracts many visitors each year. Agriculture and forestry are an integral part of the District landscape and economy and around 60% of the District is designated Green Belt. The heritage of the area and the heritage sector has an important role in supporting sustainable tourism and the rural economy.

6.142. The policy should be read alongside policy SO7.3 Habitats Sites which sets out how any development which will increase tourism and visitor use of Cannock Chase SAC is subject to a mitigation charge.

6.143. The policy supports the growth of sustainable tourism and the rural economy and balances this with the protections and enhancement of the National Landscape, the District's 2 SAC's and its other natural and historic assets, including the canal network and historic landscapes.

6.144. The reuse of rural buildings can support the rural economy, and the retention of attractive buildings which respect the local vernacular enhances the landscape and provides opportunities for local employment.

6.145. Opportunities exist in the district which offer longer term opportunities for restoration of landscapes and other heritage assets through the development of open recreation uses, leisure and tourism focused activities. The former Grove Colliery is a brownfield site situated in a rural setting at Little Wyrley with a unique collection of former colliery buildings in a canalside setting. The existing buildings, together with appropriate and limited new development have potential to achieve the key aims of the policy in relation to diversification of the rural economy for leisure and tourism focused activities, subject to overcoming the existing site constraints.

List of Relevant Evidence

- Cannock Chase AONB Management Plan 2019-2024

LIVE WORK ACCOMMODATION

Introduction

6.146. National planning policies require local plans be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances.



6. Local Plan Policies

Objective 4: Encouraging a Vibrant Local Economy and Workforce

POLICY SO4.5: LIVE WORK ACCOMMODATION

Within residential areas, proposals for the development of live-work accommodation for residential (Use Class C3) and operational or administrative functions (Use Class E g (i)) will be supported to encourage entrepreneurship and regeneration. Residential amenity in the surrounding areas will be protected.

Supporting Text

6.147. Whilst Class E uses will in general be directed towards our town centres, within the District there are instances of isolated buildings in employment use often within largely residential areas which can provide opportunities for live-work accommodation.

6.148. Much of the economy is indigenous to Cannock and highly localised. By enabling a variety of workspaces and ways of working such as live work accommodation, the Local Plan will encourage entrepreneurship and inward investment and reduce the need to travel for work. There has been an increase in the levels of working from home and creation of local employment opportunities can provide support to the wider local economy and local centres.

6.149. The combination of uses has the potential to cause conflict from matters such as hours of operation and visits to the site so will need to be carefully considered to ensure a safe and attractive environment for existing and future residents.

List of Relevant Evidence

- Economic Development Needs Assessment (2019)
- Economic Development Needs Assessment Update (July 2020)
- Economic Development Needs Assessment Update (2024)

PROVISION FOR LOCAL EMPLOYMENT AND SKILLS

Introduction

6.150. The District Profile identifies there is a skills imbalance and a low level of educational achievement. Cannock Chase District Council, Staffordshire County Council and South Staffordshire College work in partnership with employers to develop employment and skills plans to help local people get into work or access training opportunities to upskill and reskill.



6. Local Plan Policies

Objective 4: Encouraging a Vibrant Local Economy and Workforce

POLICY SO4.6: PROVISION FOR LOCAL EMPLOYMENT AND SKILLS

- a. **Proposals for major development where over 50 full time equivalent (FTE) jobs will be created during the construction phase will be accompanied by an Employment and Skills Plan.**
- b. **Where 50 full time equivalent (FTE) jobs may be created by the proposed occupiers of the development, prior to the first operational phase of the property an Employment and Skills Plan will be submitted and agreed with the Authority.**
- c. **The Employment and Skills Plans will demonstrate how the development will contribute to the training and employability of residents, especially young people.**
- d. **This requirement will apply to changes of use as well as new build development, and includes temporary jobs such as those during the construction phase and permanent jobs/apprenticeships. The delivery of the Employment and Skills Plan will be secured through a legal agreement or planning condition as appropriate.**

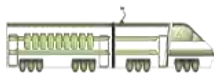
Supporting Text

6.151. Many large companies already engage with the District Council when creating jobs within the District and actively encourage local training and employment creation. The District Council wants to work positively with employers and developers in the area to deliver a local skilled workforce during the construction phase and with future occupiers of premises. As the future occupiers are not always known at the time of submission of the planning application an employment and skills plan prior to commencement for the construction workforce and a separate employment and skills plan will be required for the pre-occupation for the operational workforce.

6.152. Employment and Skills Plans provide opportunities to provide local people with available vacancies, through mechanisms such as Jobs Fairs, and enable the FE colleges to ensure that relevant training opportunities and apprenticeships can be promoted.

6.153. It is an aim of the Council to support economic recovery and improve employability and training opportunities for local people to increase skill levels in order to promote resilience, reduce poverty, reduce the distance to travel for work, increase propensity to walk/cycle to work and contribute positively to the health and wellbeing of the population. The area has experienced a high proportion of young people with poor skills and educational attainment levels and the youth unemployment figure during the COVID-19 pandemic grew disproportionately.

6.154. It is acknowledged that different types of major development create very different numbers of jobs. For example, supermarkets create more jobs per square metre than warehouse and distribution hubs. Further good practice guidance may be prepared by the Council.



6. Local Plan Policies

Objective 5: Supporting the Provision of Sustainable Transport and Communications Infrastructure

STRATEGIC OBJECTIVE 5

To support the provision of sustainable transport and communications infrastructure by:

Managing the need to travel

- Providing for major new development in accessible locations that can provide access for all sections of the community to work, shopping, health, education, leisure, green space and other facilities;
- Clustering the development of services and facilities in locations that can provide convenient access to all sections of the community;
- Ensuring major new developments provide for safe pedestrian and cycle movement within the scheme and to neighbouring areas, and are designed to accommodate high quality public transport services;
- Supporting the installation of high quality and resilient digital communication technologies to facilitate business development and remote working.

Supporting low carbon transport systems

- Supporting the provision of electric vehicle charging points, and other infrastructure that may be required for alternative low and zero carbon transport options, including hydrogen vehicles;
- Supporting changes to the road network where they are related to the reduction of environmental impacts and the enhancement of public transport;
- Supporting sustainable freight distribution by road and rail.

Maintaining and improving the transport system

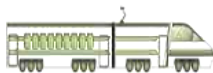
- Achieving improvements to walking and cycling routes and supporting increased use of the canal network and towpaths as part of the integrated transport network;
- Securing the continued development of the Chase Line rail services, facilities and infrastructure as the preferred means of transport;
- Safeguarding land that is required for sustainable transport schemes, including road, rail, cycle ways and footpaths;
- Supporting the safe and efficient use of the highway network through traffic management schemes;
- Establishing standards for the provision of car and lorry parking.

ACCESSIBLE DEVELOPMENT

Introduction

6.155. The NPPF (2023) notes that an appropriate scale and mix of uses can help to minimise the journeys needed to access employment, shopping, leisure, education and other activities. Development proposals should give priority first to pedestrian and cycle movements and where possible facilitate access to high quality public transport. Proposals should address the needs of people with disabilities and reduced mobility, and create places that are safe, secure and attractive. Development should also allow for the efficient delivery of goods, and access by service and emergency vehicle, and enable charging of plug-in and other ultra-low emission vehicles.

6.156. The National Design Guide (2021) states that patterns of movement for people are integral to well-designed places. Successful development depends upon a movement network that makes connections to destinations, places and communities, both within the site and beyond its boundaries.

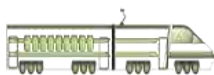


6. Local Plan Policies

Objective 5: Supporting the Provision of Sustainable Transport and Communications Infrastructure

6.157. The National Design Guide suggests that a well-designed movement network defines a clear pattern of streets that:

- Is safe and accessible for all;
- Functions efficiently to get everyone around, takes account of the diverse needs of all its potential users and provides a genuine choice of sustainable transport modes;
- Limits the impacts of car use by prioritising and encouraging walking, cycling and public transport, mitigating impacts and identifying opportunities to improve air quality;
- Promotes activity and social interaction, contributing to health, well-being, accessibility and inclusion; and
- Incorporates green infrastructure, including street trees to soften the impact of car parking, help improve air quality and contribute to biodiversity.



6. Local Plan Policies

Objective 5: Supporting the Provision of Sustainable Transport and Communications Infrastructure

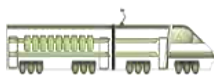
POLICY SO5.1: ACCESSIBLE DEVELOPMENT

Major development proposals will be in locations that can provide convenient access for all sections of the community to work, shopping, health, education, cultural, leisure, green space and other facilities, where relevant to the type of development and its location. Developments which, individually or cumulatively, cause an unacceptable impact on the highway network in terms of safety, air quality, capacity or congestion will not be supported, unless it can be demonstrated that they can be satisfactorily mitigated.

- a. Development proposals will set out, as appropriate, how and when the development will contribute to the delivery of:
 - i. New development should be located in sustainable locations where it can provide a full choice of viable, sustainable travel options, including walking, cycling and public transport, to access community services and facilities, and contribute towards the reduction on the reliance on private cars.
 - ii. Co-located shopping, education, and leisure facilities at convenient 'hubs' within a network of footpath and cycle routes.
 - iii. Well designed, safe and convenient routes for active travel, walking and cycling within the scheme and to neighbouring areas, and which are integrated with green and blue infrastructure and linked with wider networks.
 - iv. Sustainable and appropriate public transport opportunities to nearby Town and Local Centres which are accessible to all people,
 - v. Layouts which have the capacity for public transport access along with high quality and well sign-posted walking connections to safe boarding points.
 - vi. Layouts which provide for safe traffic movement and vehicular access to, from and within the development, including the delivery of goods and access by service and emergency vehicles.
 - vii. Travel options, in relation to all modes of transport, that are accessible to people with disabilities and people whose mobility is impaired by other circumstances.
 - viii. The use of technology and innovation to inform those travelling and provide integrated travel options.
 - ix. The infrastructure required to support the use of low carbon emission vehicles.
 - x. A design and layout of the development which will prioritise and promote walking and cycling and create new green infrastructure within the development which links to the 'Strategic Green Space Network'.
 - xi. The provision of appropriate community infrastructure within the development.
- b. All major developments will set out how the development will meet the requirements of this Policy as part of a Design and Access Statement.
- c. Any proposed developments which generate significant amounts of movements will be required to submit Transport Assessments and Travel Plans to set out clearly how the proposals they include will be implemented, monitored and evaluated.

List of Relevant Policies:

- Policy SO2.1: Safeguarding the Provision of Community Facilities



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Objective 5: Supporting the Provision of Sustainable Transport and Communications Infrastructure

- Policy SO2.3: Provision of Open Space, Sports and Recreational Buildings and Land, including Playing Fields
- Policy SO5.2: Communication Technologies
- Policy SO5.3: Low Carbon Transport
- Policy SO7.8: Protecting, Conserving and Enhancing Green Infrastructure

Supporting Text

6.158. The Local Plan policies guide significant development to locations which are (or which can be made) sustainable. This means that the locations are better able to:

- Provide an inclusive network of transport options and choices so that everyone (including the one fifth of people who identify as having some sort of disability) is able to access the economic and social opportunities that are essential to physical and mental well-being;
- Widen transport choice including the provision of high quality walking and cycling networks; where cycling infrastructure is segregated from the highway to increase safety and uptake of Active travel;
- Mitigate the impacts that the development has on the transport network (in terms of capacity, safety, pollution and congestion); and
- Minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities.

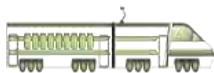
6.159. In line with national planning policies and design guidance, Local Plan Policies aim to ensure that development gives priority to pedestrian and cycle movements, and where possible facilitates access to public transport. Development will address the needs of people with disabilities and reduced mobility in relation to all modes of transport. Development will contribute to the creation of places that are safe, secure and attractive, and which acknowledge local character and design standards.

6.160. The NPPF (2023) states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe (paragraph 111).

6.161. A Transport Assessment and Travel Plan will be required for all major developments (over 200 dwellings, all major developments of A1-A5 uses over 800sqm, B1-B8 uses over 2500sqm, D1/D2 uses over 1500sqm). A Transport Assessment identifies measures required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport, and the measures that will be needed deal with the anticipated transport impacts of the development. A Travel Plan is a management strategy to deliver sustainable transport objectives and should be regularly reviewed.

6.162. A Transport Statement will be required for any development generating or having a significant effect on vehicle or pedestrian movement or other transport movement.

6.163. The national Planning Practice Guidance sets out the content of a Transport Assessment and Transport Statement.



6. Local Plan Policies

Objective 5: Supporting the Provision of Sustainable Transport and Communications Infrastructure

6.164. The thresholds for preparing Transport Assessments and Travel Plans will be set out in the relevant Local Design Guides and seek to be consistent with Department for Transport guidance set out in 'Cycle Infrastructure Design' (Local Transport Note 2020 LTN 1/20).

6.165. The National Bus Strategy and TfWM's Bus Vision document highlight that a high-quality bus network is essential for promoting sustainable travel patterns, with bus infrastructure (including bus priority measures, improved frequencies, good accessibility standard requirements and increased capacity) being key considerations. Good inter-modal connectivity and interchange facilities will ensure all modes (including cycling and walking networks, the rail network and the bus network) are joined up to create seamless journeys.

6.166. The growth in on-line retailing and has resulted in a sharp increase in the numbers of deliveries, particularly by vans, and the ways deliveries can be consolidated, the use of low and net zero emission vehicles, cargo/E-cargo bikes and avoiding the need for repeat delivery attempts will be further investigated.

6.167. Cannock Chase District Council will continue to work closely with TfWM in the delivery of the developing West Midlands Key Route Network.

6.168. The Cannock Station Upgrade project and further improvements to Rugeley Train Station, Rugeley Trent Valley Train Station and its bus station will also bring benefits during the plan period.

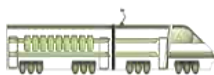
List of Relevant Evidence

- National Planning Policy Framework (2023)
- Government White Paper 'Planning for the Future' (August 2020); and
- Government Consultation 'National Planning Policy Framework and National Model Design Code' (January 2021)
- DfT LTN 1/20 Cycle Infrastructure Design Guidance
- Cannock Chase Integrated Transport Strategy supported by the Staffordshire LCWIP and subsequent revisions

COMMUNICATION TECHNOLOGIES

Introduction

6.169. The NPPF (2023) acknowledges advanced, high quality and reliable communications infrastructure as essential for economic growth and social well-being and requires planning policies and decisions to support the expansion of electronic communications networks, including next generation mobile technology, and full fibre broadband connections. The number of radio and electronic communications masts, and the sites for such installations, should be kept to a minimum consistent with the needs of consumers, the efficient operation of the network and providing reasonable capacity for future expansion.



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Objective 5: Supporting the Provision of Sustainable Transport and Communications Infrastructure

POLICY SO5.2: COMMUNICATION TECHNOLOGIES

The location and design of structures associated with the delivery of digital infrastructure shall be sympathetic to their surrounding area.

a. Applicants will be required to provide information that:

- i. Demonstrates what alternative sites and design solutions have been considered and discounted; and
- ii. Sufficient information in the form of streetscene or contextual plans and wireframe images to allow a full assessment of the visual impact of the proposal on the character of the area and how this is moderated; and
- iii. The public benefits of the proposed development in enhancing access to digital services.

b. All development proposals must incorporate high quality digital connectivity where appropriate.

c. Applicants will be required to demonstrate how they will deliver high quality digital connectivity through:

- i. The provision of plans and a statement, including a technical specification, demonstrating how the technology is to be incorporated in the development at the point of first occupation.
- ii. Facilitating technologically advanced methods of communication for businesses and residents to allow remote working and reduce the need to travel;
- iii. Providing and future proofing the infrastructure that is required to enable access to high quality and resilient digital connectivity;

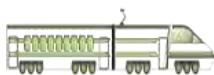
Supporting Text

6.170. Connectivity between people and communities can be achieved through physical connections between different areas, usually by transport modes, but also by digital means the latest being Gigabit broadband connections and Full Fibre to Premises.

6.171. Advanced, high quality and reliable communications infrastructure is essential for economic and social well-being. An increase in the distribution and effectiveness of digital connectivity supports the use of integrated journey planning and can often reduce the need to travel – for example by enabling remote working and virtual meetings. High speed digital connectivity is an important facility for business and residential property occupants, as well as those on the move.

6.172. Our district currently has a lower proportion of persons working from home and has a high percentage of access to high-speed broadband with 99.54% of premises being currently 26.70% gigabit capable⁵⁰. The local authorities throughout Staffordshire have collaborated to ensure a high level of superfast broadband is available throughout Staffordshire. To increase the sustainability of

⁵⁰ Cannock district is quite well served with superfast broadband at 99.54% and are currently 26.70% gigabit capable. It is highly likely suppliers such as Openreach and Virgin will start to address the gigabit capable service, given the majority of the premises in Cannock ought to be commercially viable. Openreach have already announced the Cannock exchange for upgrade to full fibre within their First Fibre programme.



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Objective 5: Supporting the Provision of Sustainable Transport and Communications Infrastructure

the district it is important this level of high quality and resilient digital connectivity continues to improve. It is therefore essential that development supports the provision and improvement of the most up to date communications infrastructure that can serve residents and local businesses, including town centre services and sustainable transport.

6.173. Where the delivery of the latest technology, currently gigabit – capable connectivity is not considered achievable the next best alternative technology should be provided. As a minimum, appropriate ducting should be provided to future proof the development and which facilitates a provider delivering a service at a later date. Provision during the initial construction enables the new development to function sustainably and prevents the need to excavate in newly completed surfaces which is a waste of materials and damages the appearance/vision/beauty of the area.

6.174. Staffordshire County council have indicated that they are willing to accommodate ducting within the highway, further guidance with regard to locating appropriate ducting within the highway will be issued by the highway authority.

6.175. Integrated journey planning and travel information enables residents and visitors to plan journeys and encourages the use of sustainable transport especially when using real-time information, the provision of ducting which enables provision for real time information encourages the use of sustainable transport.

6.176. Structures associated with the delivery of digital infrastructure will be located throughout the District, including within our town centres and other historic and sensitive environmental locations, The design of the technology is recognised as often stark in appearance and governed by operational constraints, the design and location of structures will need to respect the character of the area and be sympathetic to the surrounding area, unless the public benefits arising from that infrastructure outweigh the harm to the character of the area.

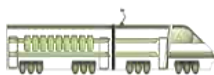
List of Relevant Evidence

- National Industrial Strategy (2017)
- Stoke-on-Trent and Staffordshire LEP Local Industrial Strategy (January 2020)
- Cannock Chase Economic Prosperity Strategy 2020-2030 (January 2020)
- [Gigafast Staffordshire](#)

LOW CARBON TRANSPORT

Introduction

6.177. National planning policy states that local planning policies should reduce our reliance on carbon-intensive modes of transport, and that development be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations. 'Climate Change Adaptation and Mitigation' (Staffordshire County Council 2020) was commissioned to support the develop of an evidence base for new energy and sustainability policies being considered for Staffordshire County Council and its eight constituent Local Authorities. The Report found that



6. Local Plan Policies

Objective 5: Supporting the Provision of Sustainable Transport and Communications Infrastructure

the main source of emissions is related to heating buildings and transport. The report also identified a number of opportunities for reducing the carbon emissions that are caused by transport.

POLICY SO5.3: LOW CARBON TRANSPORT

The Local Planning Authority will support developments which contribute to the reduction of the reliance on carbon-intensive modes of transport, for example by supporting the take-up of ultra low emission vehicles, hydrogen vehicles, developing electric vehicle charging networks, accelerating the uptake of low emission taxis and buses investing in cycling and walking, and moving freight from road to rail.

- a. All major developments will set out as part of the Design and Access Statement how they will:**
 - i. Support changes to the road network where they are related to the reduction of environmental impacts.**
 - ii. Include the provision of infrastructure that will promote low carbon transport options, for example designate parking spaces for low emission vehicles, and facilitate low emission bus service operations.**
 - iii. Support, where applicable, sustainable freight distribution by road and rail.**
 - iv. Ensure that the design and layout of the development will reduce reliance on private vehicles .**

List of Relevant Policies:

- Policy SO5.1: Accessible Development

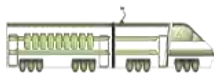
Supporting Text

6.178. Evidence has shown that emissions from transport are a major factor which detrimentally impacts upon the health and well-being, economy, and environment of our District and beyond. The District is part of not only a local transport network but also part of the strategic highway network. Changes to the Building Regulations in June 2022 now require electric vehicle charging points to be incorporated in many types of development. By further facilitating low carbon transport, the District will be able to benefit from the improvement to the health and wellbeing of our residents, environment, and economy which can be secured through the delivery of low carbon transport in the short term and beyond the plan period. The development of low carbon infrastructure will enable the sustainable regeneration of the District and deliver a resilient economy as we move towards the national target of net zero carbon by 2050, and achieving the Council's ambition of net zero carbon before that point.

6.179. Cannock has the mid-Cannock rail freight depot and promotion of this will be supported where there is capacity on the rail network and consideration of the impact upon the local and strategic road network.

List of Relevant Evidence

- Government White Paper 'Planning for the Future' (August 2020); and
- 'Climate Change Adaptation and Mitigation' Staffordshire County Council (AECOM Oct 2020)



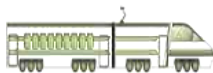
6. Local Plan Policies

Objective 5: Supporting the Provision of Sustainable Transport and Communications Infrastructure

MAINTAINING AND IMPROVING THE TRANSPORT SYSTEM

Introduction

6.180. National planning policy requires that transport issues are considered from the earliest stages of plan-making and development proposals, so that the potential impacts of development on transport networks can be addressed, and opportunities from existing or proposed transport infrastructure are realised – for example in relation to the scale, location or density of development that can be accommodated.



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Objective 5: Supporting the Provision of Sustainable Transport and Communications Infrastructure

POLICY SO5.4: MAINTAINING AND IMPROVING THE TRANSPORT SYSTEM

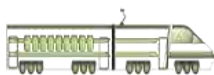
The District Council will work in partnership with the local highway authority, transport stakeholders, developers, key funding partners and investors, and the local community to maintain and improve the transport system.

a. Development proposals will:

- i. Incorporate safe and accessible connections to sustainable modes of transport, promote walking and cycling having regard to the nature and location of the development site, and contribute towards the improvement of existing, and the provision of new, public transport services to maximise accessibility by non-car modes to essential services and facilities.
- ii. Contribute towards transport infrastructure improvements that are necessary to mitigate any severe adverse impacts of the development upon the strategic and local highway network, public transport services, and cycle and footpath links within and beyond the site.
- iii. Avoid compromising, and support where appropriate, the delivery of the transport infrastructure improvements that are associated with the development of other allocations made in the Local Development Plan. The Local Highway Authority will provide the Local Planning Authority with appropriate advice in this regard.

b. The District Council will:

- i. Support proposals for traffic management and transport infrastructure that will alleviate pinch points on the network; facilitate the delivery of planned development; provide for the safe and efficient use of the local highway network; reduce transport pollution and carbon emissions; protect the natural environment; and promote improved public health and wellbeing.
- ii. Facilitate accessible non-car travel options, including the improvement of walking and cycling routes, cycle storage facilities, public realm and wayfinding signage, and the promotion of an increased use of the canal network and towpaths as part of the integrated transport network.
- iii. Supporting development which promotes active travel, including consideration of segregated paths and cycleways which promotes walking and cycling.
- iv. Support improvements which promote the overall connectivity of active travel routes and connections to sustainable transport nodes.
- v. Support new routes where they are well integrated with existing routes.
- vi. Facilitate strategic partnerships with bus operators to deliver high quality, high frequency bus services, and the continued development of rail services and associated facilities as the preferred means of transport to other areas, including Walsall, Birmingham, Stafford and Lichfield.
- vii. Enable demand responsive transport services, including taxis and minibuses, to provide mobility at times and in locations where timetabled public transport services are not sustainable.
- viii. Ensure that schools, higher education, GP & Hospital services and key employment locations are accessible by sustainable transport.
- ix. Support improvements that will meet the transport needs of business - including the storage, distribution and delivery of goods – in more environmentally sustainable ways.



6. Local Plan Policies

Objective 5: Supporting the Provision of Sustainable Transport and Communications Infrastructure

Supporting Text

6.181. Good accessibility is key to delivering sustainable development. By requiring development to maintain the current functioning of the transport system and supporting improvements to it the Local Plan will deliver economic, environmental and social net gain. In accordance with national planning policies and guidance, the Local Plan favours the development and improvement of sustainable modes of travel to services and facilities.

6.182. The requirement for new development to address the impacts it will have on the strategic and local highway network is an accepted part of the planning and delivery process. The mitigation of the impacts of new development can be achieved through on-site design and developer contributions to off-site traffic management and highway improvement schemes. A good example of the latter is provided by the sites allocated in this Local Plan that would, without mitigation, have adverse impacts on the existing levels congestion at Five Ways island. The Site Specific Policies set out the requirements to establish proportionate funding arrangements to deliver the necessary improvements to Five Ways island.

6.183. It is also essential that future development proposals do not inadvertently compromise the delivery of planned highway improvements. The local planning authority (in liaison with the local highway authority) will therefore assess all development proposals to safeguard the effective delivery of proposed highway improvements. Development proposals that include transport infrastructure or other elements that would ease existing levels of congestion would be considered favourably, subject to the other provisions of the Local Plan.

6.184. Walking, wheeling and cycling (which also have obvious health benefits), referred to as 'active travel' are the most desirable and environmentally sustainable method of travel. There is potential to make better use of the canal network to increase the footpath and cycleway networks.

6.185. The next best option is to use public transport – rail and bus. The plan will facilitate the transformation of our current facilities to increase their accessibility, quality, attractiveness, distribution and frequency of public transport services as these are key to reducing dependence on the private car to access jobs, shops, leisure and recreation and services.

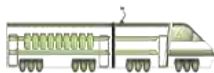
List of Relevant Evidence

- Government White Paper 'Planning for the Future' (August 2020);
- Active travel: local authority toolkit

HATHERTON CANAL RESTORATION CORRIDOR

Introduction

6.186. The historical development of the District has provided a wealth of canal network assets which provide opportunities for cycling and walking as well as other benefits (e.g. tourism, green infrastructure and biodiversity). Ongoing initiatives by the Lichfield and Hatherton Canals Restoration Trust, propose the phased restoration of the Hatherton Canal, partly on a new alignment.



6. Local Plan Policies

Objective 5: Supporting the Provision of Sustainable Transport and Communications Infrastructure

POLICY SO5.5: HATHERTON CANAL RESTORATION CORRIDOR

The proposed Hatherton Canal Restoration Corridor, as shown on the Policies Map, will be protected from development that would prevent the future implementation of the canal restoration project.

The Restoration Corridor will be protected to enable the development of the canal waterway and associated infrastructure, including locks, bridges, boat turning areas and towpaths.

The implementation of the restoration project will provide opportunities for sustainable transport links and improved biodiversity along the length of the safeguarded route.

- a. Proposals for development adjacent to the protected Corridor will respect and enhance the setting of the canal. Development will be designed to use the canal frontage in order to reduce fear of crime and achieve good design in an attractive and safe environment.**
- b. The implementation of the restoration project will need to take into account the advice of statutory bodies on water quality, water supply and environmental issues.**

Supporting Text

6.187. Cannock Chase Council has protected the alignment of the Hatherton Canal since 1997 through a safeguarded route policy in the Cannock Chase Local Plan 1997 and publication of the route (with amendments) in the Key Diagram of the Cannock Chase Local Plan (Part 1) 2014.

6.188. The route is being promoted and developed by the Lichfield and Hatherton Canals Restoration Trust who have land ownership and substantial infrastructure in place along parts of the route, in and adjacent to Cannock Chase District. The route corridor is also protected via cross boundary co-operation with the neighbouring Council areas of South Staffordshire and Walsall Metropolitan Borough.

6.189. The Lichfield and Hatherton Canals Restoration Trust and the Inland Waterways Association supported the continued protection of the route during the Local Plan Review - Issues and Options Consultation and in previous Local Plan consultations. The original restoration route is set out in a Feasibility Study commissioned by the Trust, with the later route amendments incorporated within a supplementary study.

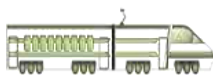
6.190. The Canal Restoration is a long term project and the continuing protection of the corridor has the potential to provide interlinked journeys for sustainable and healthy modes of transport including boaters, walkers and cyclists. The route is adjacent, but largely segregated from the busy A5 east to west transport corridor.

6.191. There are a number of broader economic benefits to be derived from the restoration of the canal, including heritage-based tourism visits. It will also enable the creation of a green corridor to benefit wildlife and associated habitats. Cannock Chase Council has a series of green spaces and corridors, which can link into this route and the wider countryside.

6.192. The Cannock Chase District Nature Recovery Network Mapping denotes the line of the canal restoration route on the combined habitat connectivity opportunity area map as an opportunity area for wetland habitats.

List of Relevant Evidence

- [Hatherton Canal Restoration Feasibility Report](#) (Ove Arup & Partners Ltd, September 2006) - commissioned by British Waterways on behalf of the Lichfield and Hatherton Canals Restoration Trust (LHCRT)



6. Local Plan Policies

Objective 5: Supporting the Provision of Sustainable Transport and Communications Infrastructure

- [Hatherton Canal Restoration Supplementary Feasibility Report](#) (Atkins Ltd, February 2009) – Produced for the Lichfield and Hatherton Canals Restoration Trust (LHCRT)
- Cannock Chase District Nature Recovery Network Mapping (Staffordshire Wildlife Trust, 2020)
- Cannock Chase District Nature Recovery Network Mapping report (2020)

SAFEGUARDING PROPOSED RECREATIONAL FOOTPATH AND CYCLE ROUTES

Introduction

6.193. National planning policy requires opportunities to promote walking and cycling to be identified and pursued, and that provision is made for attractive and well-designed walking and cycling networks with supporting facilities such as secure cycle parking.

6.194. The Cannock Chase District Nature Recovery Network Mapping shows the potential for improving links between types of habitat and emphasises the importance of cross boundary habitat linkages. Woodland and wetland corridors linking habitats often follow existing recreational routes along green lanes and canal towpaths while open spaces contain grassland and heathland which are also crossed by many recreational routes. This provides opportunities for recreational and habitat improvements to be undertaken together.

POLICY SO5.6: SAFEGUARDING PROPOSED RECREATIONAL FOOTPATH AND CYCLE ROUTES

The proposed recreational footpath and cycle routes, as shown on the Policies Map, will be protected from development that will prevent the future implementation of the proposed schemes.

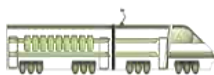
The Corridors will be protected to enable the development of the footpaths and cycle routes, including any related infrastructure such as highway crossing points and their upgrading to bridleways where there is a shortfall in available access routes.

- Implementation will provide opportunities for links to active transport links and improved biodiversity along the length of the safeguarded route.**
- The routes should provide an attractive and safe environment that will create a network linking the rural villages and countryside to the main urban areas to provide opportunities for healthy living and enhance wellbeing.**

Supporting Text

6.195. Cannock Chase Council has protected the alignment of the potential off road footpath and cycle routes since 1997 through a safeguarded route policy in the Cannock Chase Local Plan 1997 and publication of the routes on the Key Diagram of the Cannock Chase Local Plan (Part 1) 2014. There is a well established network of local and national walking and cycling routes across the district which is expanding.

6.196. The routes are largely former mineral railway lines that carried coal from the coalfields on Cannock Chase to the main line railway for onward distribution to local customers and markets further away. Some routes have been restored as opportunities allow, but the remaining protected routes may, where no longer needed for railway use, provide an opportunity for a wider network of off road active transport corridors. They also link with other local off-road routes including the



6. Local Plan Policies

Objective 5: Supporting the Provision of Sustainable Transport and Communications Infrastructure

Cannock Chase Heritage Trail from Cannock to Rugeley via Hednesford and phase 1 of the Brereton and Ravenhill Way from Rugeley Town Railway Station to Brereton.

6.197. Many of the routes are now unsurfaced green lanes bordered with hedgerows and trees that form linear green corridors to connect the urban areas with the wider countryside. Many are wide and have a relatively flat gradient. The routes provide opportunity to enhance the health and wellbeing for all residents and sustainable economic tourist growth which promotes the heritage and biodiversity of our district. There may be opportunities for new development to contribute to improvements to the safeguarded recreational footpath and cycle routes and links to them from new development, which would be a positive benefit for our communities.

6.198. Opportunities for the creation and promotion of short circular walks to promote the health benefits of walking are supported. The replacement of stiles with gaps (where there are no stock) or gates in line with Staffordshire County Council Least Restrictive Principle for path furniture is also encouraged. The public path network should be protected and non-definitive routes across proposed development sites should be considered by applicants in the overall layout and design of schemes to encourage continued activity and health benefits of walking.

6.199. The District has a number of livery stables. To support an increase in physical activity and increase the provision for cyclists and horse riders, the creation of bridleways or the upgrading of public footpaths to bridleways where there is currently a shortfall in available access routes and other impacts can be mitigated is supported.

List of Relevant Evidence

- [Cannock Chase Heritage Trail](#)
- Brereton and Ravenhill Parish Plan/ Trail Booklet
- SCC Rights of Way Improvement Plan
- SCC Least Restrictive Principle for path furniture

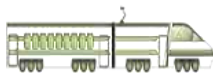
PARKING PROVISION

Introduction

6.200. National planning policy (NPPF 2023) states that in setting local parking standards for residential and non-residential development planning policies, policies should take into account:

- the accessibility of the development;
- the type, mix and use of development;
- the availability of and opportunities for public transport;
- local car ownership levels; and
- the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.

6.201. Planning policies and decisions should also recognise the importance of providing adequate overnight lorry parking facilities, taking into account any local shortages, to reduce the risk of parking in locations that lack proper facilities or could cause a nuisance.



6. Local Plan Policies

Objective 5: Supporting the Provision of Sustainable Transport and Communications Infrastructure

POLICY SO5.7: PARKING PROVISION

- a. All major development proposals will make appropriate off-street parking in accordance with the relevant Local Design Guide and an assessment of the:
 - i. Anticipated demand for lorry, car, and cycle parking arising from the use proposed, or the other purposes that the development might be used for under Permitted Development Rights;
 - ii. Scope for encouraging alternative means of travel to the development that would reduce the need for on-site parking, particularly in areas well served by public transport;
 - iii. Provision that will be made for private and public charging points for electric vehicles;
 - iv. Impact that parking might have on road safety and residential amenity; and,
 - v. Provision of adequate and conveniently placed parking for people who are disabled or have restricted mobility.

Supporting Text

6.202. The provisions of Policy SO5.7 'Parking Provision' will be used to inform further guidance that will include standards for provision of lorry parking which provides on site provision for early arrival, loading, unloading and parking with welfare facilities to enable rest breaks for drivers to be undertaken.

List of Relevant Evidence

- National Model Design Code (2021); and
- Guidance notes for Design Codes (2021)



6. Local Plan Policies

Objective 6: Creating Attractive Town and Local Centres

STRATEGIC OBJECTIVE 6

To create attractive Town and Local Centres by:

- **Enhancing the Town and Local Centres in order to protect and improve their vitality and viability;**
- **Maintaining a hierarchy of Town and Local Centres;**
- **Supporting growth of shops, offices, business, education, leisure, arts, cultural and tourism in Town Centres, and improving access to employment and housing in order to achieve Town Centres with good vitality and viability;**
- **Supporting the development of Town Centres as hubs for comparison goods shopping, leisure and culture uses, residential opportunities and health and community activities;**
- **Supporting the development of Local Centres mainly for local food shopping and local services; and**
- **Supporting the direction of new investment to the Town and Local Centres via a range of means as most appropriate to the local context.**

HIERARCHY OF TOWN AND LOCAL CENTRES

Introduction

6.203. National planning policies (NPPF 2023) require local planning policies to support town centres by taking a positive approach to their growth, management and adaptation. Local planning policies should define a hierarchy of town centres and primary shopping areas.

6.204. The Council's Economic Prosperity Strategy (2020) sets out an ambitious vision for the District to 2030 based on clean growth principles to support a highly productive, clean, and resilient economy. The vision will be delivered through 5 themes, which reference the important role of the new West Midlands Designer Outlet at Mill Green to enhance the District's reputation and profile; the need to create a positive and entrepreneurial environment in which businesses can grow and thrive, and the need to ensure that the District's main towns are more vibrant and sustainable and act as hubs for leisure and culture uses, residential opportunities and community activities.

6.205. The Retail and Town Centre Services Study (2020) provides a comprehensive assessment of the performance of the three town centres within Cannock Chase District regarding retail and other service provision. The Study finds that the District's town centres continue to face challenges, which have been compounded by the Covid-19 pandemic. Centre Strategies need to be able to support the continued development/changes in the 'high street' if they are to successfully compete. Such strategies may seek to:

- Provide a good mix/variety of retail and leisure uses;
- Attract a mix of additional land uses beyond retail/leisure, including residential, educational, community and office uses;
- Support and improve existing cultural/heritage/tourist attractions;
- Enhance existing town centre markets and speciality retailing;
- Provide a high quality shopping/leisure experience;
- Provide convenient, affordable and accessible town centre parking;
- Promote and encourage events in the town centre;
- Embrace, and not compete against, multi-channel retailing; and
- Be responsive to changes in technology (the 'digital high street').



6. Local Plan Policies

Objective 6: Creating Attractive Town and Local Centres

6.206. The key purpose of Town Centre Strategies should be to seek to promote the existing individuality of centres, ensuring centres are a focus/hub for their communities, and extend the 'dwell time' and spend of visitors/residents visiting the town centre which in turn will support their vitality and viability.

6.207. The existing hierarchy of centres is appropriate and should be perpetuated. Cannock is the principal centre and serves the widest catchment for retail, other services and facilities. Rugeley and Hednesford have a more localised catchment serving local residents. All centres are following national trends of a shrinking retail sector and will need to diversify to attract investment and maximise their assets and advantages. Cannock town centre has the greatest potential for this.

POLICY SO6.1 HIERARCHY OF TOWN AND LOCAL CENTRES

- a. Development proposals for Main Town Centre Uses will be appropriate to the role, scale, and historic character of the settlement, and not conflict with other policies within this Plan.**
 - i. Cannock Town Centre is designated, and shown on the Policies Map, as the Strategic Town Centre, with the role to provide the focus for District Town Centre Services and be the District focus for a night time economy;**
 - ii. Rugeley and Hednesford, are designated, and shown on the Policies Map as Town Centres with the role to provide Town Centre Services to serve their local catchments and providing for main weekly food shopping;**
 - iii. Hawks Green, Norton Canes, Heath Hayes, Chads Moor, Bridgtown, Fernwood Drive and Brereton, are designated as Local Centres with the role to provide small scale Town Centre Services to serve the local needs in their catchment.**
- b. The Primary Shopping Areas of Cannock, Rugeley and Hednesford are designated and shown on the Policies Map.**

Supporting Text

6.208. The designated hierarchy of centres represent the District's most sustainable locations which include many assets, infrastructure and services which should be safeguarded. The hierarchy reflects the needs of the settlements they serve. Central Cannock provides the focus for administration of the District and is able to accommodate sustainably the largest number of visitors to the area.

6.209. Maintaining the designated hierarchy will promote the long term vitality and viability of the centres and sustainability of the area.

6.210. Increased residential use within the town centre can add to its vibrancy and vitality, although the principal role of our centres is to provide a concentration of a variety of uses such as comparison and convenience retailing, services and facilities to visiting members of the public. Our centres have evolved to meet these needs and have the infrastructure such as transport interchanges and attractive and safe environments with civic spaces and the opportunity to enjoy our heritage in use for large visiting members of the public in a sustainable way. The authority supports the wider range of town centre services, and the diversification of the centres however will monitor through the AMR the impact of these changes and may seek an Article 4 Directions to safeguard the vitality and viability of its centres.

6.211. Design guidance will be prepared for each of the centres.



6. Local Plan Policies

Objective 6: Creating Attractive Town and Local Centres

6.212. 'Town Centre Services', as defined in the Glossary, include:

- 'Commercial, Business and Service' (Class E);
- Learning and Non-Residential Institutions' (Class F1);
- 'Local Community' (Class F2) Uses;
- 'Hotels' (Class C1); and
- Other town centre uses which fall outside the defined use classes, including drinking establishments, hot food takeaways, cinemas, concert halls, dance halls and bingo halls.

List of Relevant Evidence

- 'Planning for the Future' White Paper (August 2020); and
- Cannock Chase Retail & Town Centre Uses Study (January 2021)
- Build Back Better High Streets (2021)
- New Model Design Code (2021)

PROVISION OF MAIN TOWN CENTRE USES AND TOWN CENTRE SERVICES

Introduction

6.213. National planning policies (NPPF 2023) require local planning policies to support town centres by allowing them to respond to rapid changes in the retail and leisure industries by allowing a suitable mix of uses (including housing) as part of a positive strategy for the future of each centre. Local planning authorities are required to apply a sequential test to planning applications for main town centre uses. Main town centre uses should be located in town centres, then in edge of centre locations. Only if suitable sites are not available (or expected to become available) should out of centre sites be considered. When considering edge of centre and out of centre proposals, preference should be given to accessible sites which are well connected to the town centre.

6.214. When assessing applications for retail and leisure development outside town centres, which are not in accordance with the local plan, local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold.

6.215. The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020⁵¹ came into force on 1st September 2020. The Regulations created a new Use Class E 'Commercial, business and service'. Use Class E 'Commercial, business and service' incorporates the former use classes A1 'shops', A2 'financial and professional services' A3 'restaurants and cafes', and B1 'offices'. Uses such as gyms, nurseries and health centres (previously in use classes D1 'non-residential institutions' and D2 'assembly and leisure') and other uses which are suitable for a town centre area are also included in the new Use Class E.

6.216. The Cannock Chase Retail and Town Centre Uses Study (2020) reviewed the existing evidence and the current health, performance, unit and floor space composition of each of the town centres; increasing competition from the internet; and availability of units in the main shopping areas capable of meeting potential national multiple occupiers in each of the centres which accords with the criteria set out in the NPPF. The Study advocated a more cautious approach than has been taken previously, recommending an assessment of impact be undertaken for proposals of over 500sqm which lie beyond Cannock, Rugeley and Hednesford Town centre boundaries and for the local centres. Elsewhere in the District a threshold of 200sqm is recommended.

⁵¹ The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 ([pdf](#)) ([link](#)). (SI 2020 No. 757)



6. Local Plan Policies

Objective 6: Creating Attractive Town and Local Centres

POLICY SO6.2: PROVISION OF MAIN TOWN CENTRE USES AND TOWN CENTRE SERVICES

- a. **Proposals for Main Town Centre Uses which are located outside the designated Strategic Town Centre and Town Centres should be supported by a sequential test that demonstrates that there are no other sequentially preferable, suitable and available sites within or on the edge of an appropriate centre within the hierarchy of centres.**
- b. **Proposals for Retail and Leisure Uses which are located outside designated Primary Shopping Areas must be accompanied by an appropriate and qualified impact assessment where the floorspace exceeds the thresholds set out below. Any proposal that is likely to have a significant adverse impact on the investment in and/or the vitality and viability of an existing centre will not be permitted.**
 - i. **Development proposals creating new or additional floorspace greater than 500 square metres (gross) outside of the designated Primary Shopping Areas within the Strategic Town Centre of Cannock and the Town Centres of Rugeley and Hednesford.**
 - ii. **Development proposals creating new or additional floorspace greater than 200 square metres (gross) outside of the Local Centres.**
- c. **The thresholds shall apply to all new developments requiring planning permission including applications for new floorspace, changes of use and variations of condition.**
- d. **The impact assessment will be proportionate to the scale of the development proposed and undertaken by a suitably qualified person to enable the Council to have confidence in the findings.**

Supporting Text

6.217. The designated hierarchy of centres provide important services and facilities for their communities, and their vitality and viability will be safeguarded. The NPPF permits local thresholds to be set within Local Plans where these can be justified. Evidence has shown that Cannock, Rugeley, Hednesford and the District and Local Centres are relatively small centres compared to national town centre policy and their consequent position at the lower end of the retail hierarchy means they have a greater susceptibility to likely significant adverse effects from alternative out of centre provision.

6.218. The West Midlands Designer Outlet at Mill Green⁵² has performed strongly since opening attracting additional footfall to the district, but it will take time to gather data on the cumulative impacts of the development within the District.

6.219. The Town Centres have a range of opportunities available within them and considerable assets which need to be safeguarded and infrastructure which should continue to be utilised to support the sustainability of the communities they serve. Our town centres also provide opportunities for heritage led regeneration to bring new life into town centres and historic commercial buildings. By utilising existing assets and infrastructure to promote regeneration.

6.220. In order to take a proportionate approach where a retail assessment is required, the scope of the assessment should be discussed with the planning authority to ensure it is of the appropriate scale and nature and identifies any specific local issues or cross boundary centres which may need to be considered.

⁵² Planning permission CH/15/0048



6. Local Plan Policies

Objective 6: Creating Attractive Town and Local Centres

6.221. 'Town Centre Services' are defined in the Glossary.

6.222. Within the broader Use Class E 'Commercial, Business and Service Uses', a building can be in a number of uses concurrently, or used for different uses at different times of the day. Changes to another use, or mix of uses, within this Use Class do not require planning permission. At present the sequential test and threshold can only be applied to retail and leisure uses.

List of Relevant Evidence

- Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020; and
- Cannock Chase Retail & Town Centre Uses Study (January 2021)

SAFEGUARDING EXISTING TOWN CENTRE SERVICES

Introduction

6.223. National planning policies (NPPF 2023) requires local planning policies to take a positive approach to town centre growth, management and adaptation.

6.224. The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020⁵³ came into force on 1st September 2020. The Regulations created:

- Use Class E 'Commercial, business and service';
- Use Class F1 'Learning and non-residential institutions'; and
- Use Class F2 'Local community'.

6.225. The Regulations remove the former use classes A4 'drinking establishments' and A5 'hot food takeaway'. However, these uses have been included in the list of uses (Use Classes Order Article 3(6)) as uses which do not now fall within any use class (sui generis uses). The same approach has been taken with cinemas, concert, dance and bingo halls which fell within the former D2 use class. Any material change of use from a sui generis use, or to a sui generis use, will require planning permission.

6.226. The Cannock Chase Retail & Town Centre Uses Study (January 2021) considers the potential for growth in retail and other town centre uses across the district and its centres and considers the role of the centres and the potential within the centres to enhance their vitality and viability.

⁵³ The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 ([pdf](#)) ([link](#)). (SI 2020 No. 757)



6. Local Plan Policies

Objective 6: Creating Attractive Town and Local Centres

POLICY SO6.3: SAFEGUARDING EXISTING TOWN CENTRE SERVICES

- a. **Proposals for changes of use to retail uses (Class E (a)) within the Primary Shopping Areas will be supported.**
 - b. **Where they occupy active street frontages/ground floor level within a designated Primary Shopping Area, proposals for changes of use from:**
 - i. **Commercial, Business and Service Uses (Use Class E);**
 - ii. **Learning and Non-Residential Institutions (Use Class F1);**
 - iii. **Local Community Uses (Use Class F2);**
 - iv. **Hotel (Use Class C1); or**
 - v. **Drinking establishments, hot food takeaways, cinemas, concert halls, dance halls, bingo halls (Sui Generis)**
- will only be supported where they promote the vitality and viability of the centre in compliance with the spatial strategy for the centre and where;**
- vi. **There is no significant adverse harm to the level of service, role and vitality of the centre; or**
 - vii. **There is no reasonable prospect of the current use continuing or other alternative town centre service uses occupying the unit/site; or**
 - viii. **The proposal supports the delivery of an approved masterplan/Local Design Guide for the area.**
- c. **Evidence which demonstrates that there is no reasonable prospect of a town centre service use (b.i-v above) continuing will be an assessment showing details of comprehensive marketing of the site for at least 12 months and appropriate prevailing market conditions.**

Supporting Text

6.227. Town Centre retail is changing and our town centres are some of our greatest assets. They provide an attractive environment which has evolved to provide a sustainable location for people to visit and shop which can be accessed by sustainable transport options and provides opportunities for many entrepreneurs offering goods and services. Uses within Class E(a) thrive when similar uses are in close proximity to them, hence the name comparison goods. Whilst there is almost 30% of retailing undertaken online there is still a need for high street shopping and growth in sectors such as 'brick and click' retailing. Town centres have evolved to enable local entrepreneurs and large scale multi-national operators to have equal access to local markets and town centres need to be given opportunity to adapt to meet the changing demands.

6.228. Encouraging active frontages especially at ground floor level safeguards accessibility for persons with restricted mobility and aids legibility of the centre to those who are new visitors or need familiarity to their environment. Inclusion of some sui generis uses encourages their location into centres which have adapted to provide sustainable access to large numbers of visiting members of the public and adds vitality to the town centre.

6.229. The policy approach has been formulated to identify the important elements of the town centre which should be safeguarded. The Council recognises that some residential development within the town centre can have positive benefits where it does not lead to a fragmentation of town centre uses or reduce active frontages at ground floor level. The Council have released the Cannock Development Prospectus to identify potential opportunity sites in the town centre and have assessed their potential for alternative uses.



6. Local Plan Policies

Objective 6: Creating Attractive Town and Local Centres

6.230. The Council will prepare a strategy for Cannock Town Centre and work with local communities to develop Local Design Guides or Neighbourhood Plan policies to support the vitality and vibrancy of Rugeley and Hednesford Town Centres.

6.231. **‘Commercial, Business and Service Uses’** are defined as use, or part use, for all or any of the following purposes—

- (a) for the display or retail sale of goods, other than hot food, principally to visiting members of the public,
- (b) for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises,
- (c) for the provision of the following kinds of services principally to visiting members of the public:
 - (i) financial services,
 - (ii) professional services (other than health or medical services), or
 - (iii) any other services which it is appropriate to provide in a commercial, business or service locality,
- (d) for indoor sport, recreation or fitness, not involving motorised vehicles or firearms, principally to visiting members of the public,
- (e) for the provision of medical or health services, principally to visiting members of the public, except the use of premises attached to the residence of the consultant or practitioner,
- (f) for a crèche, day nursery or day centre, not including a residential use, principally to visiting members of the public,
- (g) for—
 - (i) an office to carry out any operational or administrative functions,
 - (ii) the research and development of products or processes, or
 - (iii) any industrial process, being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

6.232. **‘Learning and non-residential institutions’** are defined as any use not including residential use—

- (a) for the provision of education,
- (b) for the display of works of art (otherwise than for sale or hire),
- (c) as a museum,
- (d) as a public library or public reading room,
- (e) as a public hall or exhibition hall,
- (f) for, or in connection with, public worship or religious instruction,
- (g) as a law court.

6.233. **‘Local Community Uses’** appropriate to Town Centres are defined as:

- (a) a hall or meeting place for the principal use of the local community,
- (b) an area or place for outdoor sport or recreation, not involving motorised vehicles or firearms,
- (c) an indoor or outdoor swimming pool or skating rink.

List of Relevant Evidence

- Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020
- Cannock Chase Retail & Town Centre Uses Study (January 2021)



6. Local Plan Policies

Objective 6: Creating Attractive Town and Local Centres

TOWN CENTRE DESIGN

Introduction

6.234. The National Design Guide (2021) notes that built form (the three-dimensional pattern or arrangement of development blocks, streets, buildings and open spaces) and the interrelationship between these elements creates an attractive place to live, work and visit. This is particularly relevant to town centres, where well-designed places have:

- Compact forms of development that are walkable, contributing positively to well-being and placemaking;
- Accessible local public transport, services and facilities, to ensure sustainable development;
- Recognisable streets and other spaces with their edges defined by buildings, making it easy for anyone to find their way around, and promoting safety and accessibility; and
- Memorable features or groupings of buildings, spaces, uses or activities that create a sense of place, promoting inclusion and cohesion.



6. Local Plan Policies

Objective 6: Creating Attractive Town and Local Centres

POLICY SO6.4: TOWN CENTRE DESIGN

Creating an attractive and safe environment is vital to ensuring the growth and resilience of our town centres.

- a. **Development within the Strategic Town Centre, Town and Local Centres will be of high quality and consider:**
 - i. **The Local Historic Environment including Conservation Areas and the proximity to Listed Buildings to ensure that local heritage is conserved and enhanced whilst enabling new, vibrant and attractive uses;**
 - ii. **Shop fronts and adverts, preserving historic shop fronts and design respects historic context where appropriate**
 - iii. **Navigable features for those with visual, mobility and other needs;**
 - iv. **Create attractive gateways between centres and nearby public transport interchanges to encourage greater use of sustainable transport;**
 - v. **Use of different spatial characteristics, including building typologies and building to street relationships to differentiate principal and minor streets to help people find their way around a place;**
 - vi. **Security measures required by businesses whilst ensuring they provide an attractive and interesting visual appearance and do not make an area appear unappealing and unsafe at night-time;**
 - vii. **The wide mix of uses within a town centre, enabling them to co-exist and form a busy, vibrant area whilst not being of detriment to extant or future occupiers;**
 - viii. **Accessibility of streets, pathways and buildings for the benefit of everyone, including opportunities to enhance access for people with additional visual, mobility and other needs;**
 - ix. **Active frontages, which where appropriate, may include front doors, balconies and terraces to enliven and add interest, and provide natural surveillance opportunities to the streetscene;**
 - x. **Promoting well-lit streets and areas to ensure a feeling of safety for both day and night-time users;**
 - xi. **Streets for people, sharing street space fairly between pedestrians, cyclists and motor vehicles;**
 - xii. **Servicing of properties and storage of refuse;**
 - xiii. **Clear windows along the ground floor of non-residential buildings (avoid obscured windows); and,**
 - xiv. **Provision of benches to assist those with mobility difficulties to walk more easily between places.**
- b. **Local Design Guides should be used in conjunction with other relevant policies within the Local Plan.**

Supporting Text

6.235. Our strategic town centre, town centres and local centres need to be adaptable in their use to remain vital and viable, however they also need to be attractive and safe places to be. A quality environment which promotes a sense of place and a desire to visit and dwell will support the changing use of these centres and their resilience.

6.236. Our centres are our most sustainable locations. They provide the focus for services and facilities to meet the needs of our local residents throughout their lifetime and the legibility,



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Objective 6: Creating Attractive Town and Local Centres

accessibility and attractiveness of each centre for the frequent and infrequent visitors should be something the district can be proud of. Our centres show our history as people and reflect our needs for goods and services at a moment in time, the continued ability of the centres to adapt, improve and to meet the needs of current and future generations can be safeguarded through high quality design.

TOWN CENTRE POLICIES

Introduction

6.237. Traditional town centre retailing is undergoing structural change with the growth of the internet fuelled by the coronavirus pandemic and pressure on the fashion industry to become more environmentally aware. However, our centres still offer the greatest potential for supporting concentrations of retailers selling comparison goods in an attractive and sustainable location. The potential of our town centres to provide a focus for convenience and comparison retailers and the variety of facilities they offer should thus be protected and enhanced. Accessibility and legibility will be fundamental factors in supporting the town centres. Providing sufficient and easily accessible car parks and active travel links with attractive, safe routes and signposting will help to make the town centres attractive and promote our District as a place where people will want to live, work and visit.

6.238. More residential uses in the town centres can increase access to the housing market and secure a greater variety in accommodation, for example by providing accommodation for residents with reduced mobility in close proximity to services. More town centre accommodation means more footfall and people utilising the town centres for day to day shopping and service needs alongside the office workers and visitors and supporting food and beverage venues. Increased residential use within the town centre will be supported, especially on upper floors and where this will not lead to a fragmentation of town centre uses.

6.239. The West Midlands Designer Outlet at Mill Green provides a specialist retail offer and will support the town by encouraging greater visitors to Cannock town centre. The new town centre boundary will enable flexibility in uses and land prices to encourage our dynamic small businesses access to a variety of sites. Our primary shopping area will be safeguarded to protect the retail function of Cannock town centre. Careful design to provide safe and attractive environments throughout the day and night. The historic environment will play an integral part in supporting the town centre.

6.240. Sites are available within the town centre boundary which can meet the growth need identified for town centre services and are of the scale and type of development required to deliver a vibrant and vital town centre.



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CANNOCK TOWN CENTRE – STRATEGIC TOWN CENTRE

6.241. The Cannock Chase Economic Prosperity Strategy (2020-30)⁵⁴ seeks to ensure that the District's main towns are more vibrant and sustainable and act as hubs for leisure and culture uses, residential opportunities and community activities. The role of the West Midlands Designer Outlet at Mill Green is seen to enhance the District's reputation and profile.

6.242. The Economic Prosperity Strategy identifies a number of opportunities within Central Cannock including:

- Development opportunities in and around Cannock Town Centre, which is designated as the Strategic Town Centre;
- Benefits of investment at the adjacent West Midlands Designer Outlet at Mill Green development, which is identified as a Strategic Retail Outlet;
- Potential transformation of Cannock Railway Station;
- Potential to develop the visitor economy offer;
- Developing Cannock Campus of South Staffordshire College; and
- Repurposing the town centre to become a hub for leisure and cultural uses, residential opportunities and community activities.

6.243. The Economic Prosperity Strategy identifies a number of priorities for action, including:

- Cannock Town Centre Regeneration & Prospectus;
- The West Midlands Designer Outlet at Mill Green and Retail Training Academy;
- Skills and Innovation Hub & Engineering Skills Academy; and
- Station Improvements/Upgrades. Long term transformational upgrade of Cannock Railway Station and short term enhancements to Cannock Town.

6.244. The Cannock Culture and Leisure Hub Development Prospectus (2019)⁵⁵ was prepared to provide an opportunity for developers to see how Cannock Town Centre is changing and to promote development opportunities.

6.245. Cannock is the principal shopping and leisure destination in Cannock Chase and is located in the south west of the District. The town centre provides a mixture of retail, service and leisure facilities including some 31,960sq m gross retail floorspace, 4,130sq m retail service floorspace, 10,300sq m leisure service floorspace and 4,850sq m financial and business service floorspace (source: Experian Goad Survey).

6.246. The Cannock Chase Retail & Town Centre Uses Study (January 2021) includes a Cannock town centre health check. The health check considers the town centre is currently displaying relatively poor levels of vitality and viability. It has a good convenience goods offer, with several large foodstores located on its edge. A reasonable retail service and financial and business offer, a hospital, college, library and theatre and several attractive historic buildings. Several opportunities

⁵⁴ <https://www.cannockchasedc.gov.uk/business/economic-development/cannock-chase-economic-prosperity-strategy-2020-2030>

⁵⁵ <https://www.cannockchasedc.gov.uk/business/economic-development/cannock-town-centre-development-prospectus>



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for investment and potential for more commercial office space, a hotel, cinema and/or other key leisure uses, more retail including an anchor store and more national multiple operators.



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POLICY SO6.5: CANNOCK TOWN CENTRE REDEVELOPMENT AREAS:

- a. The following sites in Cannock Town Centre are suitable for redevelopment for the purposes outlined:
 - i. Site Allocation M1 - Multi-storey car park, Market Hall and retail units, Church Street (0.78ha) – retail, leisure use, food and beverage uses, upper floors could also provide residential apartments, hotel or office space.
 - ii. Site Allocation M2 - Bus Station (0.11ha) – hotel and conferencing facilities or residential uses and an improved intermodal interchange.
 - iii. Site Allocation M4 - Backcrofts Car Park (0.26ha) – offices, ancillary retail and leisure or residential.
 - iv. Site Allocation M5 - Avon Road / Hallcourt Lane – (0.37ha) - leisure facilities, retail, food and beverage uses and/or residential.
- b. Development proposals should promote the function of Cannock Town Centre as the main retail, leisure and cultural hub of the District. A wide mix of town centre uses will be considered on regeneration sites to promote higher footfall and reduce vacancy rates.
- c. Opportunities for residential above shops, where this does not detract from the operation of town centre uses on ground floor will be encouraged.
- d. Redevelopment proposals involving the redevelopment of existing buildings and other land uses in the town centre will be supported where they improve the appeal and attractiveness of units to modern occupiers, are of high quality design and materials and improve the quality and accessibility of the public realm.
- e. The refurbishment of existing buildings along Market Place to support a vibrant range of main town centre uses will be supported. This could include the redevelopment or improvement of existing poorly designed buildings, removal of unsympathetic alterations to historic buildings and the redesign of shop fronts to promote a higher quality facade.
- f. Proposals which respond positively to heritage assets in the town centre, including the Cannock Town Conservation Area, St. Lukes Church, Cannock War Memorial, Conduit Building and Water Pump and other Listed buildings promoting distinctive architectural design and character features will be supported.
- g. The central Market Place remains an important defining centre of the public realm in Cannock Town Centre. Proposals should encourage activity and footfall in the Market Place and support open air markets and events in this location.
- h. Redevelopment opportunities should be compatible with the Councils Cannock Chase Town Centre Development Prospectus or successor documents, and support priorities and the Councils vision for the town centre.
- i. Development within the Town Centre will be of high quality and will conform to the guidance set out in Policy SO6.4: 'Town Centre Design', and relevant Local Design Guidance. Development proposals will incorporate high quality digital connectivity where appropriate.
- j. Where applicable, development proposals should improve connectivity for pedestrian, wheeling and cycling between the town centre, public transport



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Objective 6: Creating Attractive Town and Local Centres

interchanges including the bus station and rail station and to the West Midlands Designer Outlet at Mill Green.

List of Relevant Policies:

- Policy SO5.2: Communication Technologies
- Policy SO6.4: Town Centre Design

Supporting Text

6.247. Cannock town centre is the principal town centre of the District and has a variety of renewal opportunities within its boundary. The redevelopment of these sites will support the viability and vitality of the town centre.

6.248. Cannock Chase Council was allocated £20m from the Government's Levelling Up Fund (LUF) in the Budget in October 2021. There are ambitious plans to rejuvenate Cannock Town Centre which includes a leisure and cultural hub in the town centre, the demolition of a multi-storey car park to create a footprint for a new cafe and studio space, an incubator space for new businesses, and plans to replace a subway crossing.

6.249. The sites available within the town centre can meet the identified growth needs and offer opportunities to diversify the town centre which will increase its resilience. Their development will be guided by a masterplan, strategy or design guide as appropriate and site allocation policies.

6.250. Active travel links between the rail station and the West Midlands Designer Outlet at Mill Green will facilitate sustainable active travel methods which support the health and well being of existing and future residents and the support the economy and the vitality and viability for the town centre. The ability to access real-time information for sustainable transport services promotes their use by visitors and can promote dwell time in the strategic town centre.

List of Relevant Evidence

- Town Centre Prospectus
- Cannock Chase Retail & Town Centre Uses Study (January 2021)

Cannock Town Centre Design Guide:

- Setting of St Luke and St Thomas Church
- Setting to The Whitehouse
- Prince of Wales theatre is a key asset
- Cannock College, Library, hospital
- Improve active travel connectivity to the north of the town and train station
- Improve the public realm
- Increase the food and drink and leisure offer in the town centre
- Redevelop the multi storey car park
- Define active frontages
- Encourage a bricks and clicks environment
- Consider provision of ULEV taxi rank

RUGELEY TOWN CENTRE

Introduction

6.251. Rugeley is situated in the north of the District, some 10km from Cannock. The centre contains 198 retail and commercial leisure units, accommodating a total of 32,870sq m gross floorspace. Of the retail floorspace in the town centre, 6,520sq m is occupied by convenience retailers, 9,560sq m by comparison retailers and 3,670sq m by retail service providers. Additionally,



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Objective 6: Creating Attractive Town and Local Centres

8,090sq m of floorspace is occupied by commercial leisure providers and 1,720sq m by financial and business service providers.

Cannock Chase Retail & Town Centre Uses Study (January 2021)

6.252. The Study includes a health check for Rugeley town centre. The health check shows that Rugeley has reasonably good levels of vitality and viability. It is an attractive centre with a good range of independent businesses, bricks and clicks digital offer and good provision for leisure facilities for both daytime and night – time. It has opportunities for investment and redevelopment and a vacancy rate below the national average, although this is currently increasing in response to the impact upon retail habits from increased on-line shopping and the Coronavirus. It has good connectivity to nearby residential areas and potential to improve connectivity to the railway stations, canal towpath and to the north of the town.

POLICY SO6.6: RUGELEY TOWN CENTRE REDEVELOPMENT AREAS

- a. The following sites in Rugeley Town Centre are suitable for mixed use development:
 - i. Site Allocation M6 - Rugeley Market Hall/Bus Station and Surrounding Area
 - ii. Site Allocation M7 - Land at Wellington Drive
- b. Proposals for development should promote the function of Rugeley Town Centre as the main retail and service hub in the north of the District.
- c. Opportunities for redevelopment should promote a high-quality public realm in terms of design and materials and, where possible, improve the greening of the town centre.
- d. Development proposals should respect small scale built form (height, layout and plot size/urban grain) to encourage independent retailers and small businesses. New development should safeguard the medieval historic street layout where this does not detract from the overall accessibility of the town centre for pedestrians and cyclists.
- e. Proposals which conserve and enhance Rugeley Town Centre Conservation area and respond positively to local heritage assets, the historic local vernacular and unique character features of the built environment will be supported. Contemporary design which respects the built form and uses high quality materials may also be appropriate, dependant on the characteristics of the site.
- f. Development within the Town Centre will be of high quality and will conform to the guidance set out in Policy SO6.4: 'Town Centre Design', and relevant Local Design Guidance. Development proposals will incorporate high quality digital connectivity where appropriate.
- g. Active travel links will be promoted from the town centre to the rail stations, canal and the allocation at the former Rugeley Power Station (Policy SM1).

List of Relevant Policies:

- Policy SO5.2: Communication Technologies
- Policy SO6.4: Town Centre Design

Supporting Text

6.253. Considerable public investment has been delivered within Rugeley Town Centre and recent retail developments have enhanced the convenience retail market. Safeguarding the existing town centre, whilst ensuring changing shopping habits are accommodated is a priority. The policy seeks to ensure public investment is focused on existing opportunities for redevelopment which are



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Objective 6: Creating Attractive Town and Local Centres

currently detracting from the attractive nature of this important centre for tourists and residents and that these are deliverable within the plan period.

6.254. Active travel links between the rail stations, canal and the Rugeley Power Station site will facilitate sustainable active travel methods which support the health and well being of existing and future residents and the support the economy and the vitality and viability for the town centre. The concept of 'Active Design'⁵⁶ is rooted in Sport England's aims to promote the role of sport and physical activity in creating healthy and sustainable communities. The principles of Active Design include walkable communities, connected walking, wheeling & cycling routes, networks of multifunctional open space, and high quality streets and spaces (see Policy SO2.3).

6.255. A design guide will enable the town centre to respond to change more rapidly and enable community engagement.

List of Relevant Evidence

- Cannock Chase Retail & Town Centre Uses Study (January 2021)

Rugeley Town Centre Design Guide

- Safeguard and deliver active travel links to the rail station, canal towpath, edge of centre convenience food store, power station site.
- Preserve and enhance the conservation area and heritage assets
- Encourage provision of ULEV parking points.

HEDNESFORD TOWN CENTRE

Introduction

6.256. Hednesford is the smallest of the town centres in Cannock Chase District. It is situated within the same urban area as Cannock and lies approximately 3km to the north-east. Hednesford Town Centre has a total of 117 retail and commercial leisure units, accommodating a total 26,209sq m (gross) floorspace. 10,674sq m of this floorspace is given over to convenience retailing, 4,070sq m to comparison shopping and 2,150sq m to retail service providers. The town centre accommodates 5,395sq m of commercial leisure floorspace and 830sq m of financial and business service floorspace.

6.257. The Cannock Chase Retail & Town Centre Uses Study (January 2021) includes a Hednesford town centre health check. The health check considers the town centre serves an important retail and service centre for residents in the north eastern part of Cannock. It currently has a reasonable level of vitality and viability and has benefited from investment over the past decade. It is a compact town with a small catchment area and currently has a good range of retail services and leisure offer with a ball room/function room and a bingo hall. It has an attractive built form with numerous buildings of historical interest.

6.258. Hednesford Town Council produced a neighbourhood plan for Hednesford which was officially made in November 2018 and presents detailed policies which apply to the town centre.

⁵⁶ <https://www.sportengland.org/guidance-and-support/facilities-and-planning/design-and-cost-guidance/active-design> (accessed 04/09/23)



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Objective 6: Creating Attractive Town and Local Centres

POLICY SO6.7: HEDNESFORD TOWN CENTRE REDEVELOPMENT AREAS

- a. Development proposals should promote the function of Hednesford Town Centre as an important visitor gateway to Cannock Chase and as a local hub for services and facilities.
- b. The heritage assets, civic spaces and green spaces in Hednesford Town Centre add to the character of the area and will be conserved and enhanced. Opportunities to improve active travel linkages and improve accessibility between the train station, town centre and wider green infrastructure network will be supported.
- c. Opportunities for redevelopment which will improve the design quality of Market Street, respond positively to the historic local vernacular and increase the functionality and overall appeal of ground floor units for town centres uses will be encouraged.
- d. Development within the Town Centre will be of high quality and will conform to the guidance set out in Policy SO6.4: 'Town Centre Design', and relevant Local Design Guidance. Development proposals will incorporate high quality digital connectivity where appropriate

List of Relevant Policies:

- Policy SO5.2: Communication Technologies
- Policy SO6.4: Town Centre Design

Supporting Text

6.259. Hednesford Town Centre is an important visitor gateway to Cannock Chase. Hednesford train station provides an opportunity to access Cannock Chase by sustainable transport. Accessibility between the train station, town centre and wider open space network will promote the vitality and viability of the centre.

6.260. A design guide will enable the town centre to respond to change more rapidly and enable community engagement.

6.261. The Hednesford Neighbourhood Plan (2017-2028) contains seven town centre policies including Policy TC1 which designates Market Street area of special local character and Policy TC5 – Town Centre Proposals which identifies opportunity sites for redevelopment. The District Council supports the neighbourhood planning process and considers that policies in the Local Plan should complement the existing detailed policy framework for Hednesford Town Centre. The District Council will support any future review of the Neighbourhood Plan.

6.262. Recent retail developments in Hednesford have enhanced the retail offer. Restricting the levels of convenience and comparison goods will safeguard the existing town centre whilst changing shopping habits are accommodated will ensure inward investment in this important centre for tourists and residents is deliverable within the plan period safeguarding the vitality and viability of this centre.

6.263. Limited opportunities exist for redevelopment in the town centre, however opportunities for town centre uses exist on redevelopment sites in Rugeley and Cannock. Given the close proximity and shared catchment consideration of these sites these locations should be considered before out of centre locations are identified in line with Policy SO6.7.

List of Relevant Evidence



6. Local Plan Policies

Objective 6: Creating Attractive Town and Local Centres

- Cannock Chase Retail & Town Centre Uses Study (January 2021)
- Hednesford Neighbourhood Plan (2018)

HEDNESFORD DESIGN GUIDE

- Safeguard and deliver active travel links to the rail station;
- Preserve and enhance the conservation area and heritage assets;
- Encourage provision of ULEV parking points.



6. Local Plan Policies

Objective 7: Protecting and Enhancing the Natural Environment

STRATEGIC OBJECTIVE 7

To protect and enhance the natural environment, development will:

- Minimise impacts on, and provide net gains for biodiversity, including by conserving, expanding and linking natural habitats through habitat creation and improvement to ensure a robust and coherent ecological network of sites that provides wildlife with the opportunity to prosper;
- Protect, conserve and enhance the District's natural environment assets, valued landscape and townscape, sites of biodiversity or geological value and soils. The highest degree of protection will be given to the protected landscapes of the Cannock Chase National Landscape. The Green Belt will be protected, except where strategic release has been identified to meet growth requirements.
- Avoid any harmful impacts on the integrity of the Cannock Chase Special Area of Conservation (SAC) and the Cannock Extension Canal Special Area of Conservation (SAC).

PROTECTING, CONSERVING AND ENHANCING BIODIVERSITY AND GEODIVERSITY

Introduction

6.264. National planning policy (NPPF 2023) requires that local planning policies contribute to and enhance the natural and local environment by protecting and enhancing sites of biodiversity or geological value and soils, and minimising impacts on and providing net gains for biodiversity, including by establishing more resilient, coherent ecological networks.

6.265. To protect and enhance biodiversity and geodiversity, local plans should:

- Safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
- Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

6.266. Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on the natural environment, doing so by mitigating, and reducing to a minimum, potential adverse impacts resulting from noise from new development and limiting the impact of light pollution from artificial light on nature conservation (NPPF 2023 paragraph 185).

6.267. 'Climate Change Adaptation and Mitigation' (Staffordshire County Council 2020) was commissioned to support the development of an evidence base for new energy and sustainability policies being considered for Staffordshire and its eight constituent Local Authorities. The report identifies a number of opportunities for offsetting and mitigating the carbon emissions that are caused by existing developments. These include offsetting emissions through more tree planting,



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Objective 7: Protecting and Enhancing the Natural Environment

enhanced biodiversity provision, and increasing sequestration on Council-owned land (e.g. areas of green space).



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Objective 7: Protecting and Enhancing the Natural Environment

POLICY SO7.1: PROTECTING, CONSERVING AND ENHANCING BIODIVERSITY AND GEODIVERSITY

Development proposals will support the protection, conservation, enhancement and restoration of designated biodiversity and geodiversity sites, ecological networks, irreplaceable habitats and priority habitats, and the protection and recovery of legally protected and priority species populations. Development proposals whose primary objective is to conserve or enhance biodiversity will be supported.

- a. Opportunities to improve biodiversity in and around the development will be considered as part of the design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate. Biodiversity enhancement opportunities include the retention, enhancement and creation of habitats and ecological networks, and the creation of 'stepping stones' and wildlife corridors, following the application of the mitigation hierarchy. Enhancement features for wildlife within the built environment will be sought where appropriate from all scales of development.
- b. All development proposals will deliver proportionate and appropriate net gains for biodiversity, with all qualifying development proposals providing a measurable minimum 10% net gain in biodiversity in accordance with Policy SO7.2: 'Biodiversity Net Gain'.
- c. New development should support habitat connectivity and should avoid habitat fragmentation by consideration of ecological linkages between existing and new habitats. Proposals to restore heathland corridors between Cannock Chase SAC and Sutton Park will be supported.
- d. The existing, or potential, international, national and locally designated sites of importance for biodiversity or geodiversity are shown on the Policies Map, but may change over time.
- e. Development with the potential to have a significant effect on the integrity of any internationally designated Special Area of Conservation (SAC), Special Protection Area (SPA) or Ramsar, or associated functionally linked land or watercourse (either alone or in combination with other plans and projects) will not be supported, unless a Habitats Regulations Assessment (HRA) has concluded there will be no adverse impacts on site integrity, in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017 (as amended).
- f. Development proposals which are likely to have a significant adverse effect on a nationally designated Site of Special Scientific Interest (SSSI) or National Nature Reserve (NNR), either individually or in combination with other developments, should not normally be permitted. The only exception is where the benefits of the development in the location(s) proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of SSSIs.
- g. Development proposals which are likely to result in the loss or deterioration of irreplaceable habitats (including ancient woodland, ancient or veteran trees and



6. Local Plan Policies

Objective 7: Protecting and Enhancing the Natural Environment

lowland fen) will be refused. Such proposals will not be permitted, unless where there are wholly exceptional reasons, and a suitable compensation strategy exists.

- h. Development likely to have an adverse effect on locally designated sites (Sites of Biological Interest, Local Nature Reserves and Local Geological Sites), their features or their function as part of the ecological network, will only be supported where the benefits of the development clearly outweigh the loss, and the coherence of the ecological network is maintained. Where significant harm cannot be avoided, the mitigation hierarchy should be followed.
- i. All development proposals will seek to preserve, restore and re-create priority habitats, ecological networks and the protection and recovery of priority species, taking into account the hierarchy of legal protection and whether the mitigation hierarchy has been followed. Where adverse impacts are likely, development will only be supported where the need for and benefits of the development clearly outweigh these impacts. In such cases, appropriate mitigation or compensation measures will be required.

List of Relevant Policies

- Policy SO7.2: Biodiversity Net Gain

Supporting Text

6.268. The District contains designated habitats sites of international and national importance as well as priority UK habitats and is working hard towards creating a resilient and coherent ecological network to ensure the long term protection and enhancement of the natural environment.

6.269. Special Areas of Conservation (SACs) are protected areas which aim to conserve the high quality habitats and species which are considered to be most in need of conservation at the European level. The District includes two Special Areas of Conservation: Cannock Chase; and the Cannock Extension Canal.

6.270. The District includes three Sites of Special Scientific Interest. The importance of Cannock Chase for wildlife was recognised when it was designated as a Site of Special Scientific Interest (SSSI) in 1951. The area is therefore protected from harm and neglect under UK law. The other two SSSI's partly or wholly in the District are the 'Chasewater and the Southern Staffordshire Coalfield Heaths', and the 'Cannock Extension Canal'.

6.271. Irreplaceable habitats are defined with the NPPF 2023, and by government in secondary legislation. Ancient Woodland, ancient or veteran trees and lowland fen are examples of irreplaceable habitat and their loss should be avoided unless there are wholly exceptional reasons and there is a suitable compensation strategy in place.

6.272. There are also over thirty local Sites of Biological Interest, three Local Nature Reserves, and one Local Geological Site.



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Objective 7: Protecting and Enhancing the Natural Environment

6.273. For the purposes of applying Policy SO7.1: 'Protecting, Conserving and Enhancing Biodiversity and Geodiversity', 'imperative reasons of overriding public interest' are set out in national guidance, and will be given considerable weight in the consideration of planning matters. They currently include:

- The requirement to maintain the nation's health, safety, education, environment (sustainable development, green energy, green transport)
- Complying with planning policies and guidance at a national, regional and local level
- Requirements for economic or social development (Nationally Significant Infrastructure Projects, employment, regeneration, mineral extraction, housing, pipelines etc.)

6.274. In relation to irreplaceable habitats, 'wholly exceptional reasons' are set out in national guidance. Wholly exceptional reasons include infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat.

6.275. Sufficient and robust information should be submitted with any development proposal to demonstrate comprehensive understanding of habitats and species associated with the site, and to enable the likely effects on biodiversity (including designated sites, ecological networks, protected and priority habitats and species) to be assessed. Ecological surveys and reports should follow recognised professional standards, such as guidance from the Chartered Institute of Ecology and Environmental Management (CIEEM) and specialist guidance. Submitted mitigation, conservation and enhancement strategies and information should take account of currently recognised professional guidance, for example the Institute of Lighting Professionals and Bat Conservation Trust Bats and Artificial Lighting at Night Guidance Note (2023).

6.276. In addition to particular habitats, species and sites afforded legal protection, certain habitats and species are also considered to have some level of nature conservation importance, due to factors such as their rarity, vulnerability or declining population/status. These priority habitats and species include habitats and species of principal importance (as defined within Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006), species and protected sites identified as priorities in strategies produced by Natural England (in accordance with the Environment Act 2021), and habitats and species of local conservation priority/key habitats and species, identified within the Cannock Chase District Nature Recovery Network Mapping (March 2020), the Local Nature Recovery Strategy (when completed) and Staffordshire Biodiversity Action Plan.

6.277. In all cases, where the principle of development is considered appropriate, the mitigation hierarchy should be applied so that:

- a) Firstly, adverse effects on habitats and species are avoided through good design, which can be achieved through the selection of alternative sites, layouts or designs, where no harm to biodiversity would occur;



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- b) Where adverse effects cannot be avoided, mitigation measures to minimise negative impacts are considered
- c) As a last resort, where residual impacts to biodiversity still occur following full consideration of options for avoidance and mitigation, compensation measures should be used to offset any residual damage to biodiversity
- d) Capitalise opportunities to enhance or create new benefits to wildlife, in accordance with national and local conservation priorities, and Policy SO7.2: 'Biodiversity Net Gain', should be considered alongside the application of the mitigation hierarchy.

6.278. Biodiversity enhancements can include both the creation of new habitat as well as improving existing habitats and can include, but are not limited to:

- Bird and bat boxes/bricks integrated into the structure of existing and/or new buildings
- Wildlife friendly sustainable urban drainage (SuDS)
- Wildlife tunnels under paths, roads and fencing
- Wildlife friendly ponds
- Living roofs and walls
- Bug hotels
- Using native species and those with benefits to wildlife, such as nectar and berries, in landscaping
- Setting aside space within a development to create new habitat, such as woodland, wetland or wildflower meadow
- Improve and re-naturalise waterways

6.279. Further guidance on biodiversity enhancement and net gain will be provided in a guidance note.

6.280. The District has identified through existing evidence in the Nature Recovery mapping considerable need and opportunities for the beneficial enhancement of the biodiversity connectivity throughout the District and has an important role in protecting the Cannock Chase SAC which lies mostly within the district and the connectivity to it from neighbouring areas. The Midlands Heathland Heartlands project aims to better manage, protect, expand and enhance lowland heathland and associated habitats to improve biodiversity through a partnership approach from Cannock Chase to Sutton Park. The project will link and buffer existing sites while creating a network of further complementary habitats, while also providing new public access and recreational opportunities and health benefits. The future Local Nature Recovery Strategy will assist in identifying cross boundary corridors for long term protection.

6.281. Many residents in the district are passionate about Cannock Chase and accessibility to semi natural green space. Landscape links throughout the district via green infrastructure and strategic green space network can assist in managing the impacts of recreation on Cannock Chase and designated sites, it is important their character and attractiveness for such use is



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maintained and enhanced where practicable and is not in conflict with their primary purpose/function.

6.282. An Urban Forestry Strategy 2019-2024 has been adopted by the Council which seeks to maintain, improve and expand the quality of the existing tree and woodland cover, in a sustainable way across the district and enhance the retention of tree planting and landscaping. It recognises the benefits of tree planting and its contribution to addressing climate change, biodiversity, social and health benefits and economic benefits. It considers the management of Council's stock, protected trees and new tree planting and landscaping offering advice on locations and the type of trees to be planted so the right trees are planted in the right place.

6.283. The Nature Recovery Network Mapping (March 2020) outlines the existing picture of the District's nature network and describes key locations where habitats may be created or enhanced to contribute to nature's recovery as well as delivering against objectives set out in national planning policy legislation. It looks at a strategic scale, including cross boundary and uses biodiversity metrics to identify areas which have good habitat connectivity, and where has the potential for future habitat creation or restoration to contribute to a more successful nature recovery network. It identifies 6 habitat connectivity opportunity areas in the district.

List of Relevant Evidence

- White Paper 'Planning for the Future' (August 2020)
- Cannock Chase Special Area of Conservation (SAC EU Code UK0030107)
- Cannock Extension Canal Special Area of Conservation (SAC EU Code UK0012672)
- Nature Recovery Network Mapping (March 2020)
- Urban Forestry Strategy 2019-2024
- Staffordshire Biodiversity Action Plan
- Conservation of Habitats and Species Regulations 2017 (as amended)
- Environment Act 2021
- Natural Environment and Rural Communities (NERC) Act 2006

BIODIVERSITY NET GAIN

Introduction

6.284. National planning policy states that development should deliver a net gain in biodiversity. This is in line with the Government's 25 Year Environment Plan, and The Environment Act 2021, which sets out a mandatory requirement for development to deliver at least a 10% biodiversity net gain and approval of a biodiversity net gain plan.

6.285. Biodiversity net gain is an integral part of sustainable development. The most recent [State of Nature report](#), published in 2023, suggests there has been a 19% decline in the average abundance of wildlife in the UK since the 1970s, despite legislation and policy to protect biodiversity and wildlife. Some elements of the District's biodiversity assets are at potential risk



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of decline due to development and recreational pressures unless appropriate mitigation measures are put in place.

6.286. Cannock Chase Council has declared a Climate Change Emergency with a target date for achieving Net Zero, and the impacts associated with climate change risks are already being felt. Safeguarding against future climate impacts and responding to loss of biodiversity are cross-cutting issues, and measures such as the creation of new habitats and enhancement of existing habitats is essential for supporting nature recovery and addressing the climate emergency, as well as providing benefits through ecosystem services, and linking to a range of other agendas including green infrastructure, access to greenspace and nature, mental and physical health and wellbeing, flood resilience and improving air quality.



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POLICY SO7.2: BIODIVERSITY NET GAIN

This policy applies unless, and until, subsequently superseded, in whole or part, by national regulations or Government policy associated with the delivery of mandatory biodiversity net gain arising from the Environment Act 2021. Where conflict between the policy below and the provisions of Government regulations or national policy arises, then the latter should prevail. This policy does not apply to irreplaceable habitats set out in the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024.

- a. All qualifying development proposals must deliver at least a 10% measurable biodiversity net gain attributable to the development. The net gain for biodiversity should be calculated using the statutory Biodiversity Metric. Where a policy in a made Neighbourhood Plan has set a higher requirement, this will be applied within the applicable neighbourhood area.
- b. Biodiversity net gain should be provided on-site wherever possible. Off-site measures will only be considered where it can be demonstrated that, after following the mitigation hierarchy, all reasonable opportunities to achieve measurable net gains on-site have been exhausted or where greater gains can be delivered off-site where the improvements can be demonstrated to be deliverable. The delivery of net gains in biodiversity will be designed to support the delivery of a District-wide biodiversity network based on the designated biodiversity sites and in accordance with guidance set out in the Local Nature Recovery Strategy, when adopted.'
- c. All development proposals, unless specifically exempted by Government, must provide clear and robust Biodiversity Gain Information to enable decision-makers to assess whether the general biodiversity gain condition can be successfully discharged. This Biodiversity Gain information should include:
 - i. Information about the steps to be taken to minimise the adverse effect of the development on the biodiversity of the on-site habitat and any other habitat;
 - ii. The pre-development biodiversity value of the on-site habitat;
 - iii. The post-development biodiversity value of the on-site habitat following implementation of the proposed ecological enhancements/interventions;
 - iv. Details of proposed off-site biodiversity enhancement (including the purchase of statutory credits, as a last resort, following consideration of the Biodiversity Gain Hierarchy); and
 - v. A working assessment of the expected biodiversity net gain.
- d. A Biodiversity Gain Plan must be submitted as a post-permission document and must be approved in writing before development can commence.
- e. Demonstrating the value of the habitat (pre and post-development) with appropriate and robust evidence will be the responsibility of the applicant. Proposals which do not demonstrate that the post-development biodiversity value will exceed the pre-development value of the onsite habitat by a 10% net gain will be refused.
- f. All qualifying development schemes will provide for the long term management of biodiversity features retained and enhanced within the development site and of those features created off site to compensate for development impacts. This will be



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Objective 7: Protecting and Enhancing the Natural Environment

monitored in accordance with the legal agreement and, where applicable, a habitat management and monitoring plan.

- g. Significant on-site enhancements and all off-site gains will be secured by legal agreement and ongoing management of any new or improved significant onsite and offsite habitats, together with monitoring and reporting, will need to be planned and funded for 30 years after completion of a development.**

List of Relevant Policies

- Policy SO7.1: Protecting, Conserving and Enhancing Biodiversity and Geodiversity

Supporting Text

6.287. The Environment Act 2021 sets out the requirements for different types of development to deliver biodiversity net gain, however in light of current evidence and future publication of guidance Cannock Chase have chosen to adopt the minimum standard.

6.288. Biodiversity net gain means leaving the natural environment in a measurably better state than before and is central to delivering nature's recovery and increasing stocks of natural capital. Net gain should deliver genuine additional improvements for biodiversity by creating or enhancing habitats in association with development. Such improvements should go beyond any required mitigation and/or compensation measures following the application of the mitigation hierarchy. As part of delivering net gains for nature, development proposals will be expected to protect, conserve and enhance biodiversity in accordance with Policy SO7.1: 'Protection, Conserving and Enhancing Biodiversity and Geodiversity'.

6.289. Biodiversity net gain assessments, including the completion of the Biodiversity Metric assessment and calculations, and habitat condition assessments, should be undertaken by a 'competent person', defined as 'being able to confidently identify the positive and negative indicator species for the range of habitats likely to occur in a given geographical location at the time of year the survey is undertaken'. For a full metric application, the competent person should be an ecologist. The competent person should demonstrate how they have acquired through training, qualifications or experience, or a combination of these, the knowledge and skills enabling them to perform specified tasks in competing and reviewing metric calculations. Biodiversity net gain assessment should follow best practice guidance such as the Biodiversity net gain. Good practice principles (CIRIA 2019), the Biodiversity Net Gain: Good practice principles for development (CIEEM, CIRIA, IEMA 2016) and the Biodiversity Net Gain Report and Audit Templates (CIEEM 2021).

6.290. The biodiversity value of a development site must not be artificially reduced before the baseline for the net gain is set. Where the Council considers that on-site habitat has been degraded or removed intentionally, it will require the baseline to reflect at least the full biodiversity value of the site before the degradation occurred and will apply any punitive measures set out in legislation. Off-site biodiversity sites must likewise not be intentionally cleared or degraded in order to increase the potential for biodiversity net gain.

6.291. Future interim guidance will identify how strategic significance should be assigned within the district until it is superseded by the adopted Staffordshire Local Nature Recovery Strategy. Interim guidance will be informed by the Cannock Chase District Nature Recovery



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Network Mapping report (2020), the Local Nature Recovery Strategy (once completed) and Staffordshire Biodiversity Action Plan should be referred to when assessing strategic significance, along with the Urban Forestry Strategy (2019-2024), Cannock Chase Open Space Assessment (2023) and Strategy (under preparation), Cannock Chase AONB Management Plan (2019-2024) and the Strategic Green Space Network Mapping.

6.292. Opportunities for off-site provision will be identified in future guidance to ensure biodiversity net gain is provided within the District where the loss occurs. The District has identified through existing evidence in the Nature Recovery mapping considerable need and opportunities for the beneficial enhancement of the biodiversity connectivity throughout the District and has an important role in protecting the Cannock Chase SAC which lies mostly within the district and the connectivity to it from neighbouring areas. There have been long term projects to connect Cannock Chase to Sutton Park and the future Nature Recovery Network Strategy will assist in identifying cross boundary corridors for long term protection.

6.293. Further guidance on biodiversity enhancement and net gain will be provided in a guidance note.

6.294. This policy should also be considered in conjunction with Policy SO7.8: 'Protecting and Improving Green Infrastructure', Policy SO8.2: 'Achieving Net Zero Carbon Development', Policy SO8.3: 'Sustainable Design, and Policy SO8.4: 'Managing Flood Risk'.

List of Relevant Evidence

- Environment Act 2021
- Nature Recovery Network Mapping (March 2020)
- Urban Forestry Strategy 2019-2024
- Staffordshire Biodiversity Action Plan
- Cannock Chase AONB Management Plan (2019-2024)
- Cannock Chase Open Space Assessment (2023) and Strategy (under preparation)

HABITATS SITES

Introduction

6.295. Cannock Chase District contains two Special Areas of Conservation (SAC), which were both designated in April 2005 - Cannock Chase SAC and Cannock Extension Canal SAC.

- The Cannock Chase SAC (1,244 ha) is one of the best areas in the UK for European dry heath and is the most extensive in the Midlands. The Council is part of a SAC Partnership which works together to prevent damage to the Cannock Chase SAC.
- The Cannock Extension Canal SAC (5 ha) is an example of anthropogenic, lowland habitat supporting floating water-plantain (*Utricularia natans*) at the eastern limit of the plants natural distribution in England.

6.296. 'Cannock Chase District Council has a duty under the Conservation of Habitats and Species Regulations 2017 (as amended) (Habitats Regulations) to ensure that it, as the competent authority, undertakes a Habitats Regulations Assessment (HRA) including, where necessary, an Appropriate Assessment where it is considered that an application, plan or project, is likely to have a significant effect on a habitats site (also referred to as a European Site).



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Objective 7: Protecting and Enhancing the Natural Environment

6.297. To protect the Cannock Chase and Cannock Extension Habitat Sites the effective avoidance and/or mitigation of any impacts will need to be demonstrated in accordance with the Habitat Regulations. In order to permit development, it must be demonstrated that alone or in combination with other development it will not have an adverse effect, whether direct or indirect upon the integrity of the Habitat Site having regard to avoidance or mitigation measures.

6.298. For both Cannock Chase and Cannock Extension Canal SAC's monitoring is taking place to enable plans to be implemented to manage any increase in Nitrogen levels as a result of the impact of new development. This may include energy use and production, agriculture and increased motorised vehicle use. Any development that would have an adverse impact on a SAC prior to a partnership mitigation scheme being implemented will need to address this issue via a case specific action plan. The permitted scheme at Rugeley Power Station provides a case study example.

6.299. Other matters which may arise through the life of the plan period and development may prompt a requirement to undertake further assessment in order to meet the requirements of the Habitat Regulations.

6.300. This will also apply to any habitats sites newly proposed or newly designated during the lifetime of the Local Plan.



6. Local Plan Policies

Objective 7: Protecting and Enhancing the Natural Environment

POLICY SO7.3: HABITATS SITES

- a. Development will not be permitted where it would lead directly or indirectly to an adverse effect on habitats sites and the effect cannot be avoided or mitigated. Impact pathways could include pollution from run-off, damage to habitats, increased recreation pressure, or air pollution.
- b. The effective avoidance and/or mitigation of any identified adverse effects must be demonstrated to the Council as competent authority, and secured by means of a suitable mechanism (for example, a legal agreement) prior to the approval of the development.
- c. The habitat which Cannock Chase SAC is designated for (European Lowland Heathland) is also known to be impacted by increases in the level of atmospheric concentrations of Nitrogen Oxide, Nitrite & Nitrate (collectively referred to as NO_x) and NH₃. A number of different types of development can increase the levels of NO_x and NH₃ in the air both directly (via increasing industrial and agricultural emissions) or indirectly (via increasing traffic usage on main roads than run within 200m of the boundary of the SAC).
- d. Where it is possible that a development may result in harm to Cannock Chase SAC via significantly increasing the atmospheric concentrations of Nox, NH₃ or nitrogen deposition (directly or indirectly, alone or in combination with other developments) then the Council will be required to conduct a Habitats Regulations Assessment prior to determining the application. If it is determined that the application could cause harm to the SAC then the developer will need to avoid their impact and/or provide mitigation for the full impact, or else the application will need to be refused. Guidance will be provided by the Council to the developer on a case by case basis where NO_x, NH₃ or nitrogen deposition concentrations are determined to be an issue.
- e. The impact of air pollution on the integrity of the Cannock Extension Canal SAC and its qualifying features is being determined and will inform the mitigation strategy.

Recreation pressure at Cannock Chase SAC

- f. To ensure the integrity of Cannock Chase SAC is not adversely affected by increased recreational use, all development that results in a net increase in homes, or an increase in tourism or visitor use of Cannock Chase SAC will be required to supply the council (as competent authority) such information as reasonably required for the CA to undertake a HRA or make a financial contribution in accordance with the most up to date Cannock Chase SAC Partnership Mitigation Scheme.
- g. This mitigation may include:
 - i. Contributions to habitat management and creation;
 - ii. Access management and visitor infrastructure;
 - iii. Publicity, education and awareness raising;



6. Local Plan Policies

Objective 7: Protecting and Enhancing the Natural Environment

iv. Provision of additional recreation space within development sites where they can be accommodated, and where they cannot by contributions to off-site alternative recreation space; and measures to encourage sustainable travel.

Supporting Text

6.301. The evidence shows that any development which would increase the human population, tourism or visitor use within 15km of the Cannock Chase SAC may have a significant impact. Cannock Chase District Council, along with other local authorities within the 15km radius of Cannock Chase SAC, has agreed to collect financial contributions from developments within 15km zone and to spend these on a package of mitigation measures to prevent harm arising to the SAC. As the entire district is within 15km of the Cannock Chase SAC, any development which would produce a net increase in the number of homes or increase tourism or visitor use of Cannock Chase SAC will be required to undertake a Habitats Regulations Assessment (HRA) or make a financial contribution before development takes place.

6.302. The types of development affected includes any development which would produce a net increase in the number of homes, new homes arising through the conversion of existing buildings, houses in multiple occupation, sheltered accommodation and care homes falling within Use Class C3 and gypsy and traveller pitches. Hotels, holiday lets, and camping & caravan sites will also need to undertake a Habitats Regulations Assessment (HRA) or provide a financial contribution if they could generate visitors to Cannock Chase SAC.

6.303. Where local residents are in close proximity to the Cannock Chase SAC and able to walk directly onto it, evidence shows residents are likely to use it in a very different way to those who make a choice to visit and travel some distance, bespoke mitigation may be required in these instances.

6.304. Prior approval and permitted developments, such as conversion of offices into new homes, are also affected by the Cannock Chase SAC requirement. The HRA process and consultation with Natural England must be undertaken before Cannock Chase District Council can determine if a development is permitted development or if prior approval can be granted.

6.305. Development in close proximity to Cannock Extension Canal SAC or watercourses upstream of it could result in pollution of the SAC, for example via run-off. Cannock Extension Canal SAC is connected to Chasewater Reservoir via the Wyrley and Essington Canal, although other hydrological pathways also exist.

List of Relevant Evidence

- Conservation of Habitats and Species Regulations 2017 (as amended)
- Cannock Chase Special Area of Conservation (SAC) Site User Implementation Plan March 2020
- Cannock Chase Special Area of Conservation Car Parking Implementation Plan March 2020
- Cannock Chase Special Area of Conservation (SAC) Guidance to Mitigate the Impact of New Residential Development (1st April 2022)



6. Local Plan Policies

Objective 7: Protecting and Enhancing the Natural Environment

PROTECTING, CONSERVING AND ENHANCING LANDSCAPE CHARACTER

Introduction

6.306. National planning policies require local plans to contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes in a manner commensurate with their statutory status or identified quality (NPPF 2023 paragraph 174).

POLICY SO7.4: PROTECTING, CONSERVING AND ENHANCING LANDSCAPE CHARACTER

- a. All development proposals in the District will protect, conserve and enhance landscape character by:**
 - i. Protecting and conserving local distinctiveness, scenic qualities, rural openness and sense of place.**
 - ii. Maximising opportunities to conserve and enhance existing landscape features of the site including trees, hedgerows, woodlands, and watercourses especially where these form part of the historic environment.**
 - iii. Locating and designing the development to respect the surrounding scenic quality and providing sensitive edges to the adjacent areas.**
 - iv. Locating and designing the development to avoid the erosion of relative tranquillity and prevent impacts of light pollution from artificial light on intrinsically dark landscapes.**
 - v. Protecting, conserving and enhancing the Cannock Chase National Landscape, and the Green Belt.**
 - vi. Creating new green infrastructure within the development which links to the 'Strategic Green Space Network'**
- b. All major development proposals must be supported by a Landscape and Visual Impact Assessment.**

List of Relevant Policies:

- Policy SO7.5: Protecting, Conserving and Enhancing the Cannock Chase National Landscape
- Policy SO7.6: Protecting, Conserving and Enhancing the Green Belt
- Policy SO7.8: Protecting, Conserving and Enhancing the Green Infrastructure

Supporting Text

6.307. Cannock Chase District includes a wide range of landscapes and townscapes, including the nationally designated National Landscape and Green Belt. Without adequate planning controls over development, these assets could be diminished. Areas of tranquillity add to the health and well-being of the population of Cannock District and beyond and along with dark skies contribute positively to the biodiversity of the district.

6.308. The area is densely populated and areas between settlements are important to the retain the identity of the individual areas and provide corridors of movement for biodiversity. Development proposals should be designed to make a positive contribution to townscape and landscape (as required by Policy SO1.2: Enhancing the Quality of the Built Environment). Additional guidance will be included in the relevant Local Design Guide.



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Objective 7: Protecting and Enhancing the Natural Environment

6.309. Landscape and Visual Impact Assessments will be required for major developments with wider landscape impacts, and may be required for minor developments that are within, or visible from, the Cannock Chase National Landscape or Special Area of Conservation.

6.310. Landscape and Visual Impact Appraisals should be carried out by an appropriate professional in accordance with the “Guidelines for Landscape and Visual Impact Assessment 3rd Edition” published by the Landscape Institute and IEMA 2013 (or any subsequent revisions to the Guidelines).

List of Relevant Evidence

- Environment Act 2021
- White Paper ‘Planning for the Future’ (August 2020)

PROTECTING, CONSERVING AND ENHANCING THE CANNOCK CHASE NATIONAL LANDSCAPE

Introduction

6.311. National planning policies give great weight to conserving and enhancing landscape and scenic beauty in National Landscapes and indicate that planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest.

6.312. The Cannock Chase National Landscape was designated as an AONB in 1958 to conserve and enhance its natural beauty. There are many special sites within the National Landscape that are recognised as being important internationally, nationally and locally including 1,237 ha of the heathland which is designated as a Special Area for Conservation (SAC).

6.313. Around 40% of the District is designated as part of the National Landscape, which extends into the adjacent districts of Lichfield, South Staffordshire and Stafford. The part of the National Landscape that is in the District lies within the boundary of the Green Belt. The National Landscape provides a strategic area of accessible countryside with conservation, recreation, economic and tourism benefits.

6.314. The National Landscape contains heritage such as World War I military training camp, Commonwealth cemetery and a German War Cemetery and across the site has over 600 non-designated heritage assets.



6. Local Plan Policies

Objective 7: Protecting and Enhancing the Natural Environment

POLICY SO7.5: PROTECTING, CONSERVING AND ENHANCING THE CANNOCK CHASE NATIONAL LANDSCAPE

The designated area of Cannock Chase National Landscape are shown on the Policies Map and will receive the highest degree of protection from damaging or inappropriate development.

- a. Development proposals within or on land forming the setting of the National Landscape will be expected to positively contribute to the special qualities of the National Landscape. Development proposals which, individually or cumulatively, adversely impact on the landscape and scenic beauty of the National Landscape or its setting will be resisted.
- b. All development proposals within the National Landscape will contribute to meeting the objectives of the AONB Management Plan (2019-2024 and subsequent plans) in regard to:
 - i. Landscape character;
 - ii. Wildlife and nature;
 - iii. Historic environment and culture;
 - iv. Experience and enjoyment; and
 - v. Communities and business.

Supporting Text

6.315. All designated Areas of Outstanding Natural Beauty became 'National Landscapes on 22nd November 2023. National planning policy (NPPF 2023 paragraph 177) requires that consideration of applications for development within National Landscapes should include an assessment of:

- The need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- The cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
- Any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

6.316. The Cannock Chase National Landscape, the smallest inland AONB in the UK, lies at the heart of the West Midlands where it connects landscapes, habitats and communities. Its influence extends far beyond its boundary, and it has visual prominence and wide-ranging uninterrupted views outward, which are recognised in the AONB Management Plan. Views towards the distinctive profile of Cannock Chase are also an important attribute within the surrounding area. The National Landscape Views and Setting Guide describes representative views from and towards the National Landscape and offers viewpoint specific advice and spatial advice to help ensure that the surroundings of the National Landscape are developed and managed in ways that conserve and enhance the National Landscape's significance and special qualities.

6.317. Local communities highly value the National Landscape and its protection, conservation and enhancement contributes directly to the health and well-being of the population and identity of the District.



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List of Relevant Evidence

- White Paper 'Planning for the Future' (August 2020)
- Cannock Chase AONB Management Plan 2019-2024
- Cannock Chase AONB Views and Setting Guide (July 2020)

PROTECTING, CONSERVING AND ENHANCING THE GREEN BELT

Introduction

6.318. Green Belt serves 5 purposes:

- To check the unrestricted sprawl of large built-up areas;
- To prevent neighbouring towns merging into one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns; and
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

6.319. National planning policies (NPPF 2023) advise that local planning authorities should ensure that substantial weight is given to any harm to the Green Belt.

6.320. The NPPF advises that strategic policies should establish the need for any changes to green Belt boundaries, having regard to their permanence in the long term, so they can endure beyond the plan period.

6.321. When defining Green Belt boundaries, plans should:

- a) ensure consistency with the development plan's strategy for meeting identified requirements for sustainable development;
- b) not include land which it is unnecessary to keep permanently open;
- c) where necessary, identify areas of safeguarded land between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;
- d) make clear that safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following an update to a plan which proposes the development;
- e) be able to demonstrate that Green Belt boundaries will not need to be altered at the end of the plan period; and
- f) define boundaries clearly using physical features that are readily recognisable and likely to be permanent.

6.322. Around 60% of the District is designated Green Belt as part of the larger West Midlands Green Belt that extends to around 580 square miles around the Black Country, Coventry, Birmingham and Solihull. The Green Belt contains 2 SAC's and plays an important role in providing for recreation, maintaining the District's character and its wildlife, and safeguarding the wider open countryside.



6. Local Plan Policies

Objective 7: Protecting and Enhancing the Natural Environment

POLICY SO7.6: PROTECTING, CONSERVING AND ENHANCING THE GREEN BELT

- a. The Green Belt area within the Cannock Chase District, as shown on the Policies Map, will receive the highest degree of protection from development. Development will protect the character and openness of the Green Belt.
- b. Inappropriate development proposals within the Green Belt will be refused, except in 'very special circumstances'. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
- c. Opportunities to enhance the beneficial uses of the Green Belt will be supported. This may include opportunities to provide access for outdoor sport and recreation, to retain and enhance landscapes, visual amenity and biodiversity, or to improve damaged and derelict land.
- d. In association with the large strategic site allocations SH1 Land south of Lichfield Road, Cannock, land indicated on the Policies Map will be safeguarded for the delivery of public open space as a community parkland and green infrastructure links and pedestrian and cycle links to adjacent safeguarded land.

Supporting Text

6.323. The Green Belt area within the Cannock Chase District Council area is shown on the Policies Map. The revised Green Belt boundaries will be confirmed at the point that the Cannock Chase Local Plan is adopted.

6.324. The community park proposed to be delivered alongside the strategic housing site on land south of Lichfield Road is an example of enhancing the Green Belt and provides opportunities to link open spaces and habitat and deliver large scale tree planting which will help address climate change. It is therefore important that this opportunity is protected along with similar opportunities for enhanced open space at Kingswood Lakeside. Opportunities to deliver compensatory mitigation at other strategic development sites proposed for release from the Green Belt such as Land to the East of Wimblebury Road are in development. This is likely to involve improvements to the adjacent woodland.

6.325. Future opportunities exist to create a landscape scale green infrastructure network on land identified in the plan and adjacent to that proposed to be safeguarded from development within this plan period.

List of Relevant Evidence

- Cannock Chase Green Belt Study (2016)
- Cannock Chase Green Belt Harm Assessment (2021)
- Cannock Chase Green Belt Topic Paper

AMENDMENTS TO THE GREEN BELT

Introduction

6.326. Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans.



6. Local Plan Policies

Objective 7: Protecting and Enhancing the Natural Environment

6.327. The Local Plan provides the first opportunity to check and verify the existing boundary is clear and uses features which are readily recognisable and likely to be permanent following the publication of Ordnance Survey base mapping for the district.

POLICY SO7.7: AMENDMENTS TO THE GREEN BELT

- a. **Amendments to the Green Belt boundary are proposed in this Local Plan to accommodate the growth requirements of the District, these are shown on the Policies Map and are at:**
 - i. SH1 - Land south of Lichfield Road, Cannock;
 - ii. SH2 - Land east of Wimblebury Road;
 - iii. SH3 - Land to rear of Longford House, Watling Street Cannock;
 - iv. SH6 - Former Hart School (Hagley Park), Burnthill Road, Rugeley (southern site-part)
 - v. SE1 - Kingswood Lakeside Extension 2, Blakeney Way
 - vi. SE2 - Watling Street Business Park Extension, A5
- b. **Suitable mitigation will be identified and detailed boundaries are shown in the site specific policies.**
- c. **Amendments to the Green Belt boundary are proposed in this Local Plan to accommodate growth requirements of the District beyond the plan period or following a review of this Plan at:**
 - i. Site Allocation S1- East of Wimblebury Road, Heath Hayes (southern site)
 - ii. Site Allocation S2 - Land at Newlands Lane, Heath Hayes, Cannock (former golf driving range)
 - iii. Site Allocation S3 - Land to the west of Hednesford Road, Norton Canes
 - iv. Site Allocation S4 - Jubilee Field, Watling Street
- d. **In all cases, appropriate mitigation will be made to compensate for the loss of Green Belt land. This should include enhancements such as:**
 - i. New or enhanced green infrastructure;
 - ii. Woodland planting;
 - iii. Landscape and visual enhancements (beyond those needed to mitigate the immediate impacts of the proposal);
 - iv. Improvements to biodiversity, habitat connectivity and natural capital;
 - v. New or enhanced walking and cycle routes; and/or
 - vi. Improved access to new, enhanced or existing recreational and playing field provision.

Supporting Text

6.328. Evidence has shown that the Green Belt still performs well and meets the purposes set out in the NPPF (checking urban sprawl, preventing the merging of towns, safeguarding the countryside, preserving the setting of historic towns, and assisting urban regeneration).

6.329. The Green Belt performs many functions within Cannock. Much of it is part of our historic mining legacy and large tracts of it have been reclaimed to provide an attractive setting to our settlements, strengthening local distinctiveness and sense of place, enhancing access to the natural open space, health and well-being and enhancing the landscape setting to the Area of



6. Local Plan Policies

Objective 7: Protecting and Enhancing the Natural Environment

Outstanding Natural Beauty. The Green Belt also provides opportunities to protect and enhance the SAC and other important habitats and deliver long term biodiversity networks as identified in the network recovery mapping.

6.330. The NPPF makes clear that changes should only be made to the Green Belt in exceptional circumstances, and they should set out ways in which the impact of removing land from the green belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land.

6.331. Throughout development of the Local Plan it has been evident that development needs over the plan period cannot be met wholly on land outside the Green Belt. The Council commissioned the Green Belt Harm Assessment to assess land parcels adjacent to the urban area to determine the potential harm for Green Belt release. The Council have produced the Green Belt Topic Paper which sets out the Councils approach to the consideration of Green Belt release through the Cannock Chase Local Plan and explains the exceptional circumstances case.

6.332. The areas of land identified as safeguarded are not allocated for development at the present time and should be safeguarded from development which would prevent their long-term potential to assist in delivering the future economic and housing needs of the district and strategic network of green infrastructure.

6.333. When the development sites south of Lichfield Road and Wimblebury Road are completed potential will exist to expand the community park to the south of Lichfield Road with new areas of green infrastructure. Sites S1 -East of Wimblebury Road, Heath Hayes (southern site), S2-Land at Newlands Lane, Heath Hayes, Cannock (former golf driving range) and S3 - Land at west of Hednesford Road, Norton Canes have the potential to deliver sustainable development and deliver the compensation required in addition to mitigating their own impact.

6.334. Site Allocations S1-S3 should be safeguarded to provide enhanced connectivity for active travel and biodiversity between Newlands Lane and Cannock Chase, including Fairlady Coppice, and across Hednesford road through to Wimblebury Road, Wimblebury mound and the former Bleak House open cast site and Chasewater and the Southern Staffordshire Coalfield Heaths SSSI. Site S1 also has the potential to help with flood mitigation downstream in Norton Canes. Site S2 has the potential in the long term to expand the green infrastructure to provide biodiversity links to the currently active landfill site on Lichfield Road as the areas which are reclaimed expand and the potential for future recreational access to the landfill site which should be investigated in subsequent reviews.

6.335. Site S4 has the potential to deliver sustainable employment development and deliver the compensation required in addition to mitigating their own impact. Site S4 can provide enhanced connectivity for recreation and walking and cycle routes along with a safe crossing between the area of the former Grove Colliery and Norton Canes village across the A5. There is potential to deliver enhancements to the biodiversity and strategic green infrastructure links to the Cannock Extension Canal SAC and enhance the habitat connectivity to Wyrley Common, the SBI fronting the A5 and the dismantled railway line which forms the district boundary and is identified in the open space assessment as a landscape link.

List of Relevant Evidence

- Cannock Chase Green Belt Study (2016)



6. Local Plan Policies

Objective 7: Protecting and Enhancing the Natural Environment

- Cannock Chase Green Belt Harm Assessment (2021)
- Cannock Chase Green Belt Topic Paper (2023)

PROTECTING, CONSERVING AND ENHANCING GREEN INFRASTRUCTURE

Introduction

6.336. Green infrastructure is defined (NPPF 2023) as ‘a network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity’. The multi-functional nature of green infrastructure within Cannock Chase District is attested by the diverse range of designations and typologies of land within its extent. Green infrastructure includes:

- Designated and non-designated heritage assets (including Conservation Areas; Listed Buildings; Scheduled Monuments; locally listed buildings and features, and locally important parks and gardens) and their settings (see Policy SO1.1).
- Designated sites of importance for biodiversity or geodiversity (Special Areas of Conservation; Sites of Special Scientific Interest; Ancient Woodland; Local Sites of Biological Interest; Local Nature Reserves; and Local Geological Sites) and their settings (Policy SO7.1).
- Cannock Chase National Landscape (Policy SO7.5).
- Green Belt land (Policy SO7.6).
- Cycleways and footpaths, bridleways, public transport networks, and the road network (Policy SO1.2).
- Open space (including parks and gardens, semi-natural spaces, landscape links and amenity green spaces), outdoor sports and recreation land (including playing fields and green spaces for children and young people) (Policy SO2.3).
- Allotments and community gardens (Policy SO2.4).
- Agriculture, forestry and other land based rural businesses (Policy SO4.3).
- The local canal network and the abandoned canal network (Policy SO4.3).
- Priority habitats, ecological networks, wildlife corridors and ‘stepping stones’ (Policy SO7.1).
- Landscape features trees, hedgerows, woodlands, and watercourses (Policy SO7.4).
- Flood protection features such as trees and planting, water bodies, retention ponds and filter beds, and sustainable drainage systems (Policy SO8.4).

6.337. Local Plan policies seek to ensure that all parts of the District can benefit from the provision of accessible and high quality green infrastructure, including the more densely developed areas. To be accessible to some communities, the green infrastructure network needs to ‘reach into’ the urban areas. This will be achieved by:

- Designating the ‘Strategic Green Space Network’, which is of the greatest significance in terms of existing or potential purpose, value and accessibility to urban communities, and where appropriate protection and improvement measures will be put into place.



6. Local Plan Policies

Objective 7: Protecting and Enhancing the Natural Environment

- Encouraging new development to enhance existing areas of green infrastructure, and where possible, provide new areas of green infrastructure.

POLICY SO7.8: PROTECTING, CONSERVING AND ENHANCING GREEN INFRASTRUCTURE

The Policies of this Local Plan seek to protect, conserve and enhance existing green infrastructure in accordance with its importance to heritage, biodiversity, geodiversity, landscape beauty, and its value to facilitate movement, sport and recreation.

- a. The sites which have been designated as part of the 'Strategic Green Space Network' within and adjacent to the built-up areas of the District are shown on the Policies Map and these will receive a higher degree of protection from development. Development in these areas will normally be only permitted where it enhances the value of the green space, for example through: enhancing the quality of the townscape and landscape; providing cycling and walking routes and sport and recreation opportunities; enhancing natural habitats; providing opportunities for local food production; and mitigating the risks and impacts of flooding and pollution.
- b. Development that would result in an unacceptable conflict with the functions or characteristics of the 'Strategic Green Space Network' will be resisted except where:
 - i. This supports the Open Spaces Strategy;
 - ii. An assessment has been undertaken which has clearly shown the 'Strategic Green Space Network' no longer fulfils that purpose; or
 - iii. The loss resulting from the proposed development would be replaced by equivalent or better provision in a suitable and accessible location.
- c. Where applicable, new development proposals will set out how the development will impact or enhance the directly affected and adjacent areas of green infrastructure, including the 'Strategic Green Space Network'. New areas of green infrastructure, with links to existing green infrastructure, should be created within the development wherever possible.
- d. Additional areas of green space of particular importance to local communities which have been allocated in neighbourhood plans as Local Green Space will be afforded the same level of protection as the Green Belt. Neighbourhood plan proposals to allocate Local Green Space within the designated 'Strategic Green Space Network' will be supported.

Supporting Text

6.338. Protecting, conserving and enhancing green infrastructure will help to maintain the value of the District's heritage, biodiversity, geodiversity, landscape assets. It can also enhance the quality of life for residents by improving physical and mental health, reducing the impact of climate change, mitigating flooding and pollution and providing recreational opportunities,



6. Local Plan Policies

Objective 7: Protecting and Enhancing the Natural Environment

including walking and cycling routes. The effective stewardship of the District's green infrastructure will be managed in accordance with a range of Local Plan Policies.

6.339. Sites designated as part of the 'Strategic Green Space Network' have been identified by taking account of how parts of the existing provision of green infrastructure can contribute to the:

- Separation of individual developments and settlements, and enhancement of the distinctive quality of townscapes and landscapes;
- Provision of attractive walking and cycling routes, and accessible sport and recreation opportunities;
- Provision of habitats for plants and animals, and corridors and 'stepping stones' for their movement;
- Provision of opportunities for food production, including allotments; and
- Mitigation of the risks and impacts of flooding, and air, water and noise pollution.

6.340. The designation of land as Local Green Space through neighbourhood plans (or future local plans) allows communities to identify and protect green areas of particular importance to them. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period. Future designations of Local Green Space may, or may not, be within Local Plan designations of 'Strategic Green Space Network'. Any designations of Local Green Space will supersede 'Strategic Green Space Network' designation given the greater protection afforded by the former.

6.341. The Local Green Space designation should only be used where the green space is:

- In reasonably close proximity to the community it serves;
- Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and
- local in character and is not an extensive tract of land.

6.342. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.

List of Relevant Evidence

- Strategic Green Space Network (Oct, 2022);
- Cannock Chase Open Space Assessment (2023)



6. Local Plan Policies

Objective 8: Supporting a Greener Future

STRATEGIC OBJECTIVE 8

To support a greener future, development will:

- Increase production of low and zero carbon energy and heat;
- Promote sustainable building design and climate change adaptation measures by consideration of site layout, orientation of structures, construction materials, green building design and increasing Low and Zero Carbon development;
- Offset and mitigate any carbon emissions that cannot be avoided;
- Reduce the risk of flooding, manage surface water and drainage, maximise flood protection and manage the effects of flooding;
- Avoid air, water, soil, noise and light pollution;
- Ensure development makes efficient use of previously developed land and buildings;
- Safeguard potential minerals reserves;
- Minimise waste: and,
- Encourage and facilitate the use of sustainable modes of transport.

National Policy Context

6.343. The Environment Act 2021 sets out how the Government plans to protect and improve the natural environment in the UK. The Environment Act will help deliver the vision set out in the 25 Year Environment Plan.

LOW CARBON ENERGY AND HEAT PRODUCTION

Introduction

6.344. The 25 Year Plan for the Environment⁵⁷ was published by Department for the Environment, Food and Rural Affairs (DEFRA) in 2018. The 25 Year Plan sets out the Government's long-term approach to protecting and enhancing natural landscapes and habitats in England. The goals of the 25 Year Plan are to achieve:

- Clean air
- Clean and plentiful water
- Thriving plants and wildlife
- A reduced risk of harm from environmental hazards such as flooding and drought
- Using resources from nature more sustainably and efficiently
- Enhanced beauty, heritage and engagement with the natural environment

6.345. National planning policies seek to achieve an environmental objective, including mitigating and adapting to climate change, including moving to a low carbon economy. National policy requires the planning system to support the transition to a low carbon future in a changing climate, including support for renewable and low carbon energy and associated infrastructure. To help increase the use and supply of renewable and low carbon energy and heat, plans should provide a positive strategy for energy from these sources and also support community-led initiatives for renewable and low carbon energy.

6.346. Planning applications for renewable and low carbon development will not require applicants to demonstrate the overall need for renewable or low carbon energy.

⁵⁷ <https://www.gov.uk/government/publications/25-year-environment-plan>



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Objective 8: Supporting a Greener Future

POLICY SO8.1: LOW CARBON ENERGY AND HEAT PRODUCTION

- a. Development proposals for appropriate low carbon energy and heat production installations and supporting infrastructure (including solar photovoltaic (PV), wind energy, and air and water source heat pumps) will be supported where they can demonstrate that:
 - i. The impacts arising from the construction, operation and de-commissioning of solar and wind farms and other low carbon energy and heat generating installations (both individually and cumulatively) can be mitigated.
 - ii. The impacts of the development proposals (both individually and cumulatively) on designated landscapes and heritage assets including their setting, the natural environment, and on local amenity have been assessed and shown to be acceptable.
 - iii. Appropriate consultation has taken place with communities that may be affected by the installation in relation to commercial scale schemes.
 - iv. There are appropriate plans in place for the removal of the installations at the end of their lifetime and for the restoration of the site to an acceptable alternative use.
- b. Development proposals to install low carbon energy and heat production into existing built infrastructure, including housing estates, employment areas, retail sites and car parks, will be supported where they can demonstrate that:
 - i. The installation promotes good design and is in line with the relevant Local Design Guide;
 - ii. The installation has been designed to allow for adaptability to new low carbon technologies that may emerge; and,
 - iii. There are appropriate plans in place for the removal of the installation at the end of its lifetime and for the restoration of the site to an acceptable condition.

Supporting Text

6.347. National Planning Policy Guidance supports the use and supply of renewable and low carbon energy and heat, and the Local Plan provides a positive response to development proposals which increase the production of renewable and low carbon energy and heat within the District.

6.348. The Staffordshire 'Climate Change Adaptation & Mitigation' Study (AECOM October 2020) recommends that Local Authorities should consider adopting a policy stance with a presumption in favour of appropriate low and zero carbon (LZC) technologies - onshore wind and PV farms. The report has confirmed the findings of earlier studies which found that there is considerable wind resource across the County. However, due to the constrained land area in Cannock Chase (and Tamworth) these areas will inevitably rely on renewable energy generated elsewhere. However, the opportunities to incorporate solar photovoltaic (PV) arrays into existing built infrastructure, including industrial sites and car parks should be investigated.

6.349. The Study recommends that Local Authorities should support the use of efficient heating technologies powered by renewable electricity (e.g. heat pumps), and identifies that there may be opportunities to utilise water source heat pumps (WSHPs) in wastewater treatment works, legacy mining assets, and rivers or other waterbodies (although a detailed assessment was outside the scope of the report).



6. Local Plan Policies

Objective 8: Supporting a Greener Future

List of Relevant Evidence

- 'Climate Change Adaptation and Mitigation' Staffordshire County Council (AECOM October 2020).

ACHIEVING LOW CARBON DEVELOPMENT

Introduction

6.350. National planning policies (NPPF 2023) requires new development to be planned for in ways that avoid increased vulnerability to the impacts arising from climate change. When new development is brought forward risks should be managed through suitable adaptation measures, including through the planning of green infrastructure, and through its location, orientation and design.

6.351. National Design Guidance (2021) supports the development of well-designed places and buildings to conserve natural resources including land, water, energy and materials. Their design should respond to the impacts of climate change by being energy efficient and minimising carbon emissions to support the Councils ambition to achieve net zero.

6.352. The National Design Guidance suggests that a compact and walkable neighbourhood with a mix of uses and facilities reduces demand for energy and supports health and well-being. It uses land efficiently so helps adaptation by increasing the ability for CO₂ absorption, sustaining natural ecosystems, minimising flood risk and the potential impact of flooding, and reducing overheating and air pollution. The Guidance notes that well-designed places are likely to:

- Have a layout, form and mix of uses that reduces their resource requirement, including for land, energy and water;
- Be fit for purpose and adaptable over time, reducing the need for redevelopment and unnecessary waste;
- Use materials and adopt technologies to minimise their environmental impact.

POLICY SO8.2: ACHIEVING LOW CARBON DEVELOPMENT

All development proposals should strive to achieve the highest level of building performance standards for cooling, ventilation and energy use and achieve the lowest carbon emissions that can practically and viably be achieved.

a. All major development proposals will deliver, in priority order:

- Low carbon emission development with on-site mitigation;**
- Low carbon emission development with off-site mitigation which is within Cannock District;**
- Low carbon emission development with compensatory contributions to an appropriate carbon offsetting fund.**

b. All major development proposals will include evidence in a Sustainability Statement (part of the Design and Access Statement) that the development has achieved the lowest carbon emissions that can practically and viably be achieved.



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Objective 8: Supporting a Greener Future

Supporting Text

6.353. Planning plays a key role in delivering reductions to greenhouse gas emissions, minimising vulnerability and providing resilience to climate change. The achievement of national and local carbon targets will require mitigation and carbon offsetting as well as new low and zero carbon development. Further local advice will be included in a Design SPD and Local Design Guides. Historic England produce a range of technical advice with regard to energy efficiency and sustainable design for historic homes which is available on their website⁵⁸.

6.354. Achievement of low carbon development will have a cost implication on development and these costs are identified within the Cannock Chase Local Plan Viability Report (Aspinall Verdi, August 2022) and further updated in the Cannock Chase Local Plan CIL Viability Assessment Addendum Report (Aspinall Verdi November 2024).

6.355. The Staffordshire 'Climate Change Adaptation & Mitigation' Study (AECOM October 2020) made a number of recommendations about reducing CO2 emissions in the built environment. In relation to Local Plans, these included:

- Setting the highest level of building performance standards for energy use and CO2 emissions that can practically and viably be achieved, and looking to implement an Energy and Heat Hierarchy. In addition to regulated emissions, which are covered by Building Regulations, policies should also seek to reduce unregulated emissions and embodied carbon.
- Considering establishing a Carbon Offset Fund that developers can contribute to in lieu of on-site mitigation. This fund would be used to deliver carbon offsetting and reduction projects such as large-scale LDC installations and / or installations on existing built infrastructure (e.g. solar car parks), afforestation, and peatland restoration.

6.356. Accredited UK offset schemes are currently run by the Woodland Carbon Code (WCC) and the Woodland Trust. The District Council will also consider establishing a Cannock Chase Carbon Offset Fund as part of a reformed Community Infrastructure Levy.

6.357. The offset schemes will be used to support initiatives to increase carbon sequestration in the District. These initiatives may include:

- Woodland creation, green infrastructure, and 'rewilding' underutilised land;
- Developing carbon management and reduction plans, including promoting energy efficiency measures and the increasing the uptake of low and zero carbon technologies;
- Retrofitting existing housing stock with low and zero carbon energy and heating systems, and enhancing existing performance of the stock;
- Projects that achieve a reduced use of energy, supply energy more efficiently, and increase the use of renewable energy;
- Introduction of carbon storage technologies.

List of Relevant Evidence

⁵⁸ <https://historicengland.org.uk/advice/technical-advice/retrofit-and-energy-efficiency-in-historic-buildings/> accessed 04/09/23



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Objective 8: Supporting a Greener Future

- 'Climate Change Adaptation and Mitigation' Staffordshire County Council (AECOM October 2020).

SUSTAINABLE DESIGN

Introduction

6.358. The Staffordshire 'Climate Change Adaptation & Mitigation' Study (AECOM October 2020) made a number of recommendations about reducing carbon emissions in the built environment. In relation to Local Plans, these included:

- Setting the highest level of building performance standards for energy use and carbon emissions that can practically and viably be achieved, and looking to implement an Energy and Heat Hierarchy. In addition to regulated emissions, which are covered by Building Regulations, policies should also seek to reduce unregulated emissions and embodied carbon.
- Ensuring that proposals are 'futureproofed' to facilitate the uptake of LZC technologies; particularly those that deliver low carbon heat (such as air source heat pumps - ASHPs) and providing on-site renewable electricity generation and storage (such as PV and battery technologies).
- Considering requiring applicants to undertake a BREEAM or HQM assessment (or similar).
- Requiring applicants to describe their sustainability strategy in a standalone Sustainability Statement or as part of the Design and Access Statement.
- Identifying opportunities for holistic sustainability interventions (for example: co-locating green corridors with pedestrian and cycle routes and integrating these with sustainable drainage systems and blue infrastructure; and integrating LZC technologies with the built environment).
- Incorporating circular economy principles such as: designing out waste; lean design; designing for flexibility and adaptability; and designing for deconstruction and reuse.



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POLICY SO8.3: SUSTAINABLE DESIGN

- a. All residential development proposals should meet the standards set out by the Home Quality Mark, or equivalent and comply with the most current national building standards.
- b. All new dwellings should have a maximum consumption of water of 110 litres/person/day and levels below this will be supported.
- c. All non-residential development proposals of more than 500m² gross (new build and conversions) should meet BREEAM 'excellent' rating, and be accompanied by an independent and validated assessment of the net carbon emissions or reductions that are expected to result from the development, together with details of the monitoring system that will be put into place to monitor impacts.
- d. All major development proposals should incorporate sustainable design. Applicants will be required to provide a Sustainability Statement (as part of the Design and Access Statement) to set out how the design will:
 - i. Maximise opportunities for on-site production and use of low carbon energy and heat (including air and water source heat pumps and solar photovoltaic arrays);
 - ii. Incorporate, and/or link to, low carbon energy and heat systems;
 - iii. Take account of projected changes in temperature, rainfall and wind to ensure that the development remains resilient to the effects of climate change;
 - iv. Protect, improve and enhance existing woodlands and habitats, and integrate new green and blue infrastructure with sustainable drainage systems (SuDS) and pedestrian and cycle routes;
 - v. Provide a contribution to the creation of urban forests, woodlands and street trees as an integral part of the development or as part of a linked off-site scheme.
 - vi. Conform to the relevant Local Design Guide;
 - vii. Make effective use of previously developed land, existing buildings and infrastructure
 - viii. Use materials with a low environmental impact, minimise the use of non-renewable natural resources, and maximise the reuse and recycling of materials in construction and deconstruction; and
 - ix. Designate parking spaces for low emission vehicles, provide opportunities for local walking and cycling, and facilitate low emission bus service provision.

List of Relevant Policies:

- Policy SO5.3: Low Carbon Transport
- Policy SO8.2: Achieving Low Carbon Development
- Policy SO8.6: Brownfield and Despoiled Land and Under-Utilised Buildings
- Policy SO8.8: Managing Waste

Supporting Text



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Objective 8: Supporting a Greener Future

6.359. National Planning Policy Guidance supports appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts.

6.360. Partnership working will be required to deliver the aspiration to achieve the national target to achieve net zero carbon by 2050, and the Council's ambition to be net zero carbon before that date. An important part of the partnership effort will be to ensure that all new developments make a contribution by minimizing their impacts during their lifetimes, including construction. All new development must therefore achieve the appropriate standards set out in national guidance and the Local Development Plan and the Local Design Guides.

6.361. The Home Quality Mark is one way of demonstrating the standard of a new residential dwelling, which includes measures for low carbon dioxide, sustainable materials, good air quality and natural daylight. If HQM is replaced or amended during the lifetime of the plan, the equivalent replacement requirements will be applied.

6.362. Government guidance on optional technical standards enable local plans to set higher water efficiency target in new dwellings where supported by evidence. Current standards set in Building Regulations are equivalent to 125/litres/person/day but where there is clear local need a target of 110l/p/d can be introduced. This should be seen as a maximum as examples already exist in the district where 105 l/p/d and 95 l/p/d has been achieved on new build properties.

6.363. The BREEAM (Building Research Establishment Environmental Assessment Method) applies to non-residential developments, non-self-contained housing and residential development arising from conversions and changes of use. This method provides an assessment of the environmental sustainability of a development. If BREEAM is replaced or amended during the lifetime of the plan, the equivalent replacement requirements will be applied.

List of Relevant Evidence

- 'Climate Change Adaptation and Mitigation' Staffordshire County Council (AECOM October 2020).

MANAGING FLOOD RISK

Introduction

6.364. National planning policies require local planning authorities to ensure that flood risk is not increased by development, and that, where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment it can be demonstrated that:

- Within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
- The development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;
- It incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;
- Any residual risk can be safely managed; and



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Objective 8: Supporting a Greener Future

- Safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

6.365. Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should:

- Take account of advice from the lead local flood authority;
- Have appropriate proposed minimum operational standards;
- Have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and
- Where possible, provide multifunctional benefits.



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POLICY SO8.4: MANAGING FLOOD RISK

The Local Planning Authority will manage flood risk within the District by directing development away from areas at highest risk.

- a. Development proposals on sites known to be at risk from any form of flooding will be resisted if alternative sites are available for the proposed development in areas with a lower probability of flooding.
- b. Where it is not possible for the development to be located in areas with a lower probability of flooding, an Exception Test may be required. The need for the exception test will depend on the potential vulnerability of the site and of the development proposed, in line with the Flood Risk Vulnerability Classification set out in national planning policy. To meet the Exception Test the applicant will need to show:
 - i. The development would provide wider sustainability benefits to the community that outweigh the flood risk; and
 - ii. The development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.
- c. All major development proposals will:
 - i. Incorporate sustainable water management measures to reduce water use, and increase its reuse, minimise surface water run-off, and ensure that it does not increase flood risks or impact water quality elsewhere.
 - ii. Reduce the risk of flooding and maximise flood protection by including features such as trees and planting, water bodies, retention ponds and filter beds, and permeable paving. Surface drainage requirements should work with the local topography to create low maintenance sustainable drainage systems.
- d. All major development proposals at sites which fall into Flood Zones 2 or 3 (in whole or in part) will as a minimum:
 - i. Be supported by a Flood Risk Assessment and a comprehensive and deliverable strategy to minimize flood risk.
 - ii. Be resilient to flooding through design and layout, incorporating sensitively designed mitigation measures. These may take the form of on-site flood defence works and/or a contribution towards, or a commitment to undertake such off-site measures as may be necessary to meet required flood protection standards, for example, as set out in the Local Flood Risk Management Strategy.
 - iii. Provide sufficient space for drainage and flood alleviation schemes.
 - iv. Promote the safety of people in consultation with emergency planning services.

Supporting Text

6.366. Staffordshire County Council is the Lead Local Flood Authority and has produced a Local Flood Risk Management Strategy. Both Cannock and Rugeley feature in the list of the top 10



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communities at risk of flooding from surface water and small watercourses (Cannock: 1,292 and Rugeley: 729 properties at risk). The County Council's 'Sustainable Drainage Systems Handbook' (2017) includes advice on the planning process, and design guidance incorporating national and local standards and best practice examples.

6.367. Potential is thought to exist within the District for the canal network to assist in mitigating the impact of flooding however the network also contains a SAC and thus significant biodiversity resource so further research is considered necessary.

List of Relevant Evidence

- Staffordshire Local Flood Risk Management Strategy (2015)
- Staffordshire Sustainable Drainage Systems Handbook (2017)
- Southern Staffordshire Water Cycle Study (2020)
- Southern Staffordshire Strategic Flood Risk Assessment (2019)

AVOIDING AIR, WATER, NOISE OR LIGHT POLLUTION AND SOIL CONTAMINATION

Introduction

6.368. National planning policies require local planning policies to ensure that a site is suitable for its proposed use taking account the ground conditions and any risks arising from land instability and contamination. Local planning policies should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment. Development should, wherever possible, help to improve local environmental conditions such as air and water quality.



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POLICY SO8.5: AVOIDING AIR, WATER, NOISE OR LIGHT POLLUTION AND SOIL CONTAMINATION

Development proposals which will cause unacceptable on-site or off-site risk or harm to human health or the natural environment (either individually or cumulatively) will not be permitted.

a. All major development proposals should:

- i. Set out how any air, water, noise, light pollution or soil contamination that may arise from the development will be avoided (or, if it is not possible to avoid, set out how it will be mitigated);
- ii. Set out in an Air Quality Assessment (where relevant) how they will avoid any adverse impacts on an Air Quality Management Area. If it is not possible to avoid adverse impacts, the proposals will set out how the impacts on the Air Quality Management Area will be mitigated through the implementation of measures contained within air quality action plans and transport plans, and through green infrastructure provision and enhancements, or building layout and design which will help to minimise harmful air quality impacts.
- iii. Protect (and where appropriate enhance and restore) water quality. Development will not be permitted without confirmation that the existing or improved sewage and wastewater treatment facilities can accommodate the new development;
- iv. Protect and conserve soil resources, and safeguard the best and most versatile agricultural land;
- v. Ensure that public lighting and signage is designed and maintained in a way that will limit the impact of light pollution on local amenity, nature conservation, wildlife habitats, and intrinsically dark landscapes and skies; and
- vi. Maintain and improve the noise environment through good design which takes account of the acoustic environment (in line with the Noise Policy Statement for England).

Supporting Text

6.369. An Air Quality Assessment will be required where new residential development proposals are in Air Quality Management Areas. An Assessment will also be required for applications for 10 or more dwellings, where the scale of development could potentially contribute to a significant worsening of local air quality.

6.370. Air quality mitigation can include: providing electric vehicle recharging infrastructure within new development; designating parking spaces for low emission vehicles; contributing to low emission vehicle refuelling infrastructure; supporting local walking and cycling initiatives; providing low emission bus service provision or waste collection services.

6.371. Any additional contribution of emissions from new development may worsen air quality and cause the creation of a new Air Quality Management Area (AQMA) and therefore a small change in pollutant concentration can be as much a cause for concern as a large one. The areas of concern to consider are:

- Air Quality Management Areas (AQMA's);
- Areas near to or adjacent to AQMA's and candidate AQMA's; and
- Developments that require Environmental Impact Assessments (EIA).



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6.372. The Council undertakes air quality monitoring through an air quality monitoring station, currently located on the A5190 Cannock Road in Heath Hayes, and diffusion tubes that are located across the District. Site details and summary of monitoring data can be viewed [here](#).

6.373. At the time the Local Plan was in development, the District had three designated Air Quality Management Areas (AQMA's) to address elevated nitrogen dioxide concentrations primarily caused by road traffic. These applied to areas on the A5 Watling Street and A5190 Cannock Road, Heath Hayes. Air quality at these locations has shown signs of improvement. Air Aware Staffordshire was launched in 2019 to raise awareness about air quality and influence commuting behaviour for businesses and schools near to the AQMA's.

6.374. In March 2023, two of the three AQMA's in the district were removed following public consultation as a result of a reduction in concentration of pollutants. One AQMA remains at A5 Watling Street (Churchbridge and the Turf Island). A map of the Air Quality Management Area can be obtained from the Council's website as well as more general information about air quality in the District⁵⁹.

6.375. The individual and cumulative impact of site allocations in all areas which either are or were subject to an AQMA has been carefully considered throughout production of the Local Plan and necessary mitigation outlined. Evidence on the impact of air quality on the Cannock Chase SAC has been jointly commissioned by the Council and other members of the Cannock Chase SAC Partnership which will help to inform any further specific mitigation measures, if required.

6.376. The District Air Quality Action Plan, which is due to be updated is available on the Council's website along with further local advice on air quality and planning.

6.377. National Planning Practice Guidance⁶⁰ requires noise to be considered when development may create additional noise or would be sensitive to the prevailing acoustic environment. The Government also produces guidance for local authorities and other land managers in England on maintaining local environmental quality⁶¹.

6.378. The Cannock Chase National Landscape in particular includes a largely intact landscape which offers a haven of tranquillity and wildness. The National Landscape and the other areas designated as protected areas are particularly vulnerable to the impacts of air, water, noise and light pollution and soil contamination.

6.379. Soil should be managed in a sustainable way the Defra Code of Practice for the sustainable use of soils in construction provides advice on the use and protection of soil in construction projects.

6.380. The policy seeks to safeguard the best and most versatile agricultural land (BMV) and therefore avoid unnecessary losses of the highest grade land (grades 1-3a). The agricultural land use for site allocations in the Local Plan has been considered and has factored into site assessment and the Sustainability Appraisal. For all other applications any loss of BMV will be deemed a material consideration.

⁵⁹ <https://www.cannockchasedc.gov.uk/content-z-tags/air-quality> accessed 04/09/23

⁶⁰ Paragraph 30-001-20190722

⁶¹ [Local environmental quality - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/local-environmental-quality)



6. Local Plan Policies

Objective 8: Supporting a Greener Future

List of Relevant Evidence

- Cannock Chase AONB Management Plan 2019-2024
- The developers Guide to Land Contamination in Staffordshire (https://www.cannockchasedc.gov.uk/sites/default/files/developers_guide_2021_0.pdf)
- Defra Code of Practice for the sustainable use of soils in construction
- Government Guidance: Local Environmental Quality
- Cannock Chase District Air Quality Action Plan (update in progress)

BROWNFIELD AND DESPOILED LAND AND UNDER-UTILISED BUILDINGS

Introduction

6.381. National planning policies promote the effective use of land and making as much use as possible of previously-developed or 'brownfield' land. Local planning policies should promote and support the development of under-utilised land and buildings, for example converting space above shops, or supporting opportunities to use the airspace above existing residential and commercial premises for new homes.

6.382. National planning policies also recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production.

POLICY SO8.6: BROWNFIELD AND DESPOILED LAND AND UNDER-UTILISED BUILDINGS

- a. Development proposals, where appropriate and in line with the provisions of the relevant Local Design Guide, will:
 - i. Prioritise the use of suitable brownfield land for homes and other uses, particularly within designated settlement boundaries, and support appropriate opportunities to remediate despoiled (degraded, derelict, contaminated and unstable) land; and,
 - ii. Make effective use of under-utilised land and buildings, particularly within designated settlement boundaries, through building renovations and conversions, the demolition and rebuilding of vacant and redundant buildings, and building on or above existing buildings, service yards, car parks or other infrastructure.

Supporting Text

6.383. Brownfield sites are those available for reuse which have previously been developed and are either abandoned or underused. The definition covers the curtilage of the development. The Brownfield Land Register includes all the brownfield sites that the local planning authority has assessed as appropriate for development. This includes sites with extant full planning permission, outline planning permission and permission in principle as well as sites without planning permission. Sites on the Brownfield Land Register have been sourced from the Council's Strategic Housing Land Availability Assessment which includes all known potential residential development sites across the District.



6. Local Plan Policies

Objective 8: Supporting a Greener Future

6.384. Where there is the possibility of contamination from mineral or coal workings, waste disposal, or previous development or use, development proposals will include an appropriate Contaminated Land Desktop Study and Remediation Statement.

6.385. Cannock Chase Development Capacity Study has been prepared to set out evidence about the need for, and supply of, land for housing in the District over the period from 2020 to 2040. The Study has been continually reviewed throughout the development of the Local Plan and shows how all sources of sites have been exhausted before consideration of Green Belt release. The full process is detailed in the Green Belt Topic Paper.

6.386. Changes of use and conversions /adaption of buildings can assist in reducing waste by re-using the embodied energy in the existing building and can assist in reducing carbon emissions in the built environment.

List of Relevant Evidence

- Cannock Chase District Brownfield Land Register;
- Cannock Chase District Development Capacity Study;
- Town and Country Planning (General Permitted Development) (England) (Amendment) (No.3) Order 2020 (S.I. 2020.No. 756);
- Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020 (S.I. 2020.No. 632);
- Town and Country Planning (General Permitted Development) (England) (Amendment) (No.2) Order 2020 (S.I. 2020.No. 755);

SAFEGUARDING MINERAL RESERVES

Introduction

6.387. Staffordshire County Council are the designated Minerals Planning Authority and therefore have greater responsibility in relation to planning for minerals in the district. The National Planning Policy Framework requires planning policy to provide for the extraction of mineral resources of local and national importance (but not identify new sites or extensions to existing sites for peat extraction).

6.388. Mineral resources should be safeguarded by defining Mineral Safeguarding Areas and Mineral Consultation Areas. A Mineral Safeguarding Area is an area designated by the Minerals Planning Authority to safeguard known deposits of minerals from sterilisation by non-mineral development.

6.389. A Mineral Consultation Area is a geographical area based on the Mineral Safeguarding Area, where the district council should consult the Mineral Planning Authority for any proposals for non-minerals development. Planning policies should safeguard existing, planned and potential sites for: the bulk transport, handling and processing of minerals; the manufacture of concrete and concrete products; and the handling, processing and distribution of substitute, recycled and secondary aggregate material.



6. Local Plan Policies

Objective 8: Supporting a Greener Future

POLICY SO8.7: SAFEGUARDING MINERAL RESERVES

- a. In support of the delivery of the objectives of the Minerals Local Plan for Staffordshire, all development will maximise the contribution that substitute or secondary and recycled material can make as an alternative to primary minerals.
- b. The Local Planning Authority will consult the Minerals Planning Authority as required where development falls within the Mineral Safeguarding Areas defined in the Minerals Local Plan for Staffordshire.
- c. All major development proposals will:
 - i. Provide, where appropriate, for the extraction of mineral resources of local and national importance;
 - ii. Ensure that the development does not sterilise known locations of mineral resources of local and national importance by safeguarding the Mineral Safeguarding Areas defined in the Mineral Local Plan for Staffordshire; and the associated Safeguarded Mineral Infrastructure sites used for mineral processing, handling, and transportation.

Supporting Text

6.390. Minerals are a finite resource and best use needs to be made of them to secure their long-term conservation. The NPPF requires relevant local authorities to ensure there is a sufficient supply of minerals to provide the infrastructure, buildings, energy and goods needed. This involves the protection of areas for minerals workings.

6.391. Planning applications for the extraction and working of minerals are determined by Staffordshire County Council. The County Council adopted the [Minerals Local Plan for Staffordshire](#) (2015-2030) in February 2017. The Minerals Local Plan Policy 4 'Minimising the Impact of Mineral Development' sets out the environmental considerations that will be taken into account in assessing the impact of proposals for minerals development (including Green Belt, the Cannock Chase National Landscape, and the natural environment).

6.392. An objective of the Minerals Local Plan is to achieve an acceptable balance between the adequate supply of minerals and the impact of mineral operations on local communities and the environment; taking account of the contribution that substitute or secondary and recycled material can make as an alternative to primary minerals; and ensuring that important economic mineral resources are not needlessly sterilised.

6.393. The Minerals Local Plan (Policy 3 'Safeguarding Minerals of Local and National Importance and Important Infrastructure') defines criteria for the assessment of planning applications for non-mineral related development within Mineral Safeguarding Areas and zones for Safeguarded Mineral infrastructure sites.

6.394. The Minerals Local Plan identifies Mineral Safeguarding Areas and these areas will be safeguarded against needless sterilisation by non-mineral development. Prospective development will not be permitted unless it has been demonstrated that either: the development does not permanently sterilise the mineral; or, the benefits of the development outweigh the benefits of the mineral; or, it is not environmentally acceptable to extract the mineral.



6. Local Plan Policies

Objective 8: Supporting a Greener Future

6.395. The Local Planning Authority will follow the relevant standing advice provided by the County Council in processing planning applications in respect of the County's mineral safeguarding policy.

List of Relevant Evidence

- The [Minerals Local Plan for Staffordshire](#) (2015-2030) - February 2017
- Staffordshire County Council Standing Advice: Mineral and Waste Safeguarding (May 2023)

MANAGING WASTE

Introduction

6.396. National Planning Policy for Waste sets out the government's detailed waste planning policies. It refers to the Waste Management Plan for England which sets out the government's ambition to work towards a more sustainable and efficient approach to resource use and management.

6.397. Staffordshire County Council are the designated Waste Planning Authority and therefore have greater responsibility in planning for waste management in the district. Cannock Chase District Council have developed a local planning policy on managing waste to support the County's overall approach to waste management.

POLICY SO8.8 MANAGING WASTE

a. All major development proposals will:

- Be supported by a site waste management plan demonstrating that waste prevention is the first priority and how the demolition, construction and operational phases of the development will minimise the generation of waste.**
- Provide integrated facilities for the storage of recyclable and non-recyclable waste, and have regard to the operational needs of the relevant waste collection authorities in their design and access arrangements.**

b. Development proposals for waste management facilities will need to demonstrate that the proposals:

- Are compatible with the objective of moving the management of waste up the Waste Hierarchy.**
- Will not result in unacceptable direct or indirect impacts on the amenity of existing or proposed neighbouring uses.**
- Have good access to the principal road network, and where practicable, other modes of transport.**

c. Non-waste related development proposals on or in the vicinity of the permitted waste management facilities will not be supported, unless there are overriding planning reasons why the non-waste related development should be permitted, including the relocation of waste facilities to alternative sites.

Supporting Text

6.398. The Staffordshire and Stoke-on-Trent Joint Waste Local Plan (2010-26) was adopted in March 2013. Following a First Review during 2018, the County Council resolved in March 2019



6. Local Plan Policies

Objective 8: Supporting a Greener Future

that the Waste Local Plan did not need to be revised, and that the Plan would continue to carry weight in the determination of planning applications.

6.399. The Waste Hierarchy, as adopted in the National Waste Strategy, is a method of sustainable waste management which ranks waste management options in a way that protects human health and the environment. The hierarchy runs from the most to least effective solution: prevention; preparing for re-use; recycling; other recovery; and disposal.

List of Relevant Evidence

- Staffordshire and Stoke-on-Trent Joint Waste Local Plan 2010-2026 (adopted 2013)
- National Planning Policy for Waste (2014)



7. Site Allocations

Site Allocations

7. The Council has identified sites (site allocations) across the District which will deliver the Local Plan requirement for 5,808 new dwellings and 500 dwellings to meet the unmet needs of neighbouring areas, alongside the provision of sites for Gypsy, Traveller and Travelling Showpeople and 74ha of employment land between 2018-2040. Sites being allocated in this plan have been assessed against a site selection process which is set out in the supporting Site Selection Paper, which explains the detailed methodology and site selection criteria.

7.1. The sites have been separated into different categories:

- **Strategic Residential Site Allocations:** The Council has identified four sites to be removed from the Green Belt (as set out in Policy SO7.7) to meet both the Local Housing Need and the unmet need of the Housing Market Area.
- **Residential Site Allocations:** These sites comprise of all non-green belt sites assessed through the site selection process and are primarily urban and brownfield sites.
- **Strategic Employment Site Allocations:** The Council has identified two larger employment sites to be removed from the Green Belt (as set out in Policy SO7.7).
- **Employment Site Allocations:** These sites comprise of smaller sites assessed through the site selection process.
- **Gypsy, Traveller and Travelling Showpeople Site Allocations:** These sites have been assessed through the site selection process to provide suitable expansion to two existing sites.

7.2. The Council is satisfied that all these sites are available and either deliverable or developable⁶² over the lifetime of the Local Plan.

7.3. The site allocation policies are separated out to distinguish between Strategic Site Allocations which are subject to more detailed policy and guidance and all other development site allocations which are supported by identified development considerations.

7.4. Further to the identified site allocations, the Council through the site selection process identified sites under construction or which had planning permission as of 31st March 2023, alongside other sites that had already been allocated or have a resolution to grant planning permission for housing which would contribute towards the housing supply across the Plan period 2018 - 2040. These are set out in Tables A and B below.

⁶² Deliverable and developable are defined in the NPPF glossary. **Deliverable** sites are those that will be built in the first five years of the Local Plan and **developable** sites will be built later from year six onwards.



7. Site Allocations

Table A: Under Construction Sites

H1	Land to the West of Pye Green Road, Hednesford (Northern end of site adj. Pye Green Road) Allocation: Housing. Capacity: 168
H11	108, 102-106 High Green Court, Cannock Allocation: Housing. Capacity: 8
H12	Whitelodge, New Penkridge Road, Cannock Allocation: Housing. Capacity: 2
H17	Land west of Pye Green Road, Hednesford Cannock (Adj. Pye Green Road. Part of larger site) Allocation: Housing. Capacity: 59
H30	Land at Rawnsley Road, Hazel Slade Allocation: Housing. Capacity: 60
H44	268, Bradbury Lane, Hednesford Allocation: Housing. Capacity: 10
H55	77 Old Fallow Road, Cannock Allocation: Housing. Capacity: 11
H57	Unit E Beecroft Court, Cannock Allocation: Housing. Capacity: 20
H25	Main Road, Brereton (between Cedar Tree Hotel and Library) Allocation: Housing. Capacity: 27

Table B: Proposed allocations which already have planning permission, are already allocated or have a resolution to grant planning permission for housing.

H16	Land west of Pye Green Road, Hednesford Cannock (Land Northern end of the larger site) Allocation: Housing. Capacity: 51
H18	Land adjacent and to the rear of 419-435, Cannock Road, Hednesford Allocation: Housing. Capacity: 25
H45	23, Walsall Road, Cannock Allocation: Housing. Capacity: 12
H58	Cromwell House, Mill Street, Cannock Allocation: Housing. Capacity: 11
M6	Rugeley Market Hall and Bus Station, Rugeley Allocation: Mixed. Capacity: Up to 50 dwellings
M7	Land at Wellington Drive, Rugeley Allocation: Mixed. Capacity: Up to 20 dwellings
H24	Market Street garages, Rugeley (incorporating BT telephone exchange) Allocation: Housing. Capacity: Up to 28 dwellings
H27	Heron Court, Heron Street, Rugeley Allocation: Housing. Capacity: Up to 10 dwellings
H48	Former Aelfgar School, Taylors Lane, Rugeley Allocation: Housing. Capacity: Up to 58 dwellings



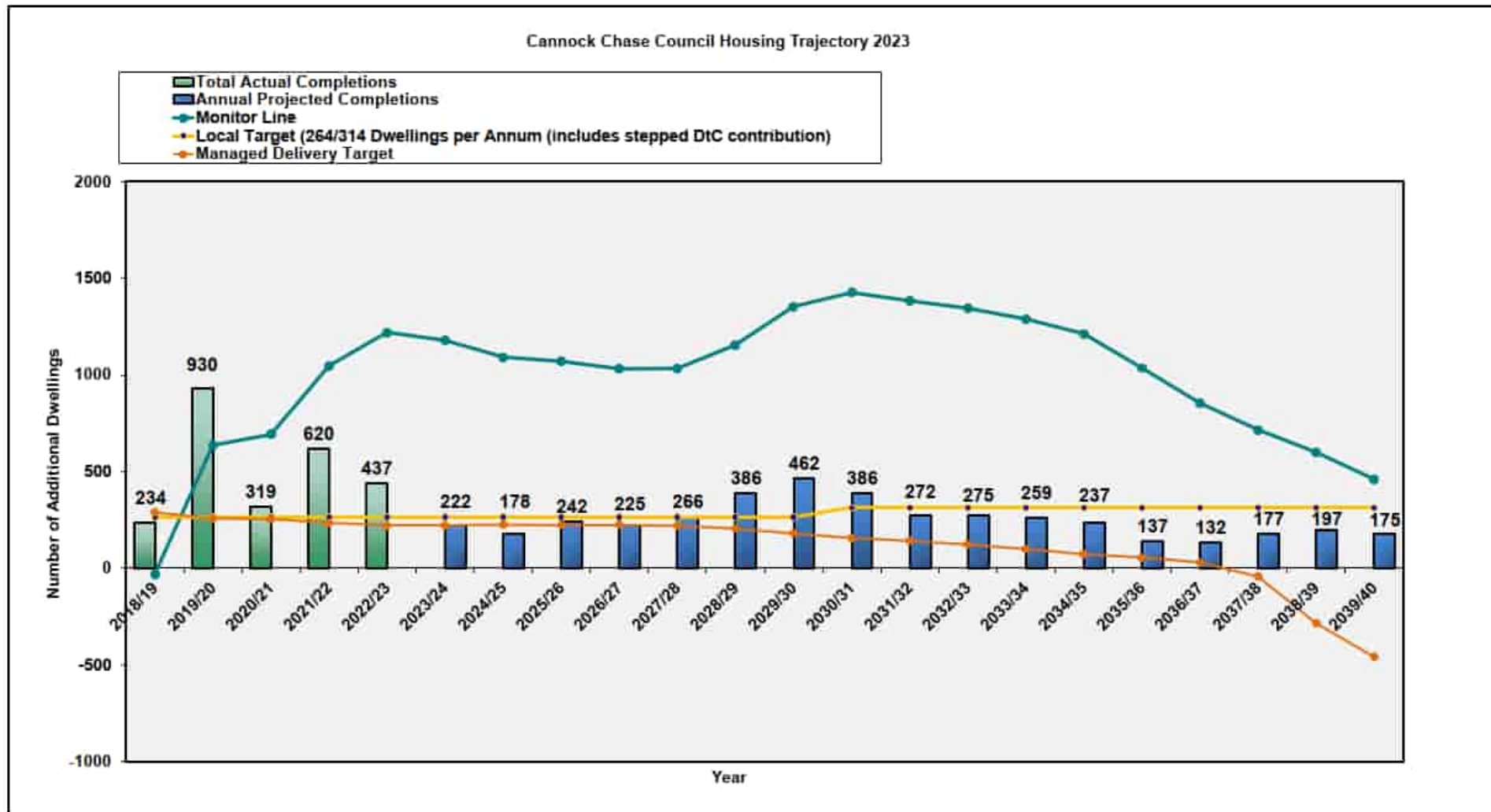
7. Site Allocations

Housing Trajectory

7.5. To ensure the Districts housing need is met and that completed sites from 2018 - 2023 are not counted towards the identified Housing Market Area contribution of 500 dwellings, the Council have adopted a stepped approach to the housing requirement. This will ensure an adequate supply of housing will be available through the Plan period and takes into consideration some of the larger strategic sites not making a significant contribution to completions until the mid delivery phase. The Housing Trajectory below sets out the stepped approach and includes existing housing completions to 2023, the sites identified in Tables A and B above and all sites allocated within this section.



7. Site Allocations



Monitor line - The position above or below zero represents the amount of dwellings an authority is ahead or behind their cumulative allocation at any time.

Source: Local Plan Target - 5,808 Dwellings 2018-2040 (Plus an additional 500 dwelling contribution to HMA totalling 6,308)



7. Site Allocations

Strategic Residential Site Allocations

- 7.6. The following sites are considered to be strategic in terms of scale and delivery of the Local Plan Strategy. They comprise of new locations identified that require some or entire release of land within the Green Belt. A further strategic site is identified as the cross-boundary site at Rugeley Power Station. Whilst this site benefits from outline planning permission and does not require release of Green Belt land, the site will contribute significantly to the housing supply over the plan period, and the policy can help to inform detailed reserved matters applications.
- 7.7. In developing the Local Plan, the authority has examined all other reasonable options before meeting the identified need for development. The Green Belt Topic Paper shows how the tests in national policy have been met and demonstrates the exceptional circumstances case for Green Belt release.
- 7.8. The strategic site allocations are fundamental to the delivery of the spatial strategy and will deliver a significant number of new dwellings and infrastructure improvements necessary to serve residents.
- 7.9. The indicative numbers of dwellings are used to demonstrate how the Local Plan requirement can be met. It is emphasised that they are only 'indicative', and do not represent a fixed policy target for each individual site.
- 7.10. Developers are encouraged to produce the most appropriate design-led solution, taking all relevant Local Plan policies and national policy into account, in arriving at a total dwelling figure for their site, and they need not be constrained by the figure that appears in the policy as an 'indicative dwelling figure'.
- 7.11. A Concept Diagram has been produced for each strategic allocation, this is to demonstrate the layout and form of development that may come forward on the site, it comprises of identified existing features within the site that developers may wish to make consideration to within their design and 'indicative' elements for developers to consider when forming a Masterplan. The intention of the Concept Diagram is to present an idea of what may come forward on the site, but Developers are not constrained by the diagram.
- 7.12. The following site allocations identify key policy requirements. Planning applications for these sites must also comply with relevant policies in the plan.



7. Site Allocations

Strategic Site Specific Policy - Land south of Lichfield Road, Cannock

Site Reference: SH1

Address: South of A5190, Lichfield Road, Cannock.

Proposed Use: The development will deliver in the region of 700 dwellings, and provision for a new primary school and Community Parkland with primary access from A5190 Lichfield Road. The strategic housing allocation will also contribute to the delivery of off-site highway and sustainable travel improvements and associated infrastructure including the Wimblebury Road Relief Road (WRRR). The development will deliver a mix of housing sizes, types and tenure to ensure that there is a range of housing, including affordable housing.

Indicative Dwelling Yield: 700 dwellings.

Site Area (Hectares): Total 47.2 hectares.

Net developable area (indicative): 20ha.

Density minimum: 35dph

Description of Site

The proposed allocation is split into two parts:

- The northern part of the site (SH1 SHLAA ref: C116(a)), approximately 32.4ha, lies to the south of Lichfield Road (A5190), Heath Hayes, and is bounded by Newlands Lane to the south, and existing woodland areas to the east and west. The entire site is released from the Green Belt for residential development, and associated infrastructure.
- The southern part of the site (C116(b)), approximately 14.8ha, lies to the south of Newlands Lane and is being proposed as a community parkland to be delivered alongside the residential development. This part of the Green Belt will be enhanced.

The site is located on the urban edge of Heath Hayes and is therefore in accordance with the Spatial Strategy of the Local Plan being identified as one of the priority areas for new residential and commercial development.

The site is sustainably located and promotes active travel; the site is within walking distance of Heath Hayes Local Centre and is close to a local cycle path. A bus route serves Lichfield Road. The site is within close proximity to local facilities including primary schools and a health centre.

An Air Quality Management Area on the A1590 around Five Ways Island has now been revoked. To ensure no further adverse impact from increased traffic on the highway network on air quality, and to address highway capacity issues, development in the vicinity will be required to contribute towards improvements to the Five Ways junction.

The site is in proximity to an operational landfill site located to the west of the site, although this is close to capacity and once this use has ceased the land will be subject to remediation and restoration.

The site is adjacent to areas with local designations to protect biodiversity, and it is anticipated that the new community parkland will support green infrastructure and ecological network linkages.



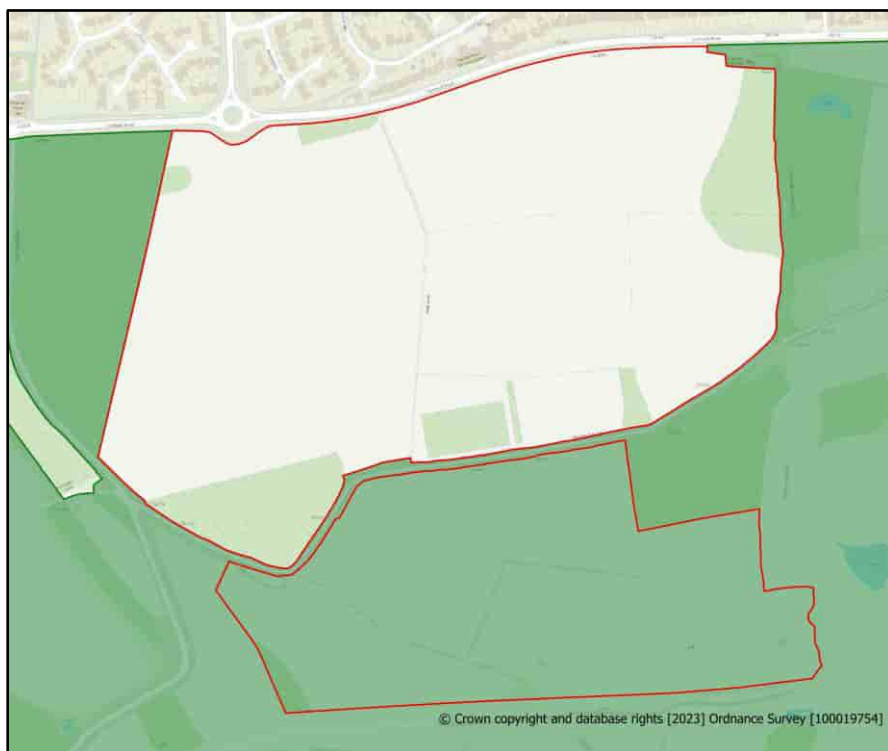
7. Site Allocations

The Chasewater and the Southern Staffordshire Coalfield Heaths SSSI is located approximately 800m east of the site. The Cannock Chase SAC lies approximately 4.2km to the north of the site. Development will be subject to the adopted charge which supports management of the SAC.

New Hall Farmhouse, a Grade II Listed Building, is located approximately 45m to the north west of the site. The Heritage Impact Assessment recommends woodland is retained to the south of Lichfield Road to screen the site from the impact of development. The woodland is beyond the development site boundary and therefore will be unaffected.

The scale of development results in the requirement for a new primary school to be provided to serve new pupils from the site and to account for an increase in population resulting from the development of the nearby site at Wimblebury Road (SH2).

Site Boundary



POLICY SH1: LAND SOUTH OF LICHFIELD ROAD, CANNOCK

- a. Land south of Lichfield Road, shown as SH1 on the Policies Map is allocated for residential development and Community Parkland.
 - i. Approximately 700 dwellings will be located on 32.5ha of land which comprises the northern part of the site referenced as C116a. This land is released from the Green Belt;
 - ii. A new country park will be located on 14.8ha of land which comprises the southern part of the site referenced as C116b. This land will remain designated as Green Belt and will be delivered as a compensatory improvement to enhance the remaining Green Belt in accordance with the provisions of the NPPF.
- b. CCDC will work with the site promoter to agree an illustrative masterplan for the site alongside the broad parameters shown on the Concept Plan, including a design code



7. Site Allocations

for the site. A planning performance agreement to scope the level of support for each stage and identify key officers and resources will also be drawn up between CCDC and the site promoter.

Parcel C116a

- c. Residential development will be delivered at a minimum density of 35dph and provide the appropriate mix of housing types and tenure, including affordable housing and adaptable housing in compliance with local and national housing policies.**
- d. Development should include the highest level of building performance standards for cooling, ventilation and energy use and achieve the lowest viable carbon emissions that can practically and viably be achieved.**
- e. Vehicular access will be from Lichfield Road and will serve the residential area within parcel C116a. A Transport Assessment and Travel Plan will be required to support the application and will need to consider the cumulative impact of Local Plan allocations, with particular regard to impact on the Five Ways junction and mitigation of any significant adverse impact on air quality and traffic congestion.**
- f. The site will provide 2.3 ha of flat, level land of a regular shape with significant road frontage to the adoptable highway to accommodate a new 2FE Primary School. The school site and access, as shown on the concept plan, shall form part of the first phase of development and be transferred to the County. Prior to the planning consent being issued for Site SH1 a strategy for the early delivery of the Primary School shall be agreed between the applicant, Staffordshire County Council and the Local Planning Authority which takes account of the need for phased completions. as set out in a S106 agreement. Development will be subject to proportionate primary and secondary education contributions as requested by Staffordshire County Council, where evidenced by need.**
- g. Development proposals at the outline planning application stage will be accompanied by a phasing strategy and details of a proportionate funding mechanism to deliver the necessary infrastructure to address the cumulative impact of site allocations SH1 and SH2 in combination, on the local transport network (including facilitating the delivery of the WRRR in site SH2) and with regard to education provision (including delivering a new 2FE primary school in site SH1). Proposals will be assessed with regard to the Infrastructure Delivery Plan. No substantive housing completions should occur until the funding and phasing of critical infrastructure is agreed by the applicant, Local Planning Authority and Staffordshire County Council.**
- h. A Landscape Strategy will be required to ensure that the development form and layout minimises any significant adverse visual impact on the remaining Green Belt and is designed taking into account site topography and existing defining features of the landscape.**
- i. The design, layout and landscaping of the site is required to limit the perception of coalescence between Heath Hayes and Norton Canes and to minimise adverse impacts on the settings of both settlements.**



7. Site Allocations

- j. New development should conserve and enhance the setting of the grade II listed New Hall Farmhouse. Consideration should be given to further screening by planting along the south side of the A5190 Lichfield Road.**
- k. In line with Policy SO7.3, the proposal will be subject to screening to determine whether it is likely to have a significant effect on the conservation objectives of a designated site. An Appropriate Assessment may be required. A Biodiversity Net Gain Assessment will be required to ensure a minimum of 10% net gain in biodiversity as a result of development, in accordance with Policy SO7.2. An Ecological Impact Assessment will be required in accordance with Policy SO7.1.**
- l. New native woodland planting on the south western boundary of parcel C116a will provide visual containment to prevent urbanisation of Newlands Lane. Established wooded areas bordering Newlands Lane should be retained to protect its rural character and the wider Green Belt.**
- m. The development will be required to provide new and/or enhanced open space, sports and recreational provision, including playing fields and allotments to meet locally defined minimum standards and benchmarks in line with policies (SO2.3, SO2.4). The Council will work with the developer to determine whether any provision is more appropriately located on land for the community parkland on the southern land parcel (C116b). The development of the community parkland should not offset the requirement for particular types of open space/sports pitch provision to meet the needs of new residents.**
- n. The site will be supported by a Drainage Strategy. Development should have no adverse impact on the environmental quality of Newlands Brook. It is anticipated that the pond and running water courses will be retained. The development will incorporate new or enhanced attenuation ponds and SUDS features within the greenspace to provide suitable drainage systems on the site and help with flood mitigation.**
- o. An odour assessment will be required to assess the impact of Poplars Landfill on the health and amenity of residents and determine any mitigation required.**
- p. The development proposals will be accompanied by an Employment and Skills Plan to demonstrate how the development will contribute to the training and employability of local residents, especially young people.**

Parcel C116b

- q. All details of the community parkland including, but not limited to, the design, layout, appearance, materials, infrastructure, landscaping and planting will be agreed with the Council through the submission of an outline planning application for the whole site (SH1).**
- r. The ecological value of land identified for the Community Parkland will be enhanced with habitat creation in the form of new wet woodland associated with Newlands Brook at the eastern boundary of the site.**



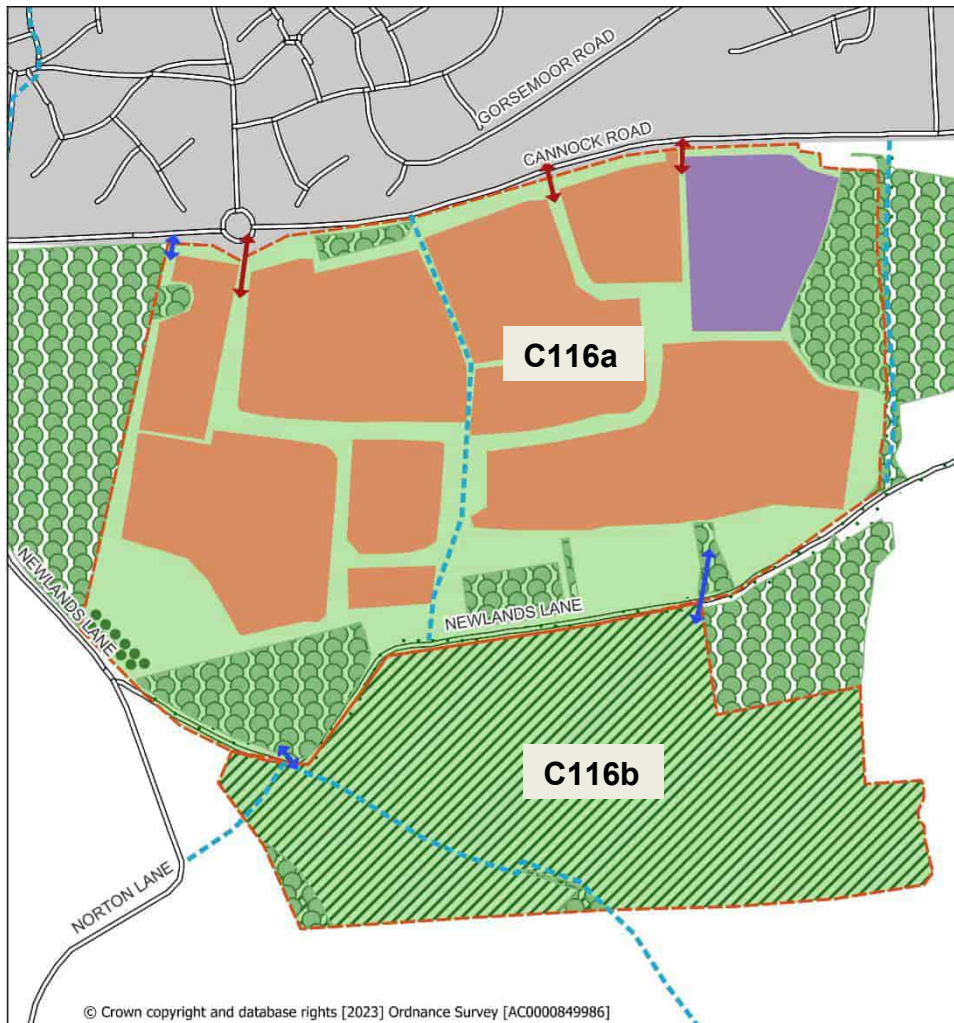
7. Site Allocations

- s. The existing Public Right of Way will be retained and new surfaced circular routes created to facilitate recreational use of the site, accessible to all users. Infrastructure serving the route will be provided including any seating, bins and gates or fencing prior to the opening of the routes.**
- t. Existing trees and hedgerows should be retained where possible, having regard to access and other infrastructure requirements, with new planting of native species to enhance biodiversity on site.**
- u. A management company will be formed prior to commencement of the development of the community parkland which will maintain the park in perpetuity.**
- v. The community parkland will be completed and open to the public on completion of initial phases of the development and before occupation of the 350th dwelling (or equivalent mid-way marker of development) on the northern land parcel (C116a); unless an alternative phasing plan is agreed with the Local Planning Authority.**



7. Site Allocations

Concept Diagram



Key

Site Boundaries	Indicative Vehicular Access Points
Existing Streets	Indicative Active Travel Access Points
Existing Urban Area	Indicative Location for Enhanced Screening
Existing Area of Woodland	Indicative Location for Residential Development
Existing Areas of Open Space	Indicative Location for New Primary School
Existing Pond	Indicative Location for Community Parkland
Existing PRoWs	Indicative Location for Areas of Blue-Green Infrastructure



7. Site Allocations

Strategic Site Specific Policy - Land east of Wimblebury Road, Heath Hayes

Site Reference: SH2

Address: East of Wimblebury Road at Bleak House, Wimblebury Road

Proposed Use: The development of approximately 435 dwellings, public open space and access from Wimblebury Road to Cannock Road. The development will deliver the Wimblebury Road Relief Road (WRRR) and contribute to off-site highway and sustainable travel improvements and associated off-site infrastructure including a primary school. The development will deliver a mix of housing sizes, types and tenure to ensure that there is a range of housing including affordable housing.

Indicative Dwelling Yield: approximately 435 dwellings

Site Area (Hectares): Total 17.9 hectares.

Net developable area (indicative): 11ha.

Density minimum: 35dph

Description of Site

The proposed allocation comprises:

- The site covers a total area of 17.9 hectares and extends along the eastern side of Wimblebury Road as indicated on the policies map. This site SH2 comprises an area of land previously outside the Green Belt and designated as safeguarded land for development in the Local Plan 2014 (6.4ha), and a further 11.5ha of greenfield land to its immediate east previously located within the Green Belt. The site is enclosed on its northern and eastern boundaries by woodland and adjoins Heath Hayes Park on its southern boundary. The entire site is released from the Green Belt for residential development, and associated infrastructure.
- The second element of the allocation comprises land required as indicatively shown on the policies map for the delivery of the WRRR which will connect from the roundabout at Wimblebury Road to a new junction on the A5190 Cannock Road, east of Five Ways junction. The WRRR is designed to divert traffic from the congested Five Ways junction.

The site is currently green field land used for agriculture but does not qualify as Best and Most Versatile land (BMV).

The site is located on the urban edge of Heath Hayes and is in accordance with the Spatial Strategy of the Local Plan being identified as one of the priority areas for new residential and commercial development.

Part of the site was previously safeguarded for development and therefore development of the wider land parcel will ensure that development is planned for comprehensively. The proposals will ensure strategic infrastructure is provided including the Wimblebury Road Relief Road. The WRRR ensures sufficient capacity is provided on the local highway network for the delivery of both this allocation and SH1 (Land south of Lichfield Road, Cannock). The WRRR will create appropriate highway capacity at the currently congested Five Ways Junction. As the whole land parcel is surrounded by woodland and a public park this will provide a sense of permanence to the boundary of the wider Green Belt.



7. Site Allocations

The site is sustainably located and promotes active travel; the site is within walking distance of a primary school, Heath Hayes Local Centre and Heath Hayes Park and allotments. The site is also within walking distance of a number of bus stops, with those along the Hednesford Road (B4154) served every 30 minutes promoting the use of public transport to Cannock and more distant facilities.

The site is bounded by an existing plantation woodland which is also within the same ownership. The woodland was historically the location of Cannock Chase Colliery No.8 which included a railway line connecting the colliery to Burntwood to its south-east. Public rights of way are located within the woodland. It is anticipated that the existing woodland could be subject to improvements enhancing access to, and enabling recreation within, the retained Green Belt. The woodland also helps to screen the site from the wider Green Belt, helping to reduce the visual impact on the openness of the remaining Green Belt. Any potential new areas of public open space within the site will support green infrastructure and ecological network linkages.

The Chasewater and the Southern Coalfield Heaths SSSI lies close to the site's eastern boundary. The site is close to 2 locally designated Site of Biological Importance. The site is also hydrologically connected to Cannock Extension Canal SAC. The Cannock Chase SAC lies approximately 3.3km to the north of the site. Development will be subject to the adopted charge which supports management of the SAC. Specific assessments and mitigation measures are likely to be required to ensure habitats are protected and air and water quality are not adversely affected by development.

The site lies within a Coal Authority High Risk Development Area, and features some historic landfill, as well as previously forming part of an open cast coal and clay quarry; some mine shafts remain on site. As such, site surveys will be required and the site layout or construction plans may need to account for any ground constraints.

The development site and the adjoining safeguarded land to the south offers a unique opportunity to deliver the WRRR to divert traffic from the congested Five Ways junction which will help to ensure air quality does not worsen in an area formerly subject to an Air Quality Management Area.



7. Site Allocations

Site Boundary



POLICY SH2: LAND EAST OF WIMBLEBURY ROAD, HEATH HAYES

- a. Land east of Wimblebury Road, shown as SH2 on the Policies Map is allocated for residential development. Development of site SH2 is subject to provision of the Wimblebury Road Relief Road (WRRR) linking Wimblebury Road to Cannock Road, as shown on the Policies Map:
 - i. Approximately 435 dwellings will be located on 17.9ha of land which comprises 6.4ha of safeguarded land identified in the 2014 Local Plan and an adjacent 11.5ha of land will be released from the Green Belt.
 - ii. The WRRR will connect Wimblebury Road and Cannock Road. The route indicated on the Policies Map will connect site SH2 and the allocated Safeguarded Site identified as S1.
- b. CCDC will work with the site promoter to agree an illustrative masterplan for the site alongside the broad parameters shown on the Concept Plan, including a design code for the site. A planning performance agreement to scope the level of support for each stage and identify key officers and resources will also be drawn up between CCDC and the site promoter.
- c. Residential development will be delivered at a minimum density of 35dph and provide the appropriate mix of housing types and tenure, including affordable housing and adaptable housing in compliance with local and national housing policies.



7. Site Allocations

- d. Development should include the highest level of building performance standards for cooling, ventilation and energy use and achieve the lowest viable carbon emissions that can practically and viably be achieved.**
- e. Vehicular access will be from Wimblebury Road and via the provision of the WRRR which will connect to Cannock Road. A Transport Assessment and Travel Plan will be required to support the application and will need to consider the cumulative impact of Local Plan allocations, with particular to impact on the Five Ways junction and mitigation of any significant adverse impact on air quality and traffic congestion.**
- f. Development proposals at the outline planning application stage will be accompanied by a phasing strategy and details of a proportionate funding mechanism to deliver the necessary infrastructure to address the cumulative impact of site allocations SH1 and SH2 in combination, on the local transport network (including facilitating the delivery of the WRRR in site SH2) and with regard to education provision (including delivering a new 2FE primary school in site SH1). Proposals will be assessed with regard to the Infrastructure Delivery Plan. No substantive housing completions should occur until the funding and phasing of critical infrastructure is agreed by the applicant, Local Planning Authority and Staffordshire County Council. Development will be subject to proportionate primary and secondary education contributions as requested by Staffordshire County Council, where evidenced by need.**
- g. A Landscape Strategy will be required to ensure the development form and layout minimises any significant adverse visual impact on the remaining Green Belt and is designed taking into account site topography and existing defining features of the landscape. This Landscape Strategy will also address any requirement for new native woodland planning on the north-eastern and eastern boundaries where appropriate to assist with the site's visual containment.**
- h. The design, layout and landscaping of the site is required to limit the perception of coalescence between Heath Hayes and Norton Canes and to minimise adverse impacts on the settings of both settlements.**
- i. A Biodiversity Net Gain Assessment will be required to ensure a minimum of 10% net gain in biodiversity as a result of development, in accordance with Policy SO7.2. An Ecological Impact Assessment also will be required in accordance with Policy SO7.1.**
- j. The development will be required to contribute to new and/or enhanced open space, sports and recreational provision, including playing fields and allotments to meet locally defined minimum standards and benchmarks in line with policies (SO2.3, SO2.4). The Council will work with the developer to determine whether this should comprise improvements to Heath Hayes Park and allotments immediately south of the site. Where viable and feasible new surfaced walking/cycling routes will be created to facilitate recreational use of the site and connect any new green spaces. These should be accessible to all users with alignment to the existing Public Rights of Way network.**
- k. In accordance with national planning guidance, the impact of removing land from the Green Belt should be offset compensatory improvements to the environmental quality**



7. Site Allocations

and accessibility of the remaining Green Belt land. The Planning Application should demonstrate consideration of how the accessibility of the Public Rights of Way in the adjacent surrounding woodland will be improved or enhanced.

- l. In line with Policy SO7.3, the proposal will be subject to screening to determine whether it is likely to have a significant effect on the conservation objectives of a designated site. An Appropriate Assessment may be required. Development should have no significant adverse impact on the environmental quality of the Chasewater and Southern Coalfields Heaths SSSI or the water quality of Cannock Extension Canal SAC. The Planning Application will be supported by a Habitats Regulation Assessment and a Drainage Strategy which will outline necessary mitigation measures to avoid significant adverse impacts. Development proposals will also support the protection of habitats in adjacent Sites of Biological Importance.**
- m. The development will incorporate new or enhanced attenuation ponds and SUDS features within the greenspace to provide suitable drainage systems on the site and help with flood mitigation downstream in Norton Canes, subject to the findings of a site-specific flood risk assessment.**
- n. The planning application will be accompanied by an Employment and Skills Plan to demonstrate how the development will contribute to the training and employability of local residents, especially young people.**



7. Site Allocations

Concept Diagram



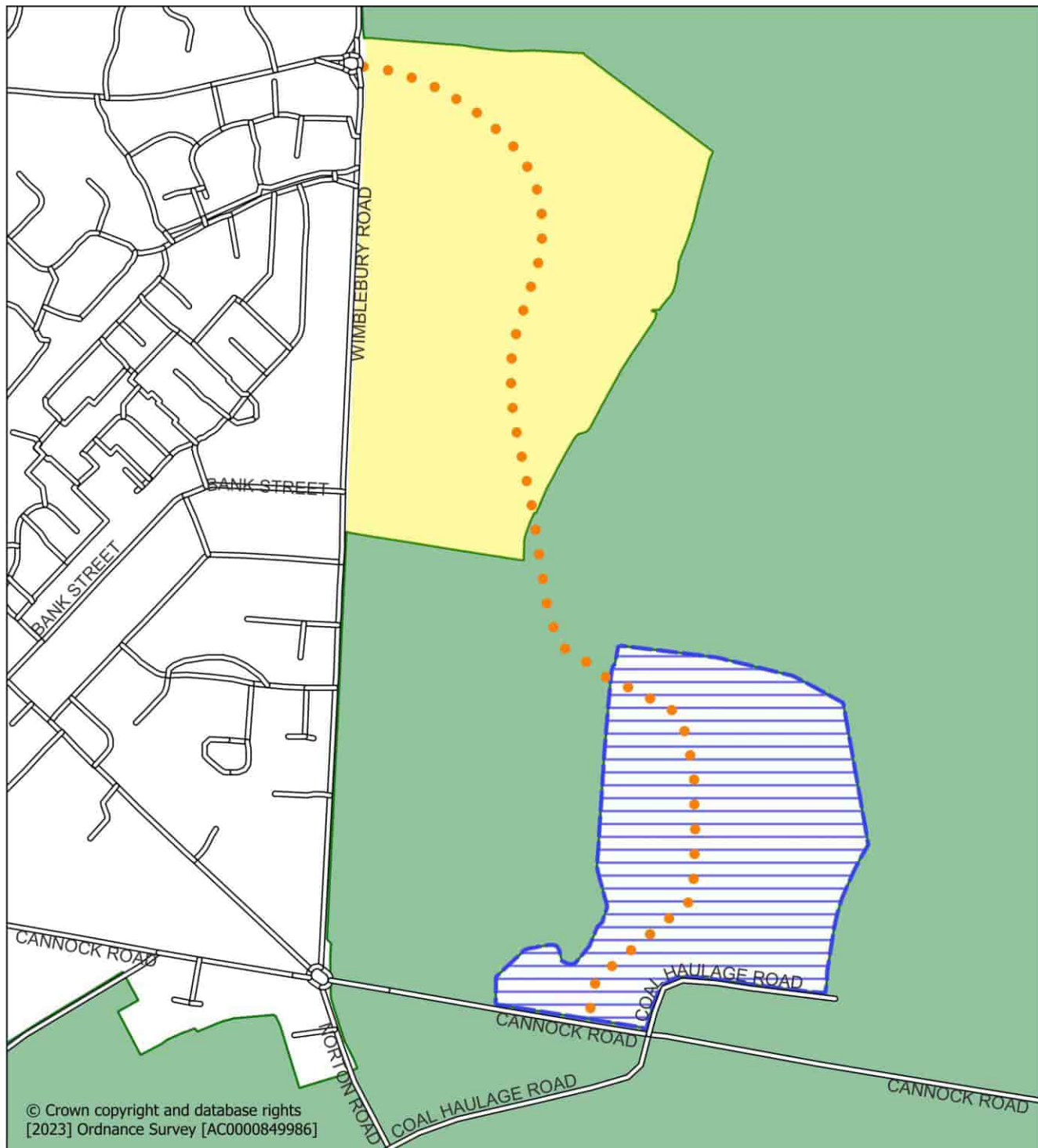
Key

Site Boundaries	Indicative Vehicular Access Points
Existing Streets	Indicative Strategic Infrastructure Route
Existing Urban Area	Indicative Active Travel Access Points
Existing Area of Woodland	Indicative Active Travel Routes & Connections
Existing Areas of Open Space	Indicative Location for Residential Development
Existing Pond	Indicative Location for Areas of Blue-Green Infrastructure
Existing PRowS	



7. Site Allocations

WRRR Plan



Key

 Existing Streets	 Safeguarded Land (Site S1)
 Indicative Strategic Infrastructure Route - Wimblebury Road Relief Road	 Green Belt
 Residential Strategic Site (Site SH2)	



7. Site Allocations

Strategic Site Specific Policy - Land to the rear of Longford House, Watling Street

Site Reference: SH3

Address: Land to the rear of Longford House, Watling Street, Cannock

Proposed Use: The development of 45 dwellings with access from Wellington Drive. The development will deliver a mix of housing sizes, types and tenure including affordable housing.

Indicative Dwelling Yield: Approximately 45 dwellings

Site Area (Hectares): 2 hectares

Net developable area: 1.18hectares

Density minimum: 38dph

Description of Site

The proposed allocation comprises:

- The redevelopment of brownfield land (buildings, car parks and storage areas) in addition to undeveloped green land within the site boundary. This site will be released from the Green Belt for a residential scheme.

The site is located on the urban edge of Cannock and is in accordance with the Spatial Strategy of the Local Plan being identified as one of the priority areas for new residential and commercial development.

The site is surrounded by development on three of its boundaries and has been used for car auctions and car boot sales. The areas of brownfield land comprise of buildings, concrete hardstanding and storage units and is of low aesthetic value, particularly in the context of its status as Green Belt land adjacent to heritage assets. A higher density of development has been assumed to reflect that the site is adjacent to the existing urban area, making the optimum use of the land.

The site is sustainably located promoting active travel being close to a pub and hotel, local conveniences at the adjacent petrol station and there are employment opportunities within walking distance at local business parks. The site is within walking distance of a number of bus stops, including those located on Ascot Drive, Carlisle Drive and on the Wolverhampton Road (A4601) promoting the use of public transport to access facilities and Cannock centre. The site is in close proximity to a local primary school.

An Air Quality Management Area on Watling Street (A5) was revoked in March 2023. However, the area is still sensitive to air pollution in terms of the impact of increased traffic on the A5 and additionally this could adversely affect Cannock Extension Canal SAC. The site has also been identified as being at risk of nuisance odour.

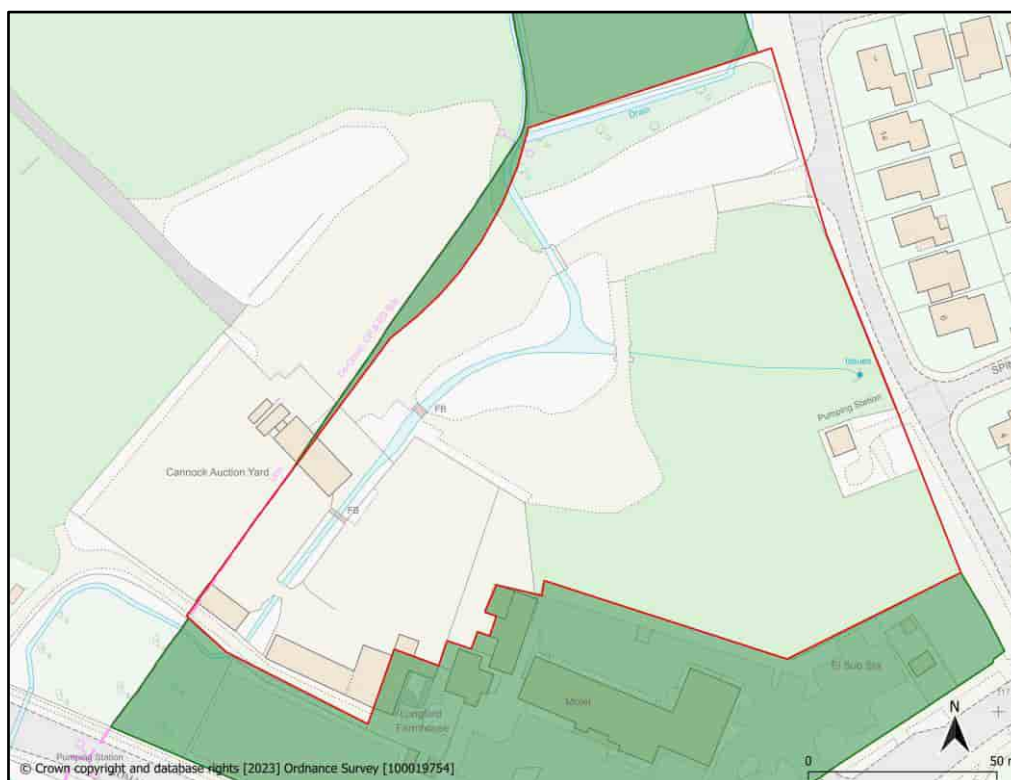


7. Site Allocations

The Cannock Chase SAC lies approximately 5.4km to the north-west of the site. Development will be subject to the adopted change which supports management of the SAC.

Longford Lodge is a Grade II Listed building close to Longford House which is a non-designated heritage asset adjacent to the development site. Although the setting of the assets have been greatly compromised by modern development and are well screened by the site, the Heritage Impact Assessment still recommends consideration of retention of the watercourse as part of any amenity space to provide the potential for interpretation of the history of canals in the area as well as planting along the former drive from the lodge to Longford House. Redevelopment provides an opportunity to improve the setting of heritage assets which forms part of the exceptional circumstances case for Green Belt release.

Site Boundary



POLICY SH3: LAND TO THE REAR OF LONGFORD HOUSE, WATLING STREET

- a. Land to the rear of Longford House, shown as SH3 on the Policies Map is allocated for residential development:
 - i. Approximately 45 dwellings will be located on 2ha of land that comprises of a portion of brownfield land as well as some undeveloped land. This land will be released from the Green Belt.
- b. Residential development will be delivered at a minimum density of 38dph and provide the appropriate mix of housing types and tenure, including affordable housing and adaptable housing in compliance with local and national housing policies.



7. Site Allocations

- c. Development should include the highest level of building performance standards for cooling, ventilation and energy use and achieve the lowest viable carbon emissions that can practically and viably be achieved.**
- d. Vehicular access will be from Wellington Drive. A Travel Statement will be required to assess the potential transport impacts of the development. An Air Quality Assessment may also be sought to determine the impact of development on air quality and any proposed mitigation measures.**
- e. The site will promote active travel providing new or enhanced cycle and footpath linkages, including enhanced connections and alignments to existing public rights of way, where applicable.**
- f. The site is traversed by open watercourses forming part of the Staffordshire and Worcestershire Canal. The appropriateness of retaining open watercourses should be considered when designing the site as these form part of the historic landscape and would provide the potential for interpretation of the history of canals in the area. If retained, these could potentially form part of the amenity space and may be suitable for ecological enhancement. A Flood Risk Assessment and drainage strategy will be required to demonstrate that proposed development will not increase the risk of flooding.**
- g. A Biodiversity Net Gain Assessment will be required to ensure a minimum of 10% net gain in biodiversity as a result of the site development, in accordance with Policy SO7.2. An Ecological Impact Assessment also will be required in accordance with Policy SO7.1. An Odour Assessment will be required to set out clearly how the proposals will mitigate any potential impact on residential amenity from nuisance odour.**
- h. The design of development should conserve and enhance the setting of the Grade II listed Longford Lodge and non-designated Longford House. The planting along the former drive from Longford Lodge to Longford House should be retained as screening and strengthened, if necessary.**
- i. The design of the site should be considered with the potential to improve the impact of the site on the remaining Green Belt and heritage assets, providing a more considered approach to the urban edge in this location with the potential to preserve and enhance any natural boundary landscape features.**
- j. In accordance with national planning guidance, the impact of removing land from the Green Belt should be offset by compensatory improvements to the environmental quality and accessibility of the remaining Green Belt land.**
- k. The development will be required to provide new and/or enhanced open space, sports and recreational buildings and land, including playing fields and allotments to meet locally defined minimum standards and benchmarks in line with policies (SO2.3, SO2.4).**
- l. Redevelopment on any part of the site which is previously developed and considered to be subject to contamination will need to be supported by an assessment and remediation statement.**



7. Site Allocations

m. The proposed development will provide an appropriate Education Contribution as requested by Staffordshire County Council.

Concept Diagram



Key

District boundary	Existing Pond
Site Boundaries	Indicative Vehicular Access Points
Existing Streets	Indicative Location for Residential Development
Existing Urban Area	Indicative Location for Areas of Blue-Green Infrastructure
Existing Area of Woodland	Indicative Location for Enhanced Screening
Existing Areas of Open Space	



7. Site Allocations

Strategic Site Specific Policy - Former Hart School, Burnthill Road, Rugeley (Hagley Park)

Site Reference: SH6

Address: Former Hart School, Burnthill Road, Rugeley (Hagley Park)

Proposed Use: The development of 145 dwellings with access from Burnthill Lane. The development will deliver a mix of housing sizes, types and tenure including affordable housing to ensure that there is a range of housing.

Indicative Dwelling Yield: approximately 145 dwellings

Site Area (Hectares): 4.9 hectares

Net developable area: 3.8 hectares

Density minimum: 35dph

Description of Site

The proposed allocation comprises:

- Development of brownfield land within the development boundary; the former Hagley Park School and green field land within the Green Belt for 145 dwellings. 1.9 hectares of this site will be released from the Green Belt.

The site is located on the urban edge of Rugeley and is in accordance with the Spatial Strategy of the Local Plan being identified as one of the priority areas for new residential and commercial development.

The site is located on the western edge of Rugeley, accessed from Burnthill Road and adjacent to a Leisure Centre. The former school buildings and recreational land are no longer required providing the opportunity to redevelop a brownfield site at the edge of the urban area. Incorporating the former playing fields to the south ensures the viability of development and will form a 'rounding off' of the development boundary. Whilst this will result in the release of some Green Belt land, it will present a logical, enduring permanent boundary with strengthened screening on the western boundary helping to protect the remaining Green Belt from further visual intrusion.

The site is within walking distance of a bus stop located on Sandy Lane and Rugeley Train Station therefore residents have access using sustainable transport to wider services and facilities. The site is also in close proximity to a local primary school.

The site is not in close proximity to designated habitats. Cannock Chase SAC lies approximately 3.6km to the south-west of the site. Development will be subject to the adopted change which supports management of the SAC.

A Heritage Trail runs just outside the southern boundary of the site enabling public access to the countryside and wider Green Belt. Opportunities for enhancement to the trail could be considered as part of compensatory improvements to the remaining Green Belt.



7. Site Allocations

Site Boundary



POLICY SH6: FORMER HART SCHOOL, BURNTHILL ROAD, RUGELEY (HAGLEY PARK)

- a. Land at the Former Hart School, shown as SH6 on the Policies Map is allocated for residential development:
 - i. Approximately 145 dwellings will be located on 4.9ha of land that comprises of a part brownfield and part greenfield site. 1.9 ha of this land will be released from the Green Belt.
- b. Residential development will be delivered at a minimum density of 35dph and provide the appropriate mix of housing types and tenure, including affordable housing and adaptable housing in compliance with local and national housing policies.
- c. Development should include the highest level of building performance standards for cooling, ventilation and energy use and achieve the lowest viable carbon emissions that can practically and viably be achieved.
- d. Vehicular access will be from Burnthill Lane. A Transport Assessment and Travel Plan will be required detailing an appropriate access and junction arrangement as required in consultation with Staffordshire County Highways. The site should also promote active travel, providing new or enhanced cycle and footpath linkages.
- e. Where appropriate, the proposal will deliver enhanced connections and alignments to existing public rights of way including the Cannock Chase Heritage Trail and Hagley Park to promote recreational use of routes.
- f. The development will provide an appropriate education contribution as requested by Staffordshire County Council.



7. Site Allocations

- g. A Landscaping Strategy will be required to ensure that the development form and layout minimises the adverse visual impact on the remaining Green Belt and is designed taking into account site topography and existing defining features of the landscape.**
- h. A Biodiversity Net Gain Assessment will be required to ensure a minimum of 10% net gain in biodiversity as a result of the site development, in accordance with Policy SO7.2. An appropriate ecological assessment also will be required in accordance with Policy SO7.1.**
- i. Existing hedgerows, trees and water courses will where possible be incorporated within the proposed development, and suitable ecological mitigation and/or compensatory measures provided within the site.**
- j. The development will incorporate new or enhanced attenuation ponds and SuDS features within the greenspace to provide suitable drainage systems on the site, subject to the findings of a site-specific flood risk assessment.**
- k. The development will be required to provide new and/or enhanced open space, sports and recreational buildings and land, including playing fields and allotments to meet locally defined minimum standards and benchmarks in line with policies (SO2.3, SO2.4).**
- l. Redevelopment on any part of the site which is previously developed and considered to be subject to contamination will need to be supported by an assessment and remediation statement.**
- m. The development proposals will be accompanied by an Employment and Skills Plan to demonstrate how the development will contribute to the training and employability of local residents, especially young people**



7. Site Allocations

Concept Diagram



Key

Site Boundaries	Indicative Vehicular Access Points
Existing Streets	Indicative Active Travel Access Points
Existing Urban Area	Indicative Location for Residential Development
Existing Area of Woodland	Indicative Location for Areas of Blue-Green Infrastructure
Existing Areas of Open Space	



7. Site Allocations

Strategic Site Specific Policy - Land at the Former Rugeley Power Station

Site Reference: SM1

Address: Former Rugeley Power Station, Power Station Road, Rugeley

Proposed Use: The site is allocated for a cross-boundary sustainable mixed use development which will have regard to the character of the surrounding area, the topography of the site, the flood zone and ecological interests. The development will provide linkages to services and facilities in Rugeley, Brereton, and Armitage with Handscare (in Lichfield District), and will deliver up to 2,300 dwellings (1,000 in Cannock Chase) including a minimum affordable housing contribution equivalent to 17.6% of units across the whole site, and up to 5 hectares of land for employment uses. The site is also to incorporate an all through school and local facilities and amenities.

Indicative Dwelling Yield: Approximately 1,000 dwellings in Cannock Chase (approximately 2,300 whole site)

Site Area (Hectares): 139 hectares (whole site)

Density minimum: 35dph

Description of Site

The proposed allocation comprises:

- A large cross-boundary site with Lichfield District Council with extant Outline Planning Permission. Cannock Chase District Council's Planning Control Committee approved an outline planning application (Ref: CH/19/201) in July 2020. A Section 106 Agreement (Ref: A2620) was signed in April 2021.
- The site of the former 'A Station' of the former Rugeley Power Station site. The site is bounded by the River Trent, open countryside, the West Coast Mainline Railway, and the A51.

The site is located within the settlement boundary of Rugeley and is in accordance with the Spatial Strategy of the Local Plan being identified as one of the priority areas for new residential and commercial development. Delivery of the Rugeley Power Station redevelopment is identified as one of the key priorities within the Spatial Strategy as it forms the largest available brownfield site in the District and is not located within the Green Belt or National Landscape.

The site is located within 850m of Rugeley Trent Valley Railway Station. A designated cycle route included in the Cannock Chase Cycle Network runs along the A51 to the southwest of the site. The site is not within walking close proximity to any education or healthcare facilities but the scale of the development on site means that new facilities will be provided. Infrastructure constraints have been addressed through the planning application (CH/19/201).

The Cannock Chase SAC lies approximately 3.7km to the west of the site. Development will be subject to the adopted change which supports management of the SAC.



7. Site Allocations

POLICY SM1: FORMER RUGELEY POWER STATION, RUGELEY

- a. Land at former Rugeley Power Station, shown as SM1 on the Policies Map is allocated for sustainable mixed use development:
 - i. Approximately 1,000 dwellings to be located within Cannock Chase District
 - ii. Up to 3.5ha of employment land
 - iii. Infrastructure requirements including education provision and local community facilities.
- b. Residential development will be delivered at a mix of medium and high densities with development of up to 4 and 5 storeys in the more accessible western portion of the site and up to 2.5 to 3 storeys in the eastern portion of the site and provide the appropriate mix of housing types and tenure, in line with the Section 106 Agreement.
- c. A minimum affordable housing contribution equivalent to 17.6% of units across the whole site as set out in the S106 Agreement.
- d. A Sustainability Statement will be required to set out how the development will maximise opportunities for on-site production and use of low and zero carbon energy and heat, how the development will incorporate and/or link, to low and zero carbon energy and heat systems, and to take account of projected changes in temperature, rainfall and wind to ensure that the development remains resilient to the effects of climate change.
- e. Vehicular access will be via a minimum of two primary points including access to the development from the A51 in the west and the A513 in the east utilising a new (consented) roundabout access.
- f. Vehicle parking will be provided as an integral part of the scheme, with provision for electric vehicle charging and generous planting to limit impact on visual amenity and ameliorate impact on climate change.
- g. Provision of a comprehensive network of pedestrian, cycle and vehicular ways to connect to, and integrate with, existing development and facilities, particularly Rugeley Town Centre, Rugeley Town Railway Station and Rugeley Trent Valley Railway Station. Including the 'Riverside Walk' which will run through much of the length of the site and provide a new link to Rugeley Town Centre via the former rain link into the site.
- h. Support for specified off-site highway improvements, canal towpath improvement works, transport service enhancements, and monitoring of the Travel Plan Framework as set out in the Section 106 Agreement.
- i. The development will consider the Rugeley Power Station Development Brief SPD which highlights various historic assets in the vicinity of the site that could potentially be affected by the development.
- j. Local facilities provided as part of the development will be located at convenient 'hubs' and connected to the network of footpath and cycle routes.



7. Site Allocations

- k. The site will provide an appropriate education contribution as requested by Staffordshire County Council, which will deliver either an 'All Through School', or a 2FE Primary School and financial contributions towards secondary school improvements.**
- l. The development will provide an appropriate contribution to additional health service provision, including an on-site dentist and improvements at Brereton GP Surgery.**
- m. The development will provide facilities for sport and recreation including a Multi-Use Games Area, for the secondary school including netball, basketball or tennis court; a smaller Multi-Use Games area to serve the primary school including netball/basketball court; a four court sports hall with associated changing facilities; an U15/16 size 3G all-weather football pitch including areas for storage of goals; a 2G all-weather hockey pitch; a senior football grass pitch; a rugby league grass pitch that could accommodate javelin throw and a 100m sprint straight; an U9/10 mini soccer grass pitch; and an U7/8 mini soccer grass pitch.**
- n. A landscaping framework and planting strategy will be required to ensure that the development form and layout protects and retains existing assets, and to guide the delivery of green and blue infrastructure throughout the development.**
- o. Development proposals, informed by appropriate Ecological Impact Assessment (in accordance with Policy SO7.1) will be accompanied by a Habitat Management Plan, a Construction Environment Plan, and an Ecological Management Plan to protect, conserve and enhance biodiversity including priority habitats and species within, and in the immediate vicinity of, the site, as well as a Biodiversity Net Gain Assessment to secure an uplift of 20% Biodiversity Net Gain.**
- p. The development will incorporate new or enhanced attenuation ponds and SuDS features within the greenspace to provide suitable drainage systems on the site, subject to the findings of a site-specific flood risk assessment.**
- q. Development proposals will be accompanied by a phasing strategy and the provision of key infrastructure will be through financial contributions, direct delivery on site, and via an equalisation agreement/Section 106 Agreement/proportionate funding arrangements based on the overall number of residential units provided.**



7. Site Allocations

Concept Diagram



Note: This is a concept diagram and is not to scale

Key

District boundary	Indicative Active Travel Routes & Connections
Site Boundaries	Indicative 'Rail Way' Route
Existing Streets	Indicative Vehicular Connection
Existing sub-stations	Indicative Location for Enhanced Screening
Existing Urban Area	Indicative Location for Residential Development
Existing Area of Woodland	Indicative Location for Employment Use
Existing Areas of Open Space	Indicative Location for Areas of Blue-Green Infrastructure
Existing Pond	Indicative Location for Mixed Use inc. Residential
Indicative Vehicular Access Points	Indicative Location for Community Square
Indicative Active Travel Access Points	Indicative Area Safeguarded for Energy



7. Site Allocations

Strategic Employment Site Allocations

- 7.13. The following policies provide details of sites being allocated for employment development.
- 7.14. The following sites are considered to be strategic in terms of scale and delivery of the Local Plan Strategy. They comprise of new locations identified that require some or entire release of land within the Green Belt.
- 7.15. Developers are encouraged to produce the most appropriate design-led solution, taking all relevant Local Plan policies and national policy into account, in arriving at a total employment floorspace for their site, and they need not be constrained by the figure that appears in the policy as an 'indicative floorspace figure'.
- 7.16. A Concept Diagram has been produced for each strategic allocation, this is to demonstrate the layout and form of development that may come forward on the site, it comprises of identified existing features within the site that developers may wish to make consideration to within their design and 'indicative' elements for developers to consider when forming a Masterplan. The intention of the Concept Diagram is to present an idea of what may come forward on the site, but Developers are not constrained by the diagram.
- 7.17. The following site allocations identify key policy requirements. Planning applications for these sites must also comply with relevant policies in the plan.



7. Site Allocations

Strategic Site Specific Policy - Kingswood Lakeside Extension 2, Norton Canes

Site Reference: SE1

Address: Land to the East of Kingswood Lakeside, Norton Canes

Proposed Use: The development of approximately 500,000ft² of employment floorspace and provision of a community park

Indicative Floorspace: Up to 500,000sqm

Site Area (Hectares): 21.5

Net developable area (Hectares): 14.54

Description of Site

The site is located on the urban edge of Cannock and is therefore in accordance with the Spatial Strategy of the Local Plan being identified as one of the priority areas for new residential and commercial development.

The proposed allocation (ELA ref: SE1) lies to the east of the existing Kingswood Industrial Estate and to the north of Kingswood Lakeside Employment Park and is bounded by the existing Kingswood Lakeside Business Park to the west, and Norton Lane to the east. The site presents a unique opportunity to extend the existing business park, however this will result in release of land from the Green Belt.

To compensate for the loss of land from the Green Belt, development proposals will enhance the existing habitats and increase biodiversity on Site of Biological Importance whilst providing improvements to the publicly accessible areas of the site for recreation and leisure use.

The site is sustainably located and promotes active travel; A bus route serves the existing employment site.

The northern part of the site lies within an area of Historical Contamination (Historic Landfill) according to GIS records. The site used to be part of the Kingswood open cast coal mine and some parts of the site contain former opencast mining overburden material. The land will be subject to remediation.

The site is located within a SSSI Impact Zone. Development will be subject to the adopted charge which supports management of the SAC.

This site will be released from the Green Belt for an extension to the existing employment land, with a net developable area of circa 14.54ha (67.6% of the gross site area).



7. Site Allocations

Site Boundary



POLICY SE1: KINGSWOOD LAKESIDE EXTENSION 2, NORTON CANES

- a. Land at Kingswood Lakeside, shown as SE1 on the Policies Map, is allocated for employment floorspace approximately 500,000ft².
- b. A Sustainability Statement will be required to set out how the development will maximise opportunities for on-site production and use of low and zero carbon energy and heat, how the development will incorporate and/or link, to low and zero carbon energy and heat systems, and to take account of projected changes in temperature, rainfall and wind to ensure that the development remains resilient to the effects of climate change.
- c. Vehicular access will be via Blakeney Way. A Transport Assessment and Travel Plan will be required to support the application.
- d. Vehicle parking will be provided as an integral part of the scheme, with provision for electric vehicle charging and generous planting to limit impact on visual amenity and ameliorate impact on climate change.
- e. Provision of a network of pedestrian, cycle and vehicular ways to connect to, and integrate with the existing employment site and Norton Canes.
- f. Redevelopment on any part of the site which is previously developed and considered to be subject to contamination will need to be supported by an assessment and remediation statement.
- g. In accordance with national planning guidance, the impact of removing land from the Green Belt should be offset compensatory improvements to the environmental quality and accessibility of the remaining Green Belt land.



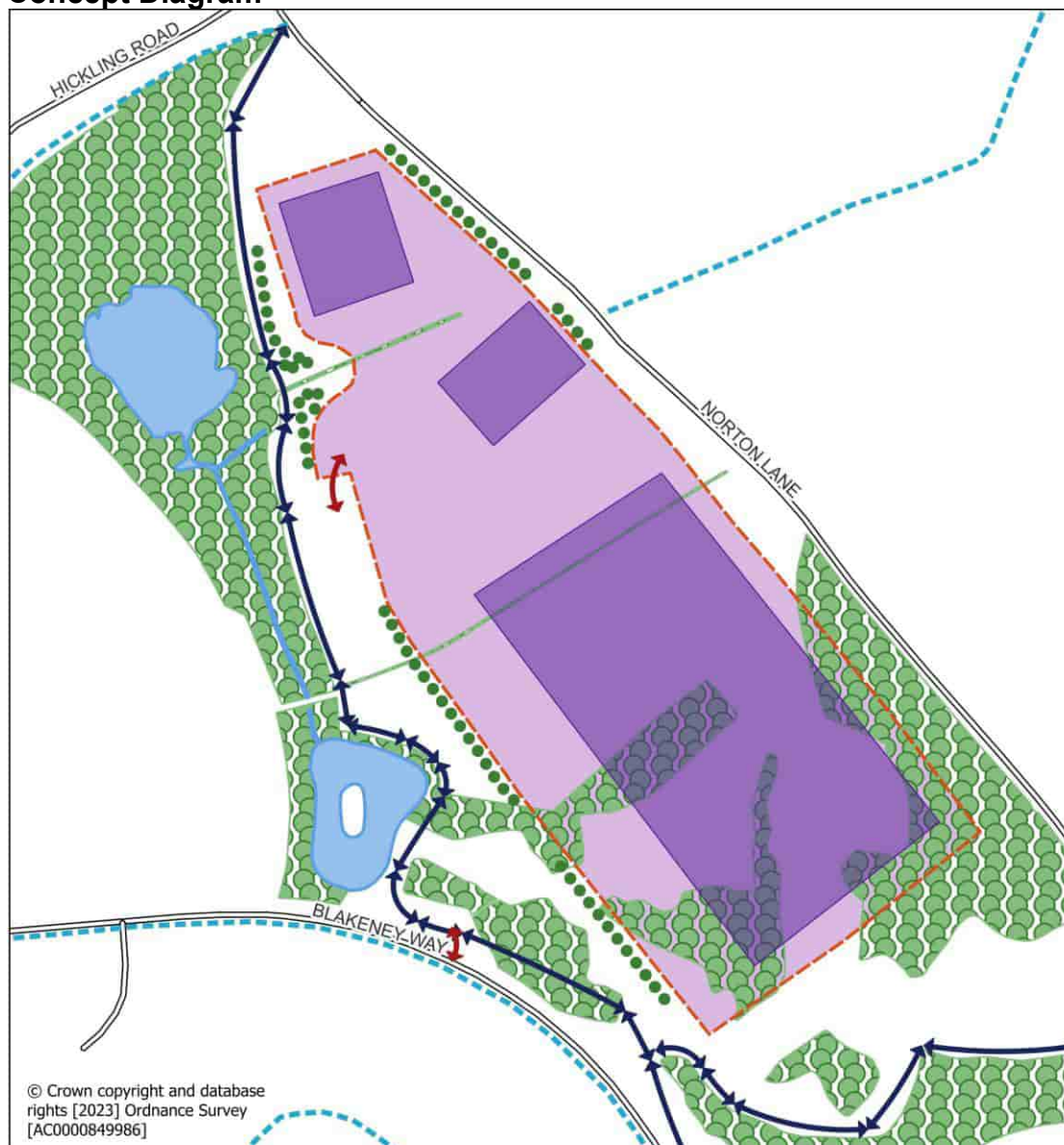
7. Site Allocations

- h. A Landscaping Strategy will be required to ensure that the development form and layout minimises the adverse visual impact on the remaining Green Belt and is designed taking into account site topography and existing defining features of the landscape.**
- i. The design, layout and landscaping of the site is required to limit the perception of coalescence between Heath Hayes and Norton Canes and to minimise adverse impacts on the settings of both settlements.**
- j. Development Proposals will enhance existing habitats and ecological features on sites including the ponds and woodlands. Public access will be retained to existing open space and enabled to less ecologically sensitive areas of the site. Opportunities to link with wider green infrastructure corridors and to expand connectivity with ecological corridors will be identified through the proposal.**
- k. In line with Policy SO7.3, the proposal will be subject to screening to determine whether it is likely to have a significant effect on the conservation objectives of a designated site. An Appropriate Assessment may be required. A Biodiversity Net Gain Assessment will be required to ensure a minimum of 10% net gain in biodiversity as a result of the site development, in accordance with Policy SO7.2. An Ecological Impact Assessment also will be required in accordance with Policy SO7.1.**
- l. The development will incorporate new or enhanced attenuation ponds and SuDS features to provide suitable drainage systems on the site, subject to the findings of a site-specific flood risk assessment.**
- m. If over 50 full time equivalent jobs will be created during the construction phase and by future occupiers, the development proposals will be accompanied by an Employment and Skills Plan to demonstrate how the development will contribute to the training and employability of local residents, especially young people.**



7. Site Allocations

Concept Diagram



Key

Site Boundaries	Potential Active Travel Routes&Connections
Existing Streets	Indicative Location for Enhanced Screening
Existing PRoWs	Indicative Location for Employment Use
Existing Area of Woodland	Indicative Location for Additional Employment Infrastructure
Indicative Vehicular Access Points	



7. Site Allocations

Strategic Site Specific Policy - Watling Street Business Park Extension

Site Reference: SE2

Address: Watling Street Business Park

Proposed Use: 50,000sqm of industrial and logistics floorspace (E(g)iii), B2 and B8 floorspace.

Site Area (Hectares): 9

Net developable area: 7.36 Hectares

Indicative floorspace: 43,000 sqm

Description of Site

The proposed allocation comprises upto 43,000sqm of industrial and logistics floorspace (Use Classes E(g)(iii), B2 and B8. This will comprise new development on land within the wider allocation. Proposals for the redevelopment of the adjacent existing Watling Street Business Park will be supported in accordance with Policy SO4.1. Any redevelopment of the existing Watling Street Business Park will be additional to the allocation provision.

The proposed site will provide a minimum of 10% Biodiversity Net Gain through a mix of on and off site provision. In regards to Sustainability, a minimum of 20% of car parking spaces will be for EV Charging, with all units meeting the EPC A rating, with associated PV charging points and SuDS.

Site Boundary





7. Site Allocations

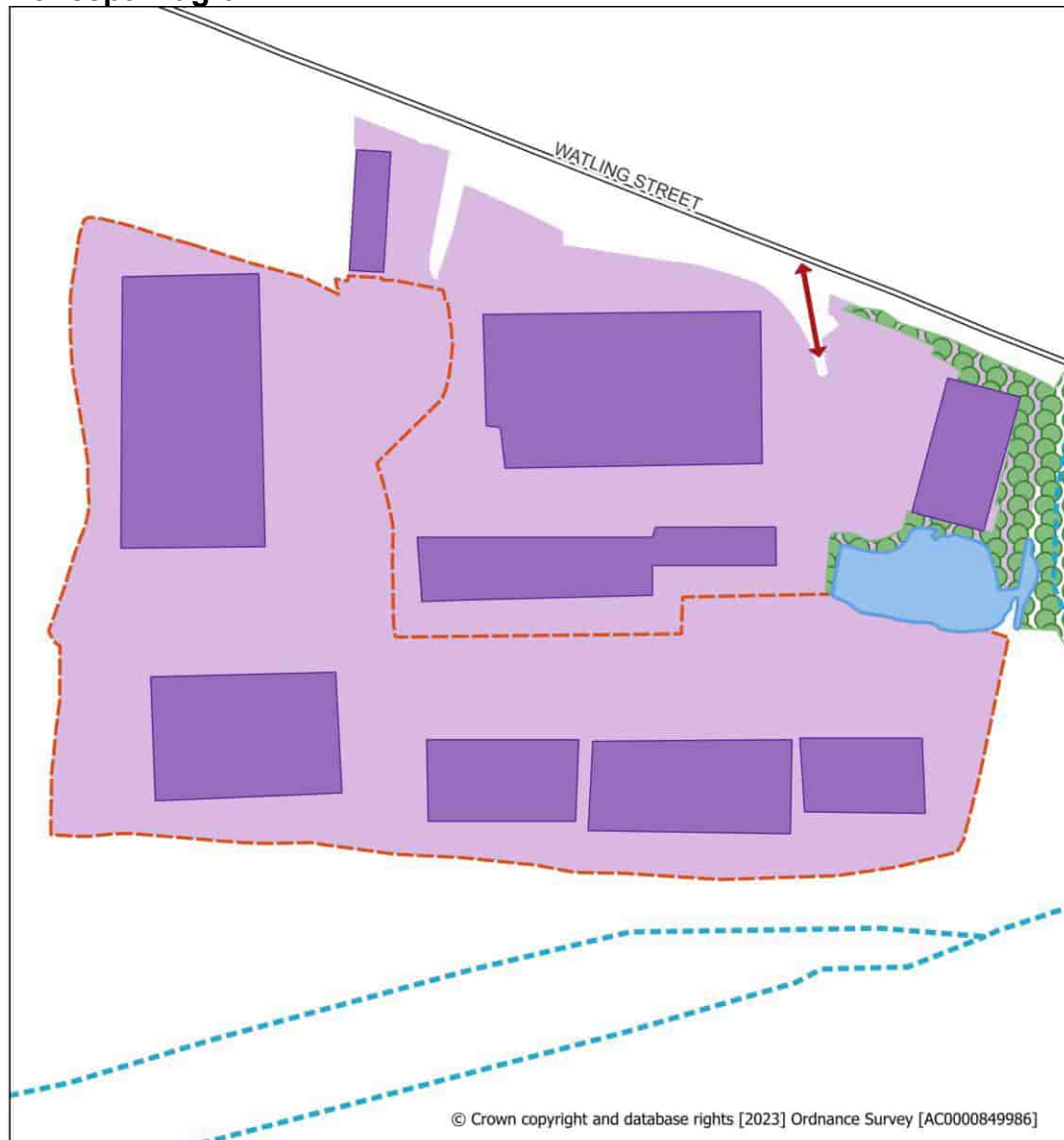
POLICY SE2: WATLING STREET BUSINESS PARK EXTENSION

- a. Land to the south of the existing Watling Street Business Park, shown as SE2 on the Policies Map, is allocated for employment floorspace up to 43,000 sqm.
- b. A Sustainability Statement will be required to set out how the development will maximise opportunities for the use of low and zero carbon energy and heat, how the development will incorporate and/or link, to low and zero carbon energy and heat systems, and to take account of projected changes in temperature, rainfall and wind to ensure that the development remains resilient to the effects of climate change.
- c. Vehicular access will be via the A5. Details of access arrangements will be subject to consultation with National Highways.
- d. Vehicle parking will be provided as an integral part of the scheme, with provision for 20% of the parking spaces for electric vehicle charging and generous planting to limit impact on visual amenity and ameliorate impact on climate change.
- e. Provision of a network of pedestrian, cycle and vehicular ways to connect to, and integrate with the existing employment site and surrounding area.
- f. In line with Policy SO7.3, the proposal will be subject to screening to determine whether it is likely to have a significant effect on the conservation objectives of a designated site. An Appropriate Assessment may be required. A Biodiversity Net Gain Assessment will be required to ensure a minimum of 10% net gain in biodiversity as a result of the site development, in accordance with Policy SO7.2. An Ecological Impact Assessment also will be required in accordance with Policy SO7.1.
- g. In accordance with national planning guidance, the impact of removing land from the Green Belt should be offset compensatory improvements to the environmental quality and accessibility of the remaining Green Belt land.
- h. A Landscaping Strategy will be required to ensure that the development form and layout minimises the adverse visual impact on the remaining Green Belt and is designed taking into account site topography and existing defining features of the landscape.
- i. The development will incorporate new or enhanced attenuation ponds and SuDS features to provide suitable drainage systems on the site, subject to the findings of a site-specific flood risk assessment.
- j. Development should have no adverse impact on the water quality of Cannock Extension Canal SAC. A Habitats Regulation Assessment will be required to assess potential impacts and determine any necessary mitigation.
- k. If over 50 full time equivalent jobs will be created during the construction phase and by future occupiers, the development proposals will be accompanied by an Employment and Skills Plan to demonstrate how the development will contribute to the training and employability of local residents, especially young people.



7. Site Allocations

Concept Diagram



Key

Site Boundaries	Existing PRow
Existing Streets	Indicative Vehicular Access Points
Existing Area of Woodland	Indicative Location for Employment Use
Existing Pond	Indicative Location for Additional Employment Infrastructure



7. Site Allocations

Additional Site Allocations

- 7.18. The following site allocations identify key policy requirements. Planning applications for these sites must also comply with relevant policies in the plan.
- 7.19. A range of sites across the district are allocated to meet the development requirements over the plan period. Allocating a range of sites at different scales and locations helps to ensure a constant deliverable supply of housing, employment and mixed uses over the plan period.
- 7.20. In Policy SA1, each site allocated for residential development has a figure identifying the number of dwellings. Where the site is without a submitted planning application, the figure is in most cases an estimate based on the size of the site, and in accordance with the Strategic Housing Land Availability Assessment methodology, an assumption about the net developable area, an assumption about the net residential density which would be appropriate for the area in which the site is located, or an assumption provided by the developer/landowner/agent that has been submitted to the Council.
- 7.21. The indicative numbers of dwellings are used to demonstrate how the Local Plan requirement can be met. It is emphasised that they are only 'indicative', and do not represent a fixed policy target for each individual site.
- 7.22. Developers are encouraged to produce the most appropriate design-led solution, taking all relevant Local Plan policies and national policy into account, in arriving at a total dwelling figure for their site, and they need not be constrained by the figure that appears in the policy as an 'indicative dwelling figure'.
- 7.23. The following site allocations identify key policy requirements. Planning applications for these sites must also comply with relevant policies in the plan.



7. Site Allocations

Policy SA1: Site Allocations

The following sites identified on the Policies Map are allocated for development over the plan period. The allocations will be developed in accordance with the specified use, will be developed in accordance with the specific development considerations set out in the site-specific policies, and must comply with other development plan policies.

Table C: Site Allocations – Additional Sites

H29	Land at 521 Pye Green Road, Hednesford, Cannock Allocation: Housing. Capacity: Approximately 80 dwellings
M1	Land bound by Ringway, Church Street and Market Hall Street, Cannock Town Centre Allocation: Mixed. Capacity: Approximately 70 dwellings
M5	Avon Road/Hallcourt Lane, Cannock Allocation: Mixed. Capacity: Approximately 22 dwellings
H34	Land at Chapel Street, Heath Hayes Allocation: Housing. Capacity: Approximately 20 dwellings
H35	Land at Girton Road/Spring Street, Cannock Allocation: Housing. Capacity: Approximately 24 dwellings
H36	Park Road Offices, Cannock Allocation: Housing. Capacity: Approximately dwellings
H37	Police Station Car Park, Cannock Allocation: Housing. Capacity: Approximately 25 dwellings
H38	Land at Walsall Road, Avon Road, Hunter Road, Hallcourt Lane, Cannock Allocation: Housing. Capacity: Approximately 24 dwellings
H39	26 - 28 Wolverhampton Road, Cannock Allocation: Housing. Capacity: Approximately 25 dwellings
H40	Danilo Road Car Park, Cannock Allocation: Housing. Capacity: Approximately 20 dwellings
M4	Backcrofts Car Park, Cannock Allocation: Mixed. Capacity: Approximately 20 dwellings
M2	Park Road Bus Station, Cannock Allocation: Mixed. Capacity: Approximately 15 dwellings
H43	243, Hill Street, Hednesford, Cannock Allocation: Housing. Capacity: Approximately 13 dwellings
H60	41, Mill Street, Cannock Allocation: Housing. Capacity: Approximately 15 dwellings
H61	Cannock Chase High School, Lower Site, Campus, Hednesford Road Allocation: Housing. Capacity: -
H62	Springvale Area Service office, Walhouse Street, Cannock Allocation: Housing. Capacity: Approximately 10 dwellings
H63	Former Rumer Hill Industrial Estate, Cannock Allocation: Housing. Capacity: Approximately 99 dwellings
H65	A Dunford and Son, Brindley Heath Road, Cannock Allocation: Housing. Capacity: Approximately 15 dwellings
H66	Land at the Corner of Avon Road and Hunter Road, Cannock Allocation: Housing. Capacity: Approximately 18 dwellings
H49	Land at The Mossley, off Armitage Road Allocation: Housing. Capacity: Approximately 40 dwellings
H50	Nursery Fields, St Michaels Road, Brereton Allocation: Housing. Capacity: Approximately 35 dwellings.



7. Site Allocations

H51	Castle Inn, 141, Main Road, Brereton Allocation: Housing. Capacity: Approximately 27 dwellings
H52	Gregory Works, Armitage Road, Brereton Allocation: Housing. Capacity: Approximately 23 dwellings
H53	Land off Lichfield Street, Rugeley Allocation: Housing. Capacity: Approximately 20 dwellings
H64	The Fairway Motel, Horsefair, Rugeley Allocation: Housing. Capacity: Approximately 17 dwellings
H67	Land at Pendlebury Garage and Petrol Station, 5 Wolseley Road, Rugeley Allocation: Housing. Capacity: Approximately 18 dwellings
H68	Land off Norton Hall Lane, Norton Canes Allocation: Capacity: Approximately 55 dwellings
H69	272 Hednesford Road, Norton Canes Allocation: Housing. Capacity: Approximately 11 dwellings
Gypsy and Traveller Site Allocations	
GT1	Land at Cannock Wood Road, Rawnsley Allocation: Gypsy and Traveller pitches. Capacity: 3 pitches
GT2	Land at Lime Lane, Little Wyrley Allocation: Gypsy and Traveller pitches. Capacity: 2 pitches
Employment Site Allocations	
E4	Former Power Station off A51 (Adjacent to Towers Business Park) Allocation: Employment. Capacity: 2.1Ha
E6	Land at the Academy Early Years Childcare (Former Talbot Public House), Main Road, Brereton Allocation: Employment. Capacity: 0.14 Ha (537sqm)
E14	Hill Farm, 82 Hayfield Hill, Cannock Wood, Rugeley Allocation: Employment. Capacity:
E15	Cannock Elim Church, Girton Road, Rumer Hill Allocation: Employment. Capacity: 0.08ha
E16	Land Off Norton Green Lane, Norton Canes Allocation: Employment. Capacity: 0.56Ha



7. Site Allocations

Site Allocations Information

Site Specific Policy - Land at 521 Pye Green Road (H29)

Site Reference: H29

Address: Land at 521 Pye Green Road, Hednesford, Cannock

Indicative Dwelling Yield: 80 dwellings

Site Area (Hectares): 2.02 hectares

Proposed Use: Residential Development

Site Boundary



Site Specific Policy: H29

Key Development Considerations:

- i. Provide access from Pye Green Road
- ii. Include new or enhanced cycle and footpath linkages, including enhanced connections and alignments to existing Public Rights of Ways, Pye Green Valley and the adjacent local services.
- iii. The proposals will where possible deliver appropriate improvements to the existing off-site Public Rights of Way which are connected to the site.
- iv. Provide an appropriate Education Contribution as requested by Staffordshire County Council.
- v. Incorporate existing hedgerows, trees and water courses where possible within the proposed development and provide suitable ecological mitigation and/or compensatory and enhancement measures within the site to support biodiversity and green infrastructure connectivity
- vi. Incorporate new or enhanced attenuation ponds and SuDS features within the greenspace to provide suitable drainage systems on the site, subject to the findings of a site-specific flood risk assessment
- vii. Incorporate additional landscaping and planting to provide a buffer between the new development and the wider countryside.



7. Site Allocations

- viii. Design of the development should be respectful of the proximity of the site to sensitive environmental and landscape designated areas including Cannock Chase National Landscape and Cannock Chase SAC.
- ix. If in operation at the time of submission, the existing active on-site community uses (church and community hub), could be re-sited in the local Hednesford area or, where appropriate, accommodated on site.



7. Site Allocations

Site Specific Policy - Land bound by Ringway, Church Street and Market Hall Street (M1)

Site Reference: M1

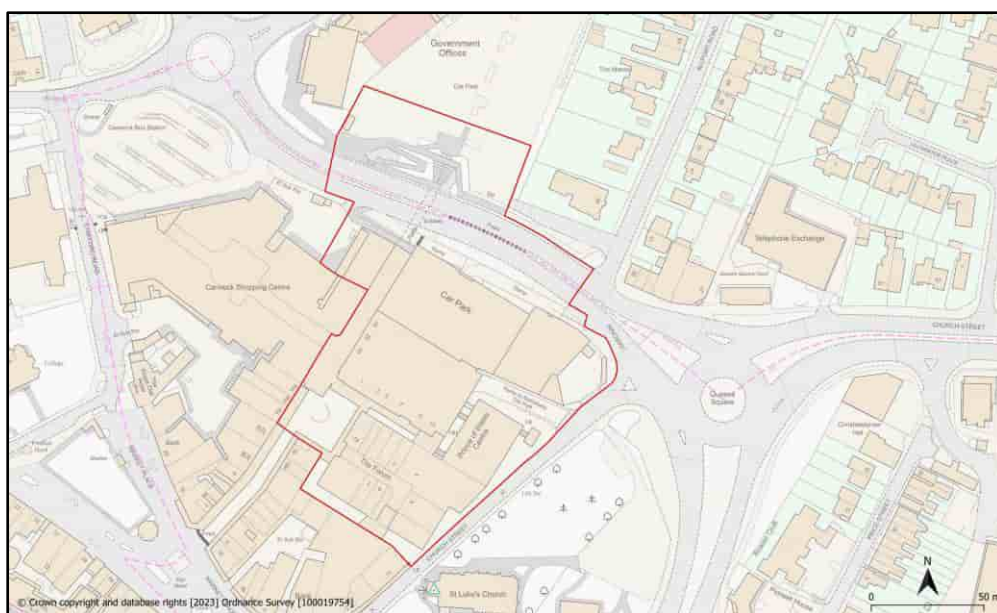
Address: Land bound by Ringway, Church Street and Market Hall Street, Cannock Town Centre

Indicative Dwelling Yield: 70 dwellings

Site Area (Hectares): 2 hectares

Proposed Use: Residential Development

Site Boundary



Site Specific Policy: M1

Key Development Considerations:

- i. Provide access from Church Street/Ringway
- ii. Include new or enhanced cycle and footpath linkages, including enhanced connections and alignments to existing Public Rights of Way.
- iii. Contribute to an improved, accessible and safe crossing point over the Ringway dual carriageway to replace the subway
- iv. Provide of an appropriate Education Contribution as requested by Staffordshire County Council.
- v. Incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site
- vi. Provide appropriate soft landscaping such as street trees and green roofs where possible, and enhancement features for wildlife where appropriate, within the scheme to benefit nature and enhance the street scene
- vii. Design the buildings to respect the setting of the adjacent listed buildings including St Lukes Church and the Cannock Town Centre Conservation Area
- viii. Consideration should be given to setting back the building line from the west side of Church Street to mirror the green space at the northern end of the churchyard on the east side of the road. A set-back should be considered on the south side of Ringway to soften the 'cliff edge' effect of the current development. Consideration should be given to whether development could be stepped up from the building line to the south-



7. Site Allocations

west corner of the site to minimise impact. The site can accommodate a contemporary architectural style, but its proximity to the conservation area and church requires the use of high quality design and materials.

- ix. Maintain access to sustainable travel modes including the nearby Cannock Bus and Railway Stations



7. Site Allocations

Site Specific Policy - Avon Road/Hallcourt Lane, Cannock (M5)

Site Reference: M5

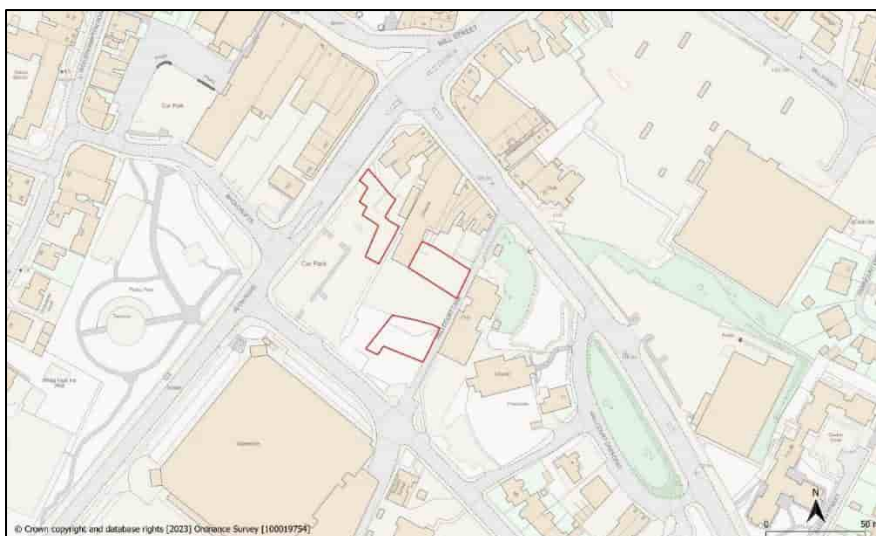
Address: Avon Road/Hallcourt Lane, Cannock

Indicative Dwelling Yield: 22 dwellings

Site Area (Hectares): 0.14 hectares

Proposed Use: Residential Development

Site Boundary



Site Specific Policy: M5

Key Development Considerations:

- i. Provide access from Hunter Road
- ii. Include new or enhanced cycle and footpath linkages, including enhanced connections and alignments to Cannock Town Centre and the park on Avon Road.
- iii. Contribute to an improved, accessible and safe crossing points over the Avon Road and Walsall Road.
- iv. Provide an appropriate Education Contribution as requested by Staffordshire County Council.
- v. Provide appropriate soft landscaping such as street trees and green roofs where possible, and enhancement features for wildlife where appropriate, within the scheme to benefit nature and enhance the street scene
- vi. Incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site
- vii. Design the buildings to reflect the prominent location on the approach to Cannock Town Centre and to respect the setting of views towards Cannock Town Centre Conservation Area
- viii. Any scheme should have regard to the non-designated heritage asset: Electric Picture House and its setting including 6-10 (even) and 14-22 (even) Walsall Road. A sensitive approach should be used on the western boundary of the site on Avon Road.
- ix. Ensure that sufficient parking provision is maintained within Cannock Town Centre to sustain the health of the centre, whilst balancing demand through maintaining access to sustainable travel modes including the nearby Cannock Bus and Railway Stations



7. Site Allocations

Site Specific Policy - Land at Chapel Street, Heath Hayes (H34)

Site Reference: H34

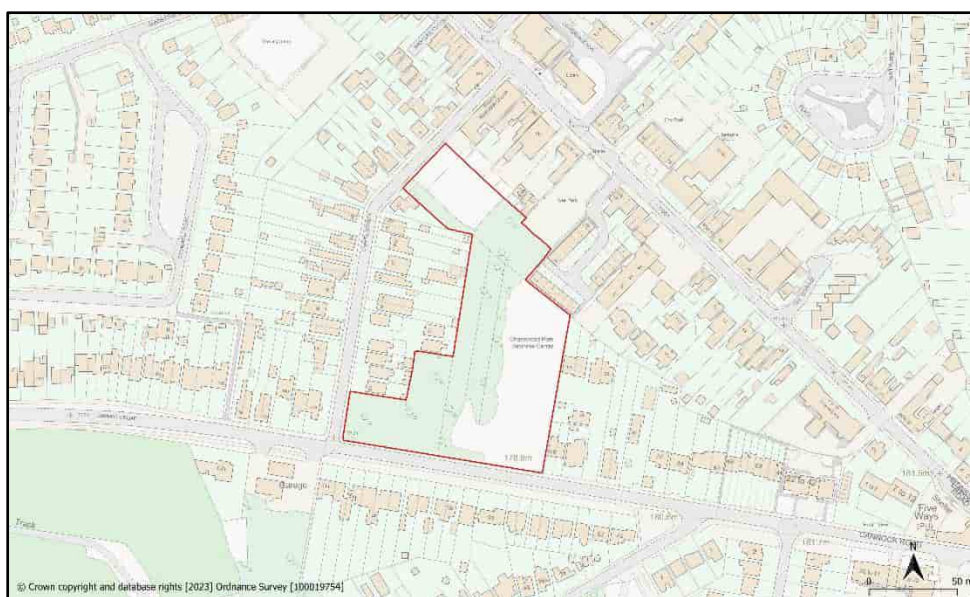
Address: Land at Chapel Street, Heath Hayes

Indicative Dwelling Yield: 20 dwellings

Site Area (Hectares): 1.13 hectares

Proposed Use: Residential Development

Site Boundary



Site Specific Policy: H34

Key Development Considerations:

- i. Provide access from Cannock Road/Chapel Street
- ii. Contribute to any Highway Improvements required by Staffordshire County Council, including capacity enhancements at Five Ways roundabout and mitigation of any adverse impact on air quality
- iii. Include new or enhanced cycle and footpath linkages, including enhanced connections and alignments to existing Public Rights of Ways including the route crossing the site.
- iv. The proposals will where possible deliver appropriate improvements to the existing off-site Public Rights of Way which are connected to the site to enhance access to Heath Hayes Local centre and to the wider countryside land including recreational areas off Newlands Lane
- v. Provide an appropriate Education Contribution as requested by Staffordshire County Council.
- vi. Incorporate existing hedgerows, trees and water courses where possible within the proposed development and provide suitable ecological mitigation and/or compensatory and enhancement measures within the site to support biodiversity and green infrastructure connectivity
- vii. Incorporate open space on site where possible in accordance with standards set out in Policy S02.3 and provide compensation for the loss of part of the existing public open space within Heath Hayes Parish.



7. Site Allocations

- viii. Incorporate new or enhanced attenuation ponds and SuDS features within the greenspace to provide suitable drainage systems on the site, subject to the findings of a site-specific flood risk assessment
- ix. Provision of necessary mitigation measures required to enable the adjacent employment area to remain in operation. This may include a landscape buffer and other sound proofing measures in the design of the site.
- x. The design and layout of the site must consider the location of the Tree Preservation Orders within the site. A tree survey may be required by the Council to provide an up-to-date assessment of the trees and any required mitigation measures to protect them
- xi. The design of the development should take into account the location within a Coal Authority High Risk Development Area by providing appropriate mitigation measures where studies conclude issue may arise



7. Site Allocations

Site Specific Policy - Land at Girton Road/Spring Street, Cannock (H35)

Site Reference: H35

Address: Land at Girton Road/Spring Street, Cannock

Indicative Dwelling Yield: 24 dwellings

Site Area (Hectares): 0.40 hectares

Proposed Use: Residential Development

Site Boundary



Site Specific Policy: H35

Key Development Considerations:

- i. Provide vehicle access from Spring Street
- ii. Include new or enhanced cycle and footpath linkages, including enhanced connections and alignments to existing Public Rights of Way.
- iii. The proposals will where possible deliver appropriate improvements to the existing off-site Public Rights of Way which are connected to the site to enhance access to other facilities within the local area including Cannock Railway Station and Mill Green Nature Reserve
- iv. Provide an appropriate Education Contribution as requested by Staffordshire County Council.
- v. Incorporate existing hedgerows along the site boundary where possible and provide suitable ecological mitigation and/or compensatory and enhancement measures within the site supporting biodiversity and green infrastructure connectivity
- vi. Incorporate additional landscaping and planting to reflect the sites historic use as a green space and take into account nearby Tree Preservation Orders in the site layout
- vii. Incorporate new or enhanced attenuation ponds and SuDS features within the greenspace to provide suitable drainage systems on the site, subject to the findings of a site-specific flood risk assessment
- viii. The design, height and massing of any proposed development should take consideration of the original character of this location using traditional materials such as red brick or render. Development should be set back to the existing building line. New development should conserve and enhance the setting of Cannock Town



7. Site Allocations

Centre Conservation Area, the Grade II Listed Congregational Chapel and Manse (Vicarage).



7. Site Allocations

Site Specific Policy - Park Road Offices, Cannock (H36)

Site Reference: H36

Address: Park Road Offices, Cannock

Indicative Dwelling Yield: 25 dwellings

Site Area (Hectares): 0.19 hectares

Proposed Use: Residential Development

Site Boundary



Site Specific Policy: H36

Key Development Considerations:

- i. Provide access from Park Road
- ii. Include new or enhanced cycle and footpath linkages, including enhanced connections and alignments to Cannock Town Centre
- iii. Provide an appropriate Education Contribution as requested by Staffordshire County Council.
- iv. Consider the topography of the site when designing the layout and building heights, including the relationship with the height of neighbouring tall buildings
- v. Provide appropriate soft landscaping such as street trees and green roofs where possible, and enhancement features for wildlife where appropriate, within the scheme to benefit nature and enhance the street scene
- vi. Incorporate existing hedgerows and trees where possible within the proposed development to reflect the established landscaping around the site boundary and provide suitable ecological mitigation and/or compensatory and enhancement measures within the site to support biodiversity and promote the Strategic Green Space Network. This should include a buffer, and landscape and habitat connections with the neighbouring Cannock Park.
- vii. Incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site



7. Site Allocations

Site Specific Policy - Police Station Car Park, Cannock (H37)

Site Reference: H37

Address: Police Station Car Park, Cannock

Indicative Dwelling Yield: 25 dwellings

Site Area (Hectares): 0.19 hectares

Proposed Use: Residential Development

Site Boundary



Site Specific Policy: H37

Key Development Considerations:

- i. Provide access from Queen Street
- ii. Improvement to the highway frontage to Queen Street to be incorporated into the design of the development
- iii. Include new or enhanced cycle and footpath linkages, including enhanced connections and alignments to Cannock Town Centre
- iv. Provide an appropriate Education Contribution as requested by Staffordshire County Council.
- v. Provide appropriate soft landscaping such as street trees and green roofs where possible, and enhancement features for wildlife where appropriate, within the scheme to benefit nature and enhance the street scene and green infrastructure connectivity
- vi. Incorporate existing hedgerows and trees where possible within the proposed development
- vii. Incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site
- viii. Ensure sufficient parking provision is maintained to meet the operational requirements of the emergency services of Cannock; the main base for police services within the District
- ix. Maintain any existing access rights across the site or provide alternative arrangements for adjacent properties, where possible
- x. The site layout should be designed to take into account the mixed uses within and around the Town Centre location
- xi. Design of the site and buildings should respect the views towards and setting of the nearby Cannock Town Centre Conservation Area



7. Site Allocations

- xii. Development should conserve and enhance the Cannock Chase Conservation Area, eleven listed buildings and two scheduled monuments including the grade II* Church of St Luke, and the White House and their setting. The design, height and massing of any proposed development should take consideration of the original character of this location. Development which respects and draws inspiration from the character of the houses on the south side of Queen Street will be supported. The design of development should consider the use of locally distinctive details and features such as polychrome brick and wrought iron canopies to continue the sense of high quality, traditional street scenes.



7. Site Allocations

Site Specific Policy - Land at Walsall Road, Avon Road, Hunter Road, Hallcourt Lane, Cannock (H38)

Site Reference: H38

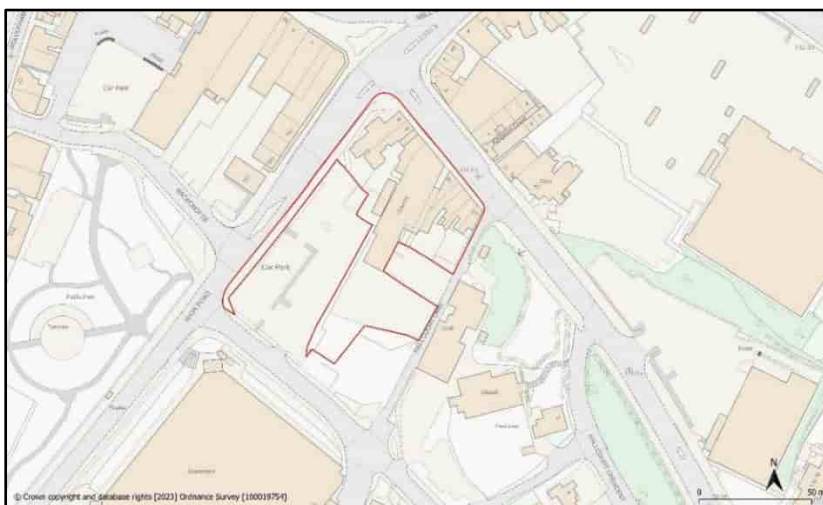
Address: Land at Walsall Road, Avon Road, Hunter Road, Hallcourt Lane, Cannock

Indicative Dwelling Yield: 24 dwellings

Site Area (Hectares): 0.60 hectares

Proposed Use: Residential Development

Site Boundary



Site Specific Policy: H38

Key Development Considerations:

- i. Provide access from Hunter Road
- ii. Include new or enhanced cycle and footpath linkages, including enhanced connections and alignments to Cannock Town Centre and the public open space on Avon Road
- iii. Contribute to improved, accessible and safe crossing points over the Avon Road and Walsall Road
- iv. Provide an appropriate Education Contribution as requested by Staffordshire County Council.
- v. Provide appropriate soft landscaping such as street trees and green roofs where possible, and enhancement features for wildlife where appropriate, within the scheme to benefit nature and enhance the street scene and green infrastructure connectivity
- vi. Incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site
- vii. Design of the site and buildings should reflect the prominent location on the approach to Cannock Town Centre and to respect the setting of views towards Cannock Town Centre Conservation Area
- viii. Development should conserve and enhance the setting of Grade II* Parish Church of St. Luke (plus Grade II church railings & gates). Any scheme should have regard to the non-designated heritage asset: Electric Picture House and its setting including 6-10 (even) and 14-22 (even) Walsall Road. A sensitive approach should be used on the western boundary of the site on Avon Road.



7. Site Allocations

- ix. Ensure that sufficient parking provision is maintained within Cannock Town Centre to sustain the health of the centre, including supporting the retention of the existing businesses, whilst balancing demand through maintaining access to sustainable travel modes including the nearby Cannock Bus and Railway Stations



7. Site Allocations

Site Specific Policy - 26-28 Wolverhampton Road, Cannock (H39)

Site Reference: H39

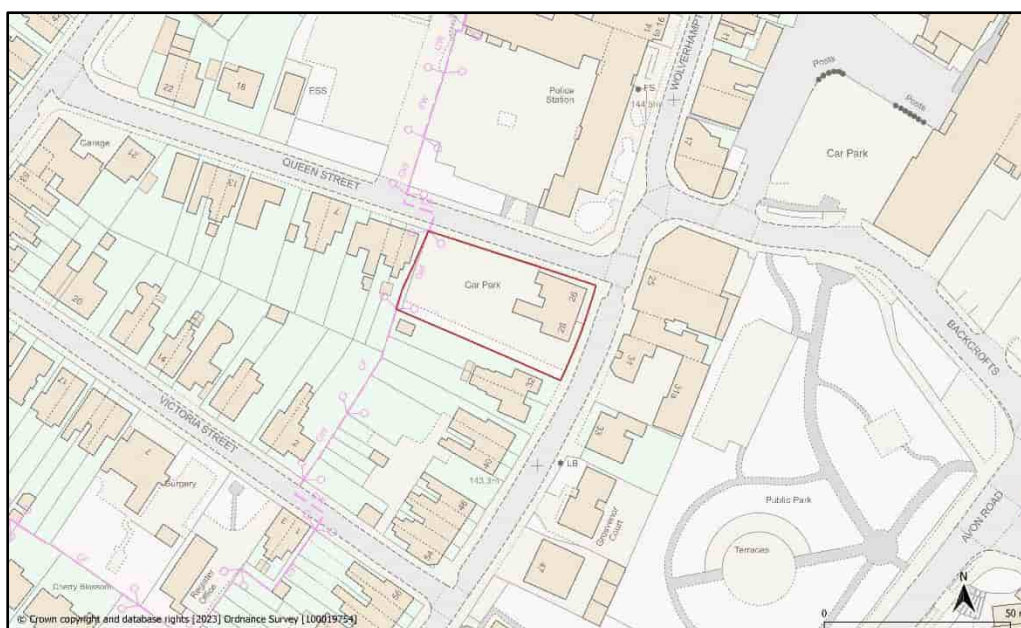
Address: 26-28 Wolverhampton Road, Cannock

Indicative Dwelling Yield: 25 dwellings

Site Area (Hectares): 0.12 hectares

Proposed Use: Residential Development

Site Boundary



Site Specific Policy: H39

Key Development Considerations:

- i. Provide access from Queen Street/Wolverhampton Road
- ii. Include new or enhanced cycle and footpath links, including enhanced connections and alignments to Cannock Town Centre and the public open space at Avon Road.
- iii. Provide an appropriate Education Contribution as requested by Staffordshire County Council.
- iv. Provide appropriate soft landscaping such as street trees and green roofs where possible, and enhancement features for wildlife where appropriate, within the scheme to benefit nature and enhance the street scene and green infrastructure connectivity
- v. Incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site
- vi. Design of the site and buildings should respect the views towards and setting of the nearby Cannock Town Centre Conservation Area
- vii. Any scheme should retain the non-designated heritage asset: 26-28 Wolverhampton Road and should maintain a gap between the asset and any new development to protect its setting.



7. Site Allocations

Site Specific Policy - Danilo Road Car Park, Cannock (H40)

Site Reference: H40

Address: Danilo Road Car Park, Cannock

Indicative Dwelling Yield: 20 dwellings

Site Area (Hectares): 0.19 hectares

Proposed Use: Residential Development

Site Boundary



Site Specific Policy: H40

Key Development Considerations:

- i. Provide access from Danilo Road
- ii. Include new or enhanced cycle and footpath linkages, including enhanced connections and alignments to Cannock Town Centre and Cannock Park
- iii. Provide an appropriate Education Contribution as requested by Staffordshire County Council.
- iv. Provide appropriate soft landscaping such as street trees and green roofs where possible, and enhancement features for wildlife where appropriate, within the scheme to benefit nature and enhance the street scene and green infrastructure connectivity
- v. Incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site
- vi. Maintain any existing access rights across the site or provide alternative arrangements for adjacent properties, where possible
- vii. Design the site layout to take into account the mixed uses within and around the Town Centre location
- viii. Design the site and buildings to respect the views towards and setting of the nearby Cannock Town Centre Conservation Area
- ix. The design, height and massing of any proposed development should take consideration of the character of this edge of centre location. Proposals should have regard to the Conservation Management Plan and Appraisal for Cannock Town Centre to ensure the character of the area and impact on sensitive buildings is considered.



7. Site Allocations

Consideration should be given to using traditional materials such as brick or render and tiled roofs.

- x. Ensure that sufficient parking provision is maintained within Cannock Town Centre to sustain the health of the centre, whilst balancing demand through maintaining access to sustainable travel modes including the nearby Cannock Bus and Railway Stations



7. Site Allocations

Site Specific Policy - Backcroft Car Park, Cannock (M4)

Site Reference: M4

Address: Backcroft Car Park, Cannock

Indicative Dwelling Yield: 20 dwellings

Site Area (Hectares): 0.36 hectares

Proposed Use: Residential Development

Site Boundary



Site Specific Policy: M4

Key Development Considerations:

- i. Provide access from Backcrofts
- ii. Include new or enhanced cycle and footpath linkages, including enhanced connections and alignments to Cannock Town Centre pedestrian area and the public open space directly opposite fronting Avon Road
- iii. Provide an appropriate Education Contribution as requested by Staffordshire County Council.
- iv. Provide appropriate soft landscaping such as street trees and green roofs where possible, and enhancement features for wildlife where appropriate, within the scheme to benefit nature and enhance the street scene and green infrastructure connectivity
- v. Incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site
- vi. Maintain any existing access rights across the site or provide alternative arrangements for adjacent properties, where possible
- vii. Design the site layout to take into account the mixed uses within and around the Town Centre location
- viii. Design the site and buildings to respect the views towards and setting of the nearby Cannock Town Centre Conservation Area
- ix. Development that respects, or takes inspiration from, the character of the Conservation Area as described in the council's Cannock Conservation Area character appraisal and management plan will be supported. The height and massing of any proposed development should take consideration the potential impact on the setting of the Conservation Area and views from the Churchyard. New development should not



7. Site Allocations

oversail the buildings to the south side of Market Place. Any three storey buildings within the site should be constructed with regard to sight lines from the north side of Market Place and the churchyard.

- x. Ensure that sufficient parking provision is maintained within Cannock Town Centre to sustain the health of the centre, whilst balancing demand through maintaining access to sustainable travel modes including the nearby Cannock Bus and Railway Stations



7. Site Allocations

Site Specific Policy - Park Road Bus Station, Cannock (M2)

Site Reference: M2

Address: Park Road Bus Station, Cannock

Indicative Dwelling Yield: 15 dwellings

Site Area (Hectares): 0.11 hectares

Proposed Use: Residential Development

Site Boundary



Site Specific Policy: M2

Key Development Considerations:

- i. Provide access from Stafford Road
- ii. Include new or enhanced cycle and footpath linkages, including enhanced connections and alignments to Cannock Town Centre pedestrian area and Cannock Shopping Centre and the operational section of Cannock Bus Station
- iii. Provide an appropriate Education Contribution as requested by Staffordshire County Council.
- iv. Incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site
- v. Maintain any existing access rights across the site or provide alternative arrangements for adjacent properties, where possible
- vi. Design the site layout to take into account the mixed uses within and around the Town Centre location, to enhance the Stafford Road frontage and to improve accessibility and safety within the remaining operational part of the adjacent bus station
- vii. The design of the site and buildings should respect the setting of the listed buildings and Cannock Town Centre Conservation Area
- viii. In line with the recommendations of the Heritage Impact Assessment; support will be given to schemes that set back from Stafford Road and mirror planting on the western side of the road. The height and massing of any proposed development should be in keeping with surrounding development and designed in either traditional or contemporary style using high quality design and materials.



7. Site Allocations

- ix. Ensure that sufficient short stay bus/coach stand provision is maintained within Cannock Town Centre, including within the remaining operational part of the existing bus station, to sustain the health of the centre and links to other settlements



7. Site Allocations

Site Specific Policy - 243 Hill Street, Hednesford (H43)

Site Reference: H43

Address: 243 Hill Street, Hednesford, Cannock

Indicative Dwelling Yield: 13 dwellings

Site Area (Hectares): 0.51 hectares

Proposed Use: Residential Development

Site Boundary



Site Specific Policy: H43

Key Development Considerations:

- i. Provide access from Hill Street
- ii. Include new or enhanced cycle and footpath linkages, including enhanced connections and alignments to the nearby District Centre and Heath Hayes Local Centre.
- iii. Contribute to improved, accessible and safe crossing points at Hednesford Road
- iv. Provide an appropriate Education Contribution as requested by Staffordshire County Council
- v. Provide an appropriate soft landscaping such as street trees and green roofs where possible within the scheme to benefit nature and enhance the street scene. The design should support the east-west connection of the Strategic Green Space Network.
- vi. Incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site
- vii. Incorporate existing hedgerows and trees where possible within the proposed development and provide suitable ecological mitigation and/or compensatory and enhancement measures within the site and green infrastructure connectivity
- viii. The design of the development should take into account within a Coal Authority High Risk Development Area by providing appropriate mitigation measures where studies conclude issues may arise.



7. Site Allocations

Site Specific Policy - 41 Mill Street, Cannock (H60)

Site Reference: H60

Address: 41 Mill Street, Cannock

Indicative Dwelling Yield: 15 dwellings

Site Area (Hectares): 0.13 hectares

Proposed Use: Residential Development

Site Boundary



Site Specific Policy: H60

Key Development Considerations:

- i. Provide access from Mill Street/Price Street
- ii. Include new or enhanced cycle and footpath linkages, including enhanced connections and alignment to the existing Public Rights of Way
- iii. Contribute to improved, accessible and safe crossing points over Mill Street dual carriageway to enhance access to Cannock Town Centre
- iv. Provide an appropriate Education provision as requested by Staffordshire County Council
- v. Provide appropriate soft landscaping such as street trees and green roofs where possible, and enhancement features for wildlife where appropriate, within the scheme to benefit nature and enhance the street scene and green infrastructure connectivity
- vi. The design shall protect and enhance the significance of designated and non-designated heritage assets and their settings and enhance the quality of the townscape
- vii. Development should respect the height and massing of the surrounding developments. In designing new development; attention should be paid to scale and materials, and in particular to the fenestration and detailing of the façade to Mill Street to create an attractive and cohesive streetscape
- viii. Incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site



7. Site Allocations

Site Specific Policy - Cannock Chase High School, Lower Site Campus, Hednesford Road (H61)

Site Reference: H61

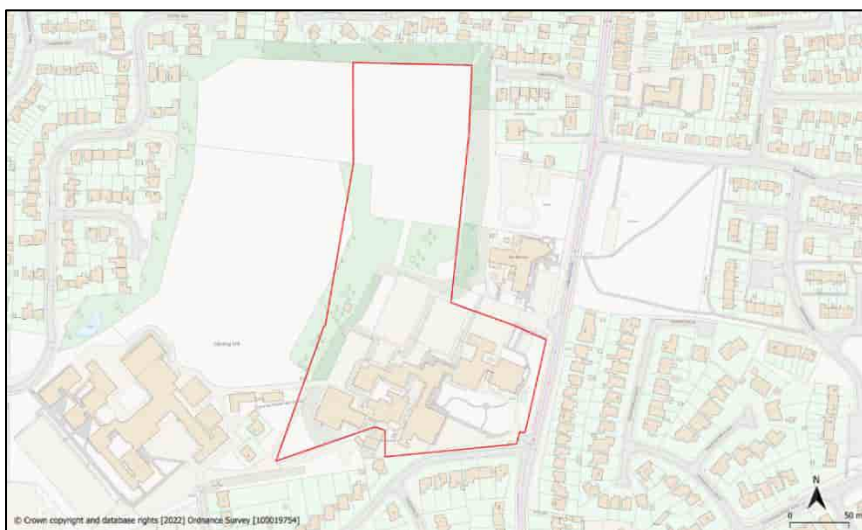
Address: Cannock Chase High School, Lower Site Campus, Hednesford Road

Indicative Dwelling Yield: Currently Not Defined

Site Area (Hectares): 4.18 hectares - Developable Area Currently Not Defined

Proposed Use: Residential Development

Site Boundary



Site Specific Policy: H61

Key Development Considerations:

- i. Provide access from Hednesford Road
- ii. Include new or enhanced cycle and footpath linkages, including enhanced connections and alignments to existing Public Rights of Way, Cannock Town Centre, Chads Moor Local Centre and through the west of the site
- iii. Proposals will where possible deliver appropriate improvements to the existing off-site Public Rights of Way which are connected to the site to enhance access to other facilities within the local area
- iv. Provide an appropriate Education contribution as requested by Staffordshire County Council and also Sport England to replace/improve any sports facilities or greenspace lost as a result of the new development
- v. Incorporate existing hedgerows and trees where possible within the proposed development and provide suitable ecological mitigation and/or compensatory and enhancement measures within the site and green infrastructure connectivity
- vi. Proposals will maintain the links within the Strategic Green Space Network within the design and promote the east-west connectivity between the existing area of open space
- vii. Incorporate additional landscaping and planting to provide a buffer between the remaining school site and new development
- viii. A Transport Assessment/Travel Plan may be required



7. Site Allocations

Site Specific Policy - Springvale Area Service Office, Walhouse Street, Cannock (H62)

Site Reference: H62

Address: Springvale Area Service Office, Walhouse Street, Cannock

Indicative Dwelling Yield: 10 dwellings

Site Area (Hectares): 0.40 hectares

Proposed Use: Residential Development

Site Boundary



Site Specific Policy: H62

Key Development Considerations:

- i. Provide access from Girton Road/Walhouse Street
- ii. Include new or enhance cycle and footpath linkages, including enhanced connections and alignments to existing Public Rights of Way, including links to Cannock Town Centre
- iii. Provide an appropriate Education contribution as requested by Staffordshire County Council
- iv. Incorporate existing trees where possible within the proposed development and provide suitable ecological mitigation and/or compensatory and enhancement measures within the site and green infrastructure connectivity
- v. Incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site



7. Site Allocations

Site Specific Policy - Former Rumer Hill Industrial Estate, Cannock (H63)

Site Reference: H63

Address: Former Rumer Hill Industrial Estate, Cannock

Indicative Dwelling Yield: 99 dwellings

Site Area (Hectares): 2.6 hectares

Proposed Use: Residential Development

Site Boundary



Site Specific Policy: H63

Key Development Considerations:

- i. Provide access from Rumer Hill
- ii. Retain an Emergency Access Route through the site if required by the adjacent mid Cannock Rail Freight Depot
- iii. Include new or enhance cycle and footpath linkages, including enhanced connections and alignments to existing Public Rights of Way, including links to Cannock Town Centre
- iv. Provide an appropriate Education contribution as requested by Staffordshire County Council
- v. Incorporate existing trees where possible within the proposed development and provide suitable ecological mitigation and/or compensatory and enhancement measures within the site and green infrastructure connectivity
- vi. A Tree Preservation Order exists on the site and areas of semi-natural open space lie to the eastern and western edges of the site; the design should investigate the potential to link the two areas together through the site
- vii. Incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site
- viii. The design of the development should take into account the location within a Coal Authority High Risk Development Area by providing appropriate mitigation measures where studies conclude issues may arise
- ix. Remediate the despoiled land and provide a Contaminated Land Desk Top Study and Remediation Statement
- x. The amenity of future occupiers especially from noise needs to be considered within the design in consideration of the existing mid Cannock Rail Freight Depot.



7. Site Allocations

- xi. The residential use of the site should not affect the viability of the commercial operation of the adjacent mid Cannock Rail Freight Depot.



7. Site Allocations

Site Specific Policy - A Dunford and Son, Brindley Heath Road, Cannock (H65)

Site Reference: H65

Address: A Dunford and Son, Brindley Heath Road, Cannock, WS12 4DR (Formerly 1 Brindley Heath Road, Cannock)

Indicative Dwelling Yield: 15 dwellings

Site Area (Hectares): 0.18 hectares

Proposed Use: Residential Development

Site Boundary



Site Specific Policy: H65

Key Development Considerations:

- i. Provide access from Brindley Heath Road
- ii. Include new or enhance cycle and footpath linkages, including enhanced connections and alignments to existing Public Rights of Way
- iii. Provide an appropriate Education contribution as requested by Staffordshire County Council
- iv. Incorporate existing trees and hedgerows where possible within the proposed development and provide suitable ecological mitigation and/or compensatory and enhancement measures within the site and green infrastructure connectivity
- v. Incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site
- vi. Subject to a site-specific assessment, if required remediate the despoiled land and provide a Contaminated Land Desk Top Study and Remediation Statement



7. Site Allocations

Site Specific Policy - Land at the Corner of Avon Road and Hunter Road, Cannock (H66)

Site Reference: H66

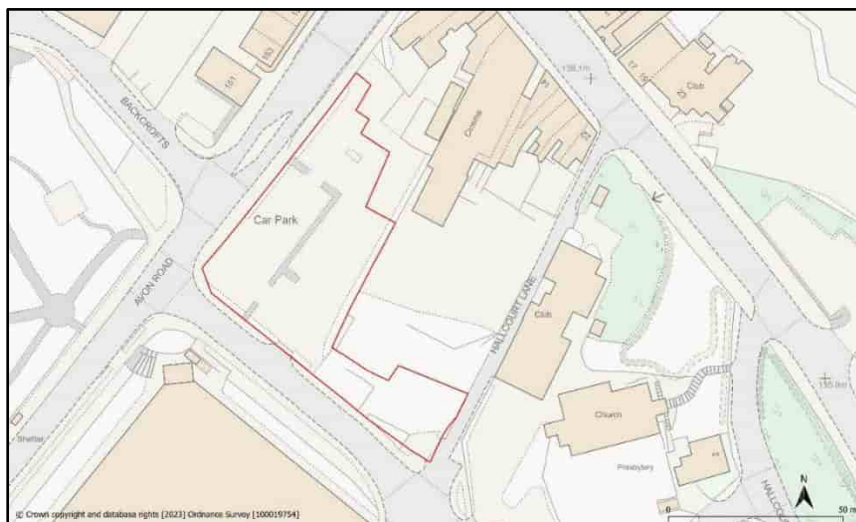
Address: Land at the Corner of Avon Road and Hunter Road, Cannock

Indicative Dwelling Yield: 18 dwellings

Site Area (Hectares): 0.3 hectares

Proposed Use: Residential Development

Site Boundary



Site Specific Policy: H66

Key Development Considerations:

- i. Provide access from Hunter Road
- ii. Include new or enhanced cycle and footpath linkages, including enhanced connections and alignments to Cannock Town Centre and the park on Avon Road.
- iii. Contribute to an improved, accessible and safe crossing points over the Avon Road and Walsall Road.
- iv. Provide appropriate soft landscaping such as street trees and green roofs where possible, and enhancement features for wildlife where appropriate, within the scheme to benefit nature and enhance the street scene
- v. Incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site
- vi. Design the buildings to reflect the prominent location on the approach to Cannock Town Centre and to respect the setting of views towards Cannock Town Centre Conservation Area
- vii. Ensure that sufficient parking provision is maintained within Cannock Town Centre to sustain the health of the centre, whilst balancing demand through maintaining access to sustainable travel modes including the nearby Cannock Bus and Railway Stations
- viii. Provide an appropriate Education contribution as requested by Staffordshire County Council.



7. Site Allocations

Site Specific Policy - Land at The Mossley, off Armitage Road (H49)

Site Reference: H49

Address: Land at The Mossley, off Armitage Road

Indicative Dwelling Yield: 40 dwellings

Site Area (Hectares): 1.3 hectares

Proposed Use: Residential Development

Site Boundary



Site Specific Policy: H49

Key Development Considerations:

- i. Provide access to The Mossley via Armitage Road, including highways improvements to the bridge access point in consultation with Staffordshire County Highways
- ii. Include new or enhanced cycle and footpath linkages, including enhanced connections and alignments to existing Public Rights of Way including the Trent and Mersey Canal towpath for access to Rugeley Town Centre
- iii. Provide an appropriate Education contribution as requested by Staffordshire County Council
- iv. Facilitate the relocation of the existing businesses, where necessary
- v. Incorporate existing hedgerows, trees and water courses where possible within the proposed development and provide suitable ecological mitigation and/or compensatory and enhancement measures within the site and green infrastructure connectivity
- vi. Incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site
- vii. The design of the site and buildings within it should respect the setting and structures within the adjacent Trent and Mersey Canal Conservation Area
- viii. Archaeological investigation must be undertaken prior to development to identify any surviving buried archaeological remains relating to the non-designated heritage asset; a levelled Ridge and Furrow, North of Armitage Road Rugeley (MST23736) which is within the boundary of the site. Any new buildings should use appropriate materials and styles to remain in keeping with the character of the area. Consideration should



7. Site Allocations

be given to screening using vegetation between the development and canal to minimise setting changes to the Trent and Mersey Conservation Area.



7. Site Allocations

Site Specific Policy - Nursery Fields, St Michaels Road, Brereton (H50)

Site Reference: H50

Address: Nursery Fields, St Michaels Road, Brereton

Indicative Dwelling Yield: 35 dwellings

Site Area (Hectares): 1.25 hectares

Proposed Use: Residential Development

Site Boundary



Site Specific Policy: H50

Key Development Considerations:

- i. Provide access from St. Michael's Road and Nursery Road
- ii. Include new or enhanced cycle and footpath linkages including enhanced connections and alignments to existing Public Rights of Way and restore connections through the site to Main Road for access to the shops and adjacent bus stop
- iii. Provide an Education contribution as requested by Staffordshire County Council
- iv. Incorporate existing trees and hedgerows where possible within the proposed development and provide suitable ecological mitigation and/or compensatory and enhancement measures within the site and green infrastructure connectivity
- v. Incorporate suitable water harvesting and drainage systems in the site to minimise water use and limit water run-off from the site
- vi. The design of the site and buildings should respect the setting and structures within the Main Road, Brereton Conservation Area including the adjacent Church of St Michael. In line with the recommendations of the Heritage Impact Assessment screening should be employed along the rest of the eastern boundary of the site. The height of the buildings in keeping with the surrounding area and designed in either traditional or contemporary style.



7. Site Allocations

Site Specific Policy - Castle Inn, 141 Main Road, Brereton (H51)

Site Reference: H51

Address: Castle Inn, 141 Main Road, Brereton

Indicative Dwelling Yield: 27 dwellings

Site Area (Hectares): 0.37 hectares

Proposed Use: Residential Development

Site Boundary



Key Development Considerations:

- i. Provide access from Main Road
- ii. Include new or enhanced cycle and footpath linkages, including enhanced connections and alignments to existing Public Rights of Way and connections through the site from Seabrooke Road to Main Road
- iii. Provide an appropriate Education contribution as requested by Staffordshire County Council
- iv. Provide appropriate soft landscaping such as street trees and green roofs where possible, and enhancement features for wildlife where appropriate, within the scheme to benefit nature and enhance the street scene
- v. Incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site
- vi. The design of the site and buildings should respect the setting of the adjacent Main Road, Brereton Conservation Area including the adjacent Church of St Michael.



7. Site Allocations

Site Specific Policy - Gregory Works, Armitage Road, Brereton (H52)

Site Reference: H52

Address: Gregory Works, Armitage Road, Brereton

Indicative Dwelling Yield: 23 dwellings

Site Area (Hectares): 0.43 hectares

Proposed Use: Residential Development

Site Boundary



Site Specific Policy: H52

Key Development Considerations:

- i. Provide access from Armitage Road
- ii. Include new or enhanced cycle and footpath linkages, including enhanced connections and alignments to existing Public Rights of Way including establishing a link to the adjacent Ravenhill Park
- iii. Provide an appropriate Education contribution as requested by Staffordshire County Council
- iv. Incorporate existing trees and hedgerows where possible within the proposed development and provide suitable ecological mitigation and/or compensatory and enhancement measures within the site to support biodiversity and promote green infrastructure connectivity.
- v. Facilitate the relocation of the existing businesses where necessary
- vi. Incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site
- vii. The design of the site and buildings should respect the setting of the adjacent Trent and Mersey Canal Conservation Area
- viii. The design, height and massing of any proposed development should respect the original character of this location.

Site Specific Policy - Land off Lichfield Street, Rugeley (H53)

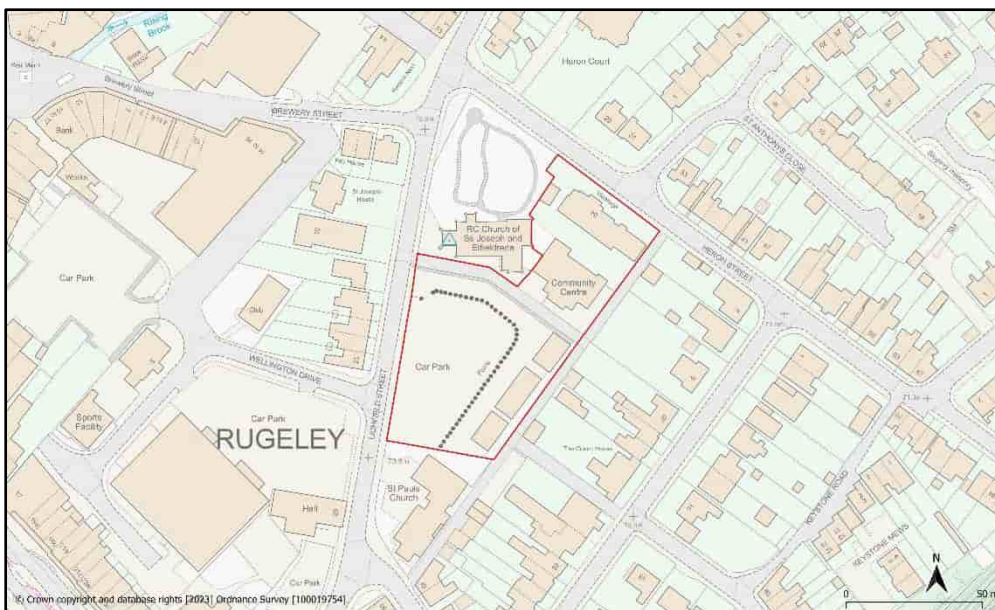
Address: Land off Lichfield Street, Rugeley

Indicative Dwelling Yield: 20 dwellings

Site Area (Hectares): 0.53 hectares

Proposed Use: Residential Development

Site Boundary



Key Development Considerations:

- i. Provide access from Lichfield Street/Heron Street
- ii. Include new or enhanced cycle and footpath linkages, including enhanced connections and alignments to existing Public Rights of Way and Rugeley Town Centre
- iii. Provide an Education contribution as requested by Staffordshire County Council
- iv. Incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site
- v. Provide appropriate soft landscaping such as street trees and green roofs where possible, and enhancement features for wildlife where appropriate, within the scheme to benefit nature and enhance the street scene
- vi. Incorporate new or enhanced attenuation ponds and SuDS features to provide suitable drainage systems on the site, subject to the findings of a site specific flood risk assessment
- vii. New development should conserve and enhance the Church of St Joseph and St Etheldreda and the Talbot Street and Lichfield Street Conservation Area and their setting. Archaeological evaluation is required prior to development of the site as there is potential for below ground archaeological remains within the conservation area. Where possible, the community centre should be retained as well as the vicarage and church boundary walls/ railings. New buildings should use appropriate



7. Site Allocations

materials and styles to remain in keeping with the conservation area in accordance with the Talbot Street and Lichfield Street Conservation Area Management Plan.



7. Site Allocations

Site Specific Policy - The Fairway Motel, Horsefair, Rugeley (H64)

Site Reference: H64

Address: The Fairway Motel, Horsefair, Rugeley

Indicative Dwelling Yield: 17 dwellings

Site Area (Hectares): 0.02 hectares

Proposed Use: Residential Development

Site Boundary



Site Specific Policy: H64

Key Development Considerations:

- i. Provide vehicular/pedestrian access from Wellington Drive and solely pedestrian access from Horsefair
- ii. Provide an appropriate Education contribution as requested by Staffordshire County Council
- iii. Incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site
- iv. Provide appropriate soft landscaping such as green roofs where possible, and enhancement features for wildlife where appropriate, within the scheme to benefit nature and enhance the street scene
- v. The design of the site and buildings should respect the setting of the nearby Talbot Street/Lichfield Street, Rugeley and Rugeley Town Centre Conservation Areas at either end of Horsefair



7. Site Allocations

Site Specific Policy - Land at Pendlebury Garage and Petrol Station, 5 Wolseley Road, Rugeley (H67)

Site Reference: H67

Address: Land at Pendlebury Garage and Petrol Station, 5 Wolseley Road, Rugeley

Indicative Dwelling Yield: 18 dwellings

Site Area (Hectares): 0.19 hectares

Proposed Use: Residential Development

Site Boundary



Site Specific Policy: H67

Key Development Considerations:

- i. Provide access from Wolseley Road
- ii. Include new or enhanced cycle and footpath linkages, including to Rugeley Town Centre where appropriate
- iii. Provide an appropriate Education contribution as requested by Staffordshire County Council
- iv. Remediate the despoiled land and provide a Contaminated Land Desk Top Study and Remediation Statement
- v. Incorporate existing trees and hedgerows where possible within the proposed development and provide suitable mitigation and/or compensatory measures within the site and green infrastructure connectivity
- vi. Incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site
- vii. Development should conserve and enhance Church Street Conservation Area, the Trent and Mersey Canal Conservation Area and the Grade II Listed Building 9 Wolseley Road. Removal of the petrol station building and replacement with built development which respects the design, height and massing of heritage assets will be supported.



7. Site Allocations

Site Specific Policy - Land off Norton Hall Lane, Norton Canes (H68)

Site Reference: H68

Address: Land off Norton Hall Lane, Norton Canes

Indicative Dwelling Yield: 55 dwellings

Site Area (Hectares): hectares

Proposed Use: Residential Development

Site Boundary



Site Specific Policy: H68

Key Development Considerations:

- i. Provide access from Rosefinch Drive
- ii. Include new or enhanced cycle and footpath linkages, including enhanced connections and alignments to existing Public Rights of Way
- iii. Provide an appropriate Education contribution as requested by Staffordshire County Council
- iv. Incorporate existing trees and hedgerows where possible within the proposed development and provide ecological suitable mitigation and/or compensatory measures and enhancement within the site
- v. Promote green infrastructure connectivity with the green corridor adjacent to the southern boundary of the site along the M6 Toll
- vi. Incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site
- vii. The amenity of future occupiers especially from noise and air quality needs to be considered within the design in consideration of the proximity of the site to an existing employment area and the M6 Toll
- viii. Provide appropriate soft landscaping such as street trees and green roofs where possible, and enhancement features for wildlife where appropriate, within the scheme to benefit nature and enhance the street scene



7. Site Allocations

Site Specific Policy - 272 Hednesford Road, Norton Canes (H69)

Site Reference: H69

Address: 272 Hednesford Road, Norton Canes

Indicative Dwelling Yield: 11 dwellings

Site Area (Hectares): hectares

Proposed Use: Residential Development

Site Boundary



Site Specific Policy: H69

Key Development Considerations:

- i. Provide access from Hednesford Road
- ii. Provide an appropriate Education contribution as requested by Staffordshire County Council
- iii. Incorporate existing trees and hedgerows where possible within the proposed development and provide ecological suitable mitigation and/or compensatory and enhancement measures within the site and green infrastructure connectivity
- iv. Incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site
- v. Include new or enhanced cycle and footpath linkages, including enhanced connections and alignments to existing Public Rights of Way where appropriate
- vi. New development should complement the scale, height and massing and materials of surrounding buildings in this semi-rural location, in particular those fronting Hednesford Road.



7. Site Allocations

Site Specific Policy - Former Power Station off A51 (adjacent to Towers Business Park), Rugeley (E4)

Site Reference: E4

Address: Former Power Station off A51 (adjacent to Towers Business Park), Rugeley

Site Area (Hectares): 2.1 hectares

Proposed Use: Employment

Site Boundary



Site Specific Policy: E4

Key Development Considerations:

- i. Provide access from A51
- ii. Incorporate existing trees and hedgerows where possible within the proposed development and provide suitable ecological mitigation and/or compensatory and enhancement measures within the site
- iii. Incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site



7. Site Allocations

Site Specific Policy - Land at the Academy Early Years Childcare (Former Talbot Public House), Main Road, Brereton (E6)

Site Reference: E6

Address: Land at the Academy Early Years Childcare (Former Talbot Public House), Main Road, Brereton

Site Area (Hectares): 0.14 hectares

Proposed Use: Employment

Site Boundary



Site Specific Policy: E6

Key Development Considerations:

- i. Provide access from Armitage Lane
- ii. Incorporate existing trees and hedgerows where possible within the proposed development and provide suitable ecological mitigation and/or compensatory and enhancement measures within the site
- iii. Incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site
- iv. Development should conserve and enhance the Main Road Brereton Conservation Area. New development should use appropriate materials and styles to remain in keeping with the conservation area to minimise impact to character of the heritage settlement. Appropriate heights would be two or three storeys and materials would include brick frontages.



7. Site Allocations

Site Specific Policy - Hill Farm, 82 Hayfield Hill, Cannock Wood, Rugeley (E14)

Site Reference: E14

Address: Hill Farm, 82 Hayfield Hill, Cannock Wood, Rugeley

Indicative Employment Yield:

Site Area (Hectares): 0.55 hectares

Proposed Use: Employment

Site Boundary



Site Specific Policy: E14

Key Development Considerations:

- i. Provide access from Hayfield Hill
- ii. Incorporate existing trees and hedgerows where possible within the proposed development and provide ecological suitable mitigation and/or compensatory and enhancement measures within the site and green infrastructure connectivity
- iii. Incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site



7. Site Allocations

Site Specific Policy - Land Off Norton Green Lane, Norton Canes (E16)

Site Reference: E16

Address: Land Off Norton Green Lane, Norton Canes

Site Area (Hectares): 0.56 hectares

Proposed Use: Employment

Site Boundary



Site Specific Policy: E16

Key Development Considerations:

- i. Provide access from Walsall Road
- ii. Incorporate existing trees and hedgerows where possible within the proposed development and provide ecological suitable mitigation and/or compensatory and enhancement measures within the site and green infrastructure connectivity
- iii. Incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site
- iv. Include new or enhanced cycle and footpath linkages, including enhanced connections and alignments to existing Public Rights of Way where appropriate



7. Site Allocations

Site Specific Policy - Land at Cannock Wood Road, Rawnsley (GT1)

Site Reference: GT1

Address: Land at Cannock Wood Road, Rawnsley

Site Area (Hectares): 0.4 hectares

Proposed Use: Gypsy Pitches

Site Boundary



Site Specific Policy: GT1

Key Development Considerations:

- i. Provide access from Cannock Wood Road
- ii. Incorporate existing trees and hedgerows where possible within the proposed development and provide ecological suitable mitigation and/or compensatory and enhancement measures within the site and green infrastructure connectivity



7. Site Allocations

Site Specific Policy - Land at Lime Lane, Little Wyrley

Site Reference: GT2

Address: Land at Lime Lane, Little Wyrley

Site Area (Hectares): 0.13 hectares

Proposed Use: Gypsy Pitches

Site Boundary



Site Specific Policy: GT2

Key Development Considerations:

- i. Provide access from Lime Lane
- ii. Incorporate existing trees and hedgerows where possible within the proposed development and provide ecological suitable mitigation and/or compensatory and enhancement measures within the site and green infrastructure connectivity

Delivery

- 7.24. The delivery of the policies of the Cannock Chase Local Plan by the District Council and its partners will require proactive management and the co-ordinated investment of private and public resources. Delivery progress will be monitored closely through a variety of mechanisms, and will be summarised in the Authority Monitoring Report (AMR) prepared by the District Council.
- 7.25. Once the Local Plan has been adopted, the AMR will assess the extent to which the Strategic Objectives of the Local Plan are being achieved by monitoring the delivery of the Local Plan policies.
- 7.26. The Monitoring Framework presented on the following pages includes the proposed Indicators that will be used in the AMR to assess the progress in delivering each Local Plan policy.

Infrastructure

- 7.27. An important part of Local Plan delivery is enabling infrastructure and investment in the right place, at the right time. This will be achieved by:
- Assessing the needs for infrastructure and investment to enable delivery;
 - Co-ordinating the delivery of infrastructure and investment;
 - Identifying risks to delivery of infrastructure and investment, and contingencies to deal with those risks.
- 7.28. A review of the Community Infrastructure Levy will follow the adoption of the Local Plan. The Infrastructure Delivery Plan (IDP) is a supporting document to the Local Plan. It identifies the physical, green and social and community infrastructure that will be required to support the delivery of the Local Plan. The IDP will be published alongside the Pre-Submission (Regulation 19) consultation draft of the Local Plan and subsequently reviewed regularly.
- 7.29. The Infrastructure Funding Statement (IFS) provides a summary of the financial and non-financial developer contributions (planning obligations) that will be sought by the District Council and its partners to deliver infrastructure. The developer contributions will be confirmed through the Community Infrastructure Levy (CIL) and Section 106 agreements (S106). The IFS will be prepared and subsequently reviewed in accordance with the Regulations.

Appendices

Appendix 1: Monitoring Framework

Monitoring Framework

Policy	Indicator	Target	Data Source
STRATEGIC OBJECTIVE 1: DELIVERING HIGH QUALITY DEVELOPMENT THAT IS DISTINCTIVE, ATTRACTIVE & SAFE			
SO1.1 Protecting, Conserving and Enhancing the Distinctive Local Historic Environment	Adopted conservation documents and condition of registered historic assets and areas.	All conservation areas have completed appraisals and management plans in place and no decline in the condition of designated areas over the plan period. No heritage assets at risk in the District.	Conservation Appraisals and Management Plans (CCDC) Heritage at Risk Register (Historic England) Local List (CCDC) List of important historic buildings in Neighbourhood Plans (Parish Councils or designated Neighbourhood bodies)
SO1.2 Enhancing the Quality of the Built Environment	New developments well designed and maintained	Guidance produced by the Council to support the plan including supplementary guidance and design codes. Neighbourhood Plans adopted with design policies and accompanying guidance.	CCDC and Neighbourhood bodies
SO1.2 Enhancing the Quality of the Built Environment	Community and neighbourhood planning aspirations being addressed	Number of Neighbourhood Plans adopted and Neighbourhood Areas designated. Number of Community Assets designated for protection.	CCDC Planning and Democratic Services
SO1.3 Creating Safe Places which Deter Crime and Reduce the Fear of Crime	Crime and antisocial behaviour trends	A decrease in crime and anti-social behaviour over the plan period.	Police crime data
STRATEGIC OBJECTIVE 2: CREATING COMMUNITY INFRASTRUCTURE AND HEALTHY LIVING OPPORTUNITIES ACROSS THE DISTRICT			
SO2.1 Safeguarding the Provision of New Community Infrastructure	Community facilities retained and/or improved	Retain or replace facilities to maintain provision of community infrastructure and invest in new facilities to meet the needs of new development where this exceeds the capacity of existing facilities.	CCDC Planning Application and Completion records

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SO2.1 Safeguarding the Provision of New Community Infrastructure	Access to cultural/formal and informal leisure facilities	Improvements to cultural and leisure facilities that improve access for all users and aim to increase visitor numbers.	CCDC Planning Application and Completion records CCDC Leisure contractor annual/business reports
SO2.2 Safeguarding Health and Amenity	Improved sense of wellbeing	Maintain a general high level of wellbeing in the local population.	Health authority data
SO2.3 Providing Active Leisure and Sport Facilities	Open space targets being met	Maintain and improve access to open space, so that all parts of the District progress towards providing provision to the amount and types of open space recommended in the Open Spaces study.	CCDC Planning/Parks and Open Spaces
SO2.3 Providing Active Leisure and Sport Facilities	Reduce health inequalities gap	Monitor improvements in health and life expectancy rates for adults and children. Improvement and development of sports facilities in the District	Health authority data CCDC Planning/Parks and Open Spaces
SO2.4 Providing Opportunities for Healthy Living and Activity	Active Travel and Sustainable Transport targets being met	Monitor public transport provision to ensure a long term sustainable network is retained in the District. Increase opportunities for active travel including an enhanced provision of walking and cycling routes	CCDC/SCC/Transport providers
SO2.5 Allotments and Community Food Growing	Improved health/longevity of residents.	Aim to increase sport and activity levels and reduce mortality rates from conditions such as cardiovascular diseases. Provision or enhancement of allotment facilities.	Health authority data CCDC Planning/Parks and Open Spaces
STRATEGIC OBJECTIVE 3: PROVIDING FOR HOUSING CHOICE			

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SO3.1 Provision for New Homes	Average number of dwellings delivered each year	Monitor number of dwellings completed annually to ensure delivery of Local Plan targets are met during the plan period.	CCDC Planning Monitoring
SO3.1 Provision for New Homes	5 year supply of deliverable housing sites	Aim to deliver a 5 years supply of housing land supply throughout the plan period.	CCDC Planning Monitoring and SHLAA
SO3.2 Housing Choice	The mix of housing size (number of bedrooms) and type (house or flat)	Annual delivery of housing type and size to ensure a balanced supply of housing.	CCDC Planning Monitoring
SO3.2 Housing Choice	Affordable home provision per annum	Delivery of affordable housing completions against targets.	CCDC Housing Strategy
SO3.4 Gypsies, Travellers and Travelling Show People	5 year supply of pitches for Gypsies and Travellers	Aim to deliver a 5 years supply of pitches to meet the identified demand during the plan period.	CCDC Planning Monitoring
STRATEGIC OBJECTIVE 4: CREATING A VIBRANT LOCAL ECONOMY AND WORKFORCE			
SO4.1 Safeguarding Existing Employment Areas for Employment Uses	Protection of existing high quality employment areas	Maintain an adequate supply of employment land over the plan period.	CCDC Planning Monitoring and ELAA
SO4.2 Provision for New Employment Uses	Delivery of new employment land		
SO4.3 Sustainable Tourism and the Rural Economy	Employment profile diversified to address structural issues, namely dependency upon vulnerable industrial and manufacturing sectors	Local and national employment rates.	CCDC Planning Monitoring and ELAA
SO4.4 Live Work Units		Planning permissions for the type and location of new employment developments.	
SO4.5 Provision for Local Employment and Skills	Improvements made towards improved job density in the District	Increase job density rates and reduce dependency on out of work benefits.	National Government data

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STRATEGIC OBJECTIVE 5: SUPPORTING THE PROVISION OF SUSTAINABLE TRANSPORT AND COMMUNICATIONS INFRASTRUCTURE			
SO5.1 Accessible Development	Levels of recreational cycling Number of people killed or seriously injured	Maintain and increase levels of recreational cycling. Reduce the number of people killed or seriously injured to encourage the use of active travel through safer streets	National Government data National Government and Emergency Services data
SO5.2 Communication Technologies	Provision of communications infrastructure to facilitate digital connectivity to business and residential occupiers of major developments.	Ensure strategic communications infrastructure is improved through determination of appropriate infrastructure via the planning system	CCDC Planning Applications Infrastructure Providers
SO5.3 Low and Zero Carbon Transport	Road transport emissions	Reduce per capita road transport emissions	National Government data
SO5.4 Maintaining and Improving the Transport System	Transport Infrastructure identified in the Cannock Chase Integrated Transport Strategy	Monitor planning and delivery of identified projects.	SCC Integrated Transport Strategy CCDC Planning Applications
SO5.5 Hatherton Canal Restoration Corridor	Route protected to safeguard the restoration of the Canal.	Ensure planning decisions actively protect the route of the canal for future restoration.	CCDC Planning Applications
SO5.6 Safeguarding Proposed Recreational Footpath and Cycle Routes	Recreational Footpath and Cycle Routes safeguarded.	Protect routes identified on the Local Plan Map for improvement.	CCDC Local Plan Map CCDC Planning Applications

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SO5.7 Parking Provision	Major developments meeting the parking standards set out in the National/Local Design Guide.	Ensure planning decisions take parking needs and demand into account, balanced alongside the need to improve active and sustainable modes of travel.	CCDC Planning Government parking guidance
STRATEGIC OBJECTIVE 6: CREATING ATTRACTIVE TOWN AND LOCAL CENTRES			
SO6.1: Hierarchy of Town and Local Centres SO6.3: Safeguarding Existing Town Centre Services SO6.4: Town Centre Design Guide SO6.5: Cannock Town Centre Redevelopment Areas SO6.6: Rugeley Town Centre Redevelopment Areas SO6.7: Hednesford Town Centre Redevelopment Areas	Secured project delivery in Cannock, Hednesford and Rugeley town centres Additional office floorspace across the District Provision of new guidance	Monitor major project completions and provision/loss of key service infrastructure in the three town centres to plan delivery of services to local people. Monitor office completions/losses across the District, where this is the primary building use. Create Town Centre Design Guidance	CCDC Planning Applications Town Centre Design Guidance National guidance on Design
SO6.2 Thresholds and Impact Tests for Town Centre Services	Comparison and convenience floorspace in Cannock, Rugeley and Hednesford Town Centres	Net increase in comparison and convenience floorspace in Cannock, Rugeley and Hednesford Town Centres	CCDC Planning Applications
STRATEGIC OBJECTIVE 7: PROTECTING AND ENHANCING THE NATURAL ENVIRONMENT			
SO7.1 Protecting, Conserving and Enhancing Biodiversity and Geodiversity	The conservation and enhancement of biodiversity over the plan period	% of SSSIs/SACs in favourable condition. Maintaining and enhancing SBIs, priority habitats and species and ecological networks Maintaining Green Flag Awards for Council parks and green spaces.	Natural England CCDC Parks and Open Spaces CCDC Planning Policy Local Plan and Neighbourhood Plans

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		Provision of biodiversity report to include a summary of action taken to comply with the biodiversity duty, plan for compliance with biodiversity duty in the next reporting period, and any other information considered appropriate.	CCDC Planning Applications BNG Reports
SO7.2 Biodiversity Net Gain	Delivery of a minimum 10% net gain in biodiversity through development	Management reports for Council owned land and council owned local wildlife sites continue to demonstrate positive management of sites and net gain in biodiversity. Provision of biodiversity to include the actions carried out to meet biodiversity net gain obligations, details of biodiversity net gains resulting, or expected to result, from approved biodiversity gain plans, and how a plan for how biodiversity net gain obligations in the next reporting period will be met.	CCDC Parks and Open Spaces CCDC Planning Policy Local Plan and Neighbourhood Plans CCDC Planning Applications
SO7.3 Special Areas of Conservation (SAC)	Deficiencies addressed in levels of provision of natural green spaces and enhance quality; including the delivery of the SAC Mitigation and Implementation Strategy	Continue to actively manage and provide access to natural green spaces for local residents Ensure SAC governance structures for mitigation remain operational through continued membership of the Cannock Chase SAC Partnership.	CCDC Parks and Open Spaces Cannock Chase SAC Partnership

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SO7.4 Protecting, Conserving and Enhancing Landscape Character	Protection of Landscape Character in Planning	Progress on production of evidence base documents that define and assess Landscape Character across the District to aid decision making.	CCDC Planning Policy Local Plan and Neighbourhood Plans
SO7.5 Protecting, Conserving and Enhancing the Cannock Chase National Landscape	Development within the National Landscape	Quantity and type of National Landscape developments within the District.	CCDC Planning Policy Local Plan and Neighbourhood Plans CCDC Planning Applications
SO7.6 Protecting, Conserving and Enhancing the Green Belt	Development within the Green Belt	Quantity and type of Green Belt developments within the District.	CCDC Planning Policy Local Plan and Neighbourhood Plans CCDC Planning Applications
SO7.7 Amendments to the Green Belt	Green Belt amendments in the District	Changes in Green Belt extent monitored annually through Local Plan decisions and approved Planning Applications.	CCDC Planning Policy Local Plan and Neighbourhood Plans
SO7.8 Protecting, Conserving and Enhancing Green Infrastructure	Strategic Green Space Network and green spaces protected in Neighbourhood Plans	Maintain and Improve the Strategic Green Space Network and other connected green spaces	CCDC Parks and Open Spaces Planning Policy Local Plan and Neighbourhood Plans
STRATEGIC OBJECTIVE 8: SUPPORTING A GREENER FUTURE			
SO8.1 Low and Zero Carbon Energy and Heat Production	Contributions made towards national targets for renewable and low carbon energy generation	Planning applications for renewable and low carbon energy generation schemes.	CCDC Planning Applications
SO8.2 Achieving Net Zero Carbon Development	National and local per capita carbon emission reductions through development location and design	Reduction in per capita emissions.	Carbon emission data

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SO8.3 Sustainable Design	Design guidance and/or codes to support the plan for future development in the District.	Progress towards producing design guidance and/or codes to support the plan for future development in the District.	CCDC Planning Policy and Local Development Scheme
SO8.4 Managing Flood Risk	Environmental Agency advice on flood risk and pollution hazards	Number of planning applications granted contrary to Environmental Agency advice on grounds of flood risk and pollution hazards minimised	Environmental Agency
SO8.5 Avoiding Air, Water, Soil, Noise and Light Pollution SO8.8 Managing Waste	Contributions made to the achievement of the Staffordshire and Stoke-on-Trent Joint Waste Management Strategy	Increase in recycling rates and decrease in residual waste per household.	Staffordshire and Stoke-on-Trent Joint Waste Management Strategy and monitoring
SO8.5 Avoiding Air, Water, Soil, Noise and Light Pollution SO8.6 Brownfield and Despoiled Land and Under-Utilised Buildings	Levels of pollution, particularly air quality hotspots (including AQMAs) and water quality risks.	Reduction in Air Quality at monitoring stations. Water Quality assessments show an improvement. Number of sites identified as contaminated land within the district. Brownfield Land availability.	CCDC Environmental Health Air Quality and Contaminated Land Reports Environment Agency and Water Company Reports CCDC Planning Policy Brownfield Land Register
SO8.7 Safeguarding Mineral Reserves	Contributions made to the achievement of the Staffordshire and Stoke-on-Trent Joint Minerals Plan	Ensure delivery of planning permissions for Minerals facilities in appropriate locations and protect minerals safeguarding areas where appropriate.	Staffordshire and Stoke-on-Trent Joint Minerals Plan and monitoring

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Appendix 2: Glossary

Phrase	Abbreviation	Definition
Active frontages		An active frontage means that buildings have ground (and sometimes upper) floors with windows and doors facing onto the street, creating interest and activity.
Air Quality Management Area	AQMA	Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines
Local Air Quality Action Plan		A plan to tackle air pollution, particularly focused on AQMAs designated within a local authority.
Area Action Plan	AAP	An optional Development Plan Document. It is aimed at establishing a set of proposals and policies for the development of a specific area (such as a town centre or an area of new development).
Authority Monitoring Report	AMR	An annual report produced by the local authority that monitors the effectiveness of Local Plan policies e.g. number of new houses built, amount of new open spaces.
Best and most versatile agricultural land	BMV	Land in grades 1, 2 and 3a of the Agricultural Land Classification.
Birmingham City Council		The local Government body responsible for managing the City of Birmingham, including the Planning services.
Brownfield Land		Brownfield (also known as Previously Developed Land) is Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.
Brownfield Development		Site available for re-use which has been previously developed and is abandoned or underused.
Brownfield Land Registers		Registers of previously developed land that local planning authorities consider to be appropriate for residential development,
Building Better Building Beautiful Commission		An independent body that advised government on how to promote and increase the use of high-quality design for new build homes and neighbourhoods
Call for Sites		The process of collecting and collating information on potential development sites.
Cannock Chase District Council	CCDC / CCC	The Local Planning Authority for Cannock, Rugeley, Hednesford, Norton Canes and neighbouring villages.
Community Infrastructure		The facilities and services – including education, transport, health, emergency services, leisure and sports – that are needed to support new homes and businesses.

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Phrase	Abbreviation	Definition
Community Infrastructure Levy	CIL	A charge on new developments that can be levied by local authorities (or other authorities with charging powers e.g. Mayor of London) to fund infrastructure projects. The charging rates are set locally and vary from one area to another e.g. on the types of development charged and the value of those charges. In Cannock Chase, the charges are currently £40 per sqm for residential development and £60 per sqm for out of town and all large foodstore retail development (subject to increases due to indexation).
Comparison		Comparison goods relate to items not obtained on a frequent basis, these include clothing, footwear, household and recreational goods.
Conservation Area		Protected areas of special architectural or historic interest.
Conservation Area Management Plans		Plans that set out how Conservation Areas should be managed to protect their historic assets and integrity.
Convenience		Convenience goods relate to everyday essential items including confectionary, food, drinks, newspapers and magazines.
County Council	CC	The upper tier of two-tier authorities covering a county wide area.
Density		The amount of development that a site can accommodate (often measured in dwellings per hectare for residential development)
Dwellings Per Hectare	DPH	Unit of land measurement relative to the amount of dwellings it could accommodate.
Design Supplementary Planning Document	Design SPD	A document providing additional planning information and guidance on design issues for development in Cannock Chase District.
Development Plan Document	DPD	Sets out the Local Planning Authority's policies and proposals for the development and status of land. It can include a Local Plan, Site Allocations and Area Action Plan documents amongst others.
Developer Contributions and Housing Choices SPD		A document providing additional planning information and guidance on developer contributions and housing provision within Cannock Chase District.
District Council	DC	The lower tier of two-tier authorities, responsible for local services.
Duty to Cooperate		This is a legal test that requires cooperation between local planning authorities and other public bodies to ensure Local Plan policies effectively address strategic issues e.g. infrastructure, housing. It is separate from but related to the Local Plan test of soundness.
Economic Development Needs Assessment	EDNA	An assessment of the amount and type of employment land required in the District, taking into account a range of factors including the existing and potential future economic trends in the District and several forecast models for future needs.

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Phrase	Abbreviation	Definition
Employment Land Availability Assessment	ELAA	A database of sites put forward by stakeholders including the Council and land owners to be assessed for their suitability for future employment uses.
The Government White Paper 'Planning for the Future'	The White Paper	Planning consultation document which proposes reforms of the planning system to streamline and modernise the planning process.
Greater Birmingham & Black Country Housing Market Area	GBBCHMA	A housing market area is a geographical area defined by household demand and preferences for all types of housing, reflecting the links between places where people live and work. This HMA is based on the wider Birmingham & Black Country (Dudley, Sandwell, Walsall, Wolverhampton) area.
Greater Birmingham and Solihull Local Enterprise Partnership	GBSLEP	The Local Enterprise Partnership (see definition below) for this area, covering a number of local authorities including Cannock Chase District.
Green Belt		A policy and land use designation used to retain areas of largely undeveloped, wild, or agricultural land surrounding or neighbouring urban areas.
Green Belt Review		A process that sets out the methodology and mechanism for potential possible alterations to the Green Belt boundaries.
Green Space of High Value to Adjacent Urban Communities		A network of linked green infrastructure within Cannock Chase District that links urban areas to the countryside.
Gross Value Added	GVA	The value generated by any unit engaged in the production of goods and services. GVA per head is a useful way of comparing regions of different sizes.
Gypsy, Traveller and Travelling Showpeople	GTTS	National Planning Policy defines 'Gypsies and Travellers' as 'persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or family's or dependents' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group or travelling showpeople or circus people travelling together as such'. 'Travelling Showpeople' are defined as 'members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependents' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and travellers as defined above'.
Gypsy, Traveller and Travelling Showpeople Accommodation Assessment	GTAA	An assessment of the accommodation needs of gypsy, traveller and travelling showpeople for the plan period. This is then used to identify how many new sites may be needed for such accommodation in the District.

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Phrase	Abbreviation	Definition
H1		A monitoring period for the first half of the year, January to June.
Habitats Regulation Assessment	HRA	The Habitats Regulations Assessment is a tool to identify whether there are likely to be any harmful effects from minerals and waste policies and development proposals on internationally important nature sites. The HRA considers how significant any impacts are likely to be, and identifies whether they can be reduced (mitigated) to protect these sites or whether it is not possible to offset any likely adverse effects. Internationally important nature sites include Special Areas of Conservation (SAC) which have important habitat features and Special Protection Areas (SPAs) which relate to important bird populations (both of which form the national site network) and Ramsar sites which are internationally important wetlands.
Hectare	HA	A unit of land measurement.
Housing and Planning Act 2016		An Act of Parliament that introduced changes to housing policy and the planning system.
Housing Delivery Test		An annual test (by central Government) of the extent to which a local authority is meeting its local housing requirements. Where the amount of new homes being built does not meet requirements there are different penalties dependent upon the level of under delivery.
Housing Needs Assessment		An assessment of the amount and type of housing accommodation required in the District, focused particularly upon affordable needs.
Indoor and Outdoor Sports Facilities Assessment		An assessment of the current quantity and quality of the local authority areas' facilities and an assessment of the future needs for indoor and outdoor sports provision (in quantity and quality terms), taking account of future population changes.
Industrial Strategy		A strategy document which aims to boost productivity by backing businesses to create good jobs and increase the earning power of people throughout the UK with investment in skills, industries and infrastructure
Infrastructure Delivery Plan	IDP	A plan to identify and aid implementation of the necessary social, physical and green infrastructure required to create sustainable communities.
Imperative reasons of overriding public interest		Imperative reasons of overriding public interest include: - the requirement to maintain the nation's health, safety, education, environment (sustainable development, green energy, green transport); - complying with planning policies and guidance at a national, regional and local level; - requirements for economic or social development (Nationally Significant Infrastructure Projects, employment, regeneration, mineral extraction, housing, pipelines, .etc.)
Landscape Character Assessment		A detailed study that analyses and sets out different types of landscape within an area and their historical context.

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Phrase	Abbreviation	Definition
Local Enterprise Partnership	LEP	A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.
Local Design Guides		A set of design requirements that provide specific, detailed parameters for the physical development of a site or area.
Local Green Space	LGS	Local Green Space designation is a way to provide special protection for green areas of particular importance to local communities.
Local List		A list of buildings or sites that make a positive contribution to an areas character. These may not be nationally designated.
Local Nature Reserve	LNR	Local Nature Reserves (LNRs) are places with wildlife or geological features that are of special interest locally. There are over 1280 LNRs in England covering almost 40,000 ha
Local Plan		A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004 . A local plan can consist of either strategic or non-strategic policies, or a combination of the two.
Local Planning Authority	LPA	The authority responsible for planning functions within a District, County or any other type of administrative area.
Local Plan (Part 1)	LPP1	The adopted 2014 Development Plan Document that sets out the strategic planning policies and context for Cannock Chase District.
Mineral Consultation Area		A geographical area based on a Mineral Safeguarding Area, where the district or borough council should consult the Mineral Planning Authority for any proposals for non-minerals development.
Mineral Safeguarding Areas		An area of land protected from development due to the presence of minerals within a site that could be required for future extraction.
Minerals Plan		A planning document that sets out future minerals needs within an area and protects mineral extraction sites to meet that demand.
Mitigation and Implementation Strategy		A framework that aims to provide protection against a potential threat and provide practical solutions or alternatives to solve the problem.
The National Design Guide		This guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.
National Landscape		A statutory National Landscape designation to provide special protection to defined areas of natural beauty.
National Planning Policy Framework	NPPF	This document sets out the Governments planning policies for England and how they should be applied.
National Planning Practice Guidance	NPPG	The Government planning advice that accompanies the National Planning Policy Framework.

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Phrase	Abbreviation	Definition
Nationally Described Space Standards		This sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home.
Neighbourhood Plans		A plan prepared by a Parish Council or Neighbourhood Forum for a designated Neighbourhood Area.
Open Space Assessment		An assessment of the current quantity and quality of the local authority areas' open spaces and an assessment of the future needs for open space provision (in quantity and quality terms),
Parking Standards, Travel Plans and Developer Contributions for Sustainable Transport SPD		A document providing additional planning information and guidance on transport related matters within Cannock Chase District.
Playing Pitch Strategy & Action Plan		The document provides guidance and support to local authorities who are looking to understand and assess the need for playing pitches and improve provision.
Policies Map		A map that shows the location of planning designations, which are usually also set out in written planning policies.
Partner Authorities		The Government bodies working together as a team on a contract or project.
Retail and Leisure Study		A study on retail and leisure uses within Cannock Chase District, including existing and future capacity.
Safeguarded Land		Land that is protected for a specific future, often longer term, land use.
SAC Zone of Influence		An area within which new residential development must provide mitigation measures to avoid harm to Cannock Chase Special Area of Conservation.
Self Build Register		A register of people who are interested in building their own dwelling within Cannock Chase District.
Self Build and Custom Housebuilding Act 2015		An Act of Parliament that sets out legislation on self build and custom house building.
Site Assessment Matrix		A framework for assessing whether a site is suitable for a proposed use or designation.
South Staffordshire District Council	SSDC	The Local Planning Authority for South-West Staffordshire. It covers areas including Great Wyrley, Cheslyn Hay and Huntington.
Special Area of Conservation	SAC	Special Areas of Conservation (SACs) are protected sites designated under the Conservation of Habitats and Species Regulations 2017 (as amended). They provide increased protection to a variety of wild animals, plants and habitats and are a vital part of global efforts to conserve the world's biodiversity.

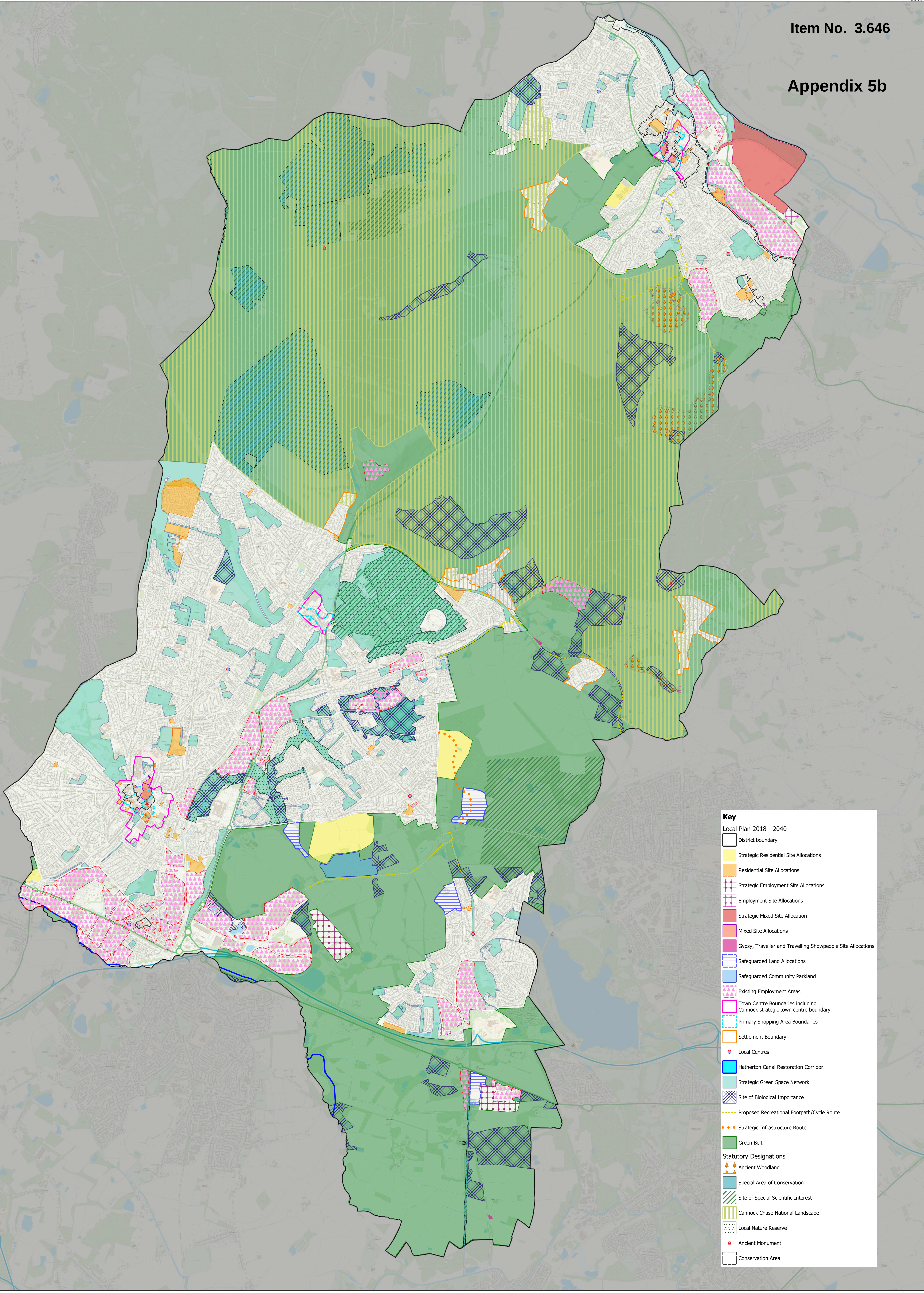
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Phrase	Abbreviation	Definition
Stafford Borough Council	SBC	The Local Planning Authority for the Stafford area. It includes the northern part of Cannock Chase National Landscape, Brocton and Great/Little Haywood.
Staffordshire County Council	SCC	The upper- tier in a two tier Local Authority system County wide Planning Authority for Highways, Minerals and Waste planning matters.
Statement of Community Involvement	SCI	A statement of how Cannock Chase Council will consult the local community when preparing planning documents and consulting on planning applications.
Strategic Flood Risk Assessment and Water Cycle Study	SFRA/WCS	SFRA – An assessment of flood risk across the District taking into account the most up to date data on flooding from various sources e.g. rivers and surface water. WCS- An assessment of water resources across the District to identify if there is sufficient supply to support future developments and/or what upgrades to infrastructure may be required.
Strategic Housing Land Availability Assessment	SHLAA	A database of sites put forward by stakeholders including the Council and land owners to be assessed for their suitability for future residential uses.
Stoke-on-Trent & Staffordshire Local Enterprise Partnership	SSLEP	The economic body for the Staffordshire County Council and Stoke On Trent Government areas. See LEP definition.
Supplementary Planning Document	SPD	Documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.
Sustainability Appraisal	SA	An appraisal of the economic, environmental, and social effects of a plan.
Town and Country Planning Regulations 2012		Regulatory framework
Town Centre Services		Commercial, Business and Service' (Class E), Learning and Non-Residential Institutions' (Class F1), Local Community' (Class F2) Uses, Hotels (Class C1); drinking establishments, hot food takeaways, cinemas, concert halls, dance halls and bingo halls.
Transport Assessment		A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies measures required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport, and measures that will be needed deal with the anticipated transport impacts of the development.

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Phrase	Abbreviation	Definition
Travel Plan		A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives and is regularly reviewed.
Viability Assessment		An assessment of whether or not development is likely to be financially viable, taking into account a range of relevant factors including land values and costs, development costs, financing costs and developer profit. These assessments can be undertaken at a Local Plan level (i.e. how will Local Plan policies affect the financial viability of developments in the District generally) and at a site-specific/development level.
West Midlands Combined Authority	WMCA	A recently constituted authority formed of local authorities and Local Enterprise Partnerships (LEPs) chaired by the Mayor for the West Midlands. It enables the transfer of powers on decision making and funding from central Government to the West Midlands on specified areas (as set out within devolution agreements) e.g. transport, housing.



Key

Local Plan 2018 - 2040

 District boundary

 Strategic Residential Site Allocations

 Residential Site Allocations

 Strategic Employment Site Allocations

 Employment Site Allocations

 Strategic Mixed Site Allocation

 Mixed Site Allocations

 Gypsy, Traveller and Travelling Showpeople Site Allocations

 Safeguarded Land Allocations

 Safeguarded Community Parkland

 Existing Employment Areas

 Town Centre Boundaries including Cannock strategic town centre boundary

 Primary Shopping Area Boundaries

 Settlement Boundary

 Local Centres

 Hatherton Canal Restoration Corridor

 Strategic Green Space Network

 Site of Biological Importance

 Proposed Recreational Footpath/Cycle Route

 Strategic Infrastructure Route

 Green Belt

Statutory Designations

 Ancient Woodland

 Special Area of Conservation

 Site of Special Scientific Interest

 Cannock Chase National Landscape

 Local Nature Reserve

 Ancient Monument

 Conservation Area