

## Cannock Chase Local Plan (2018-2040) - Examination Hearings (Week 2)

### Schedule of Action Points (for Council)

	Day	Session	Matter	Action	Reason(s)	By When?	Achieved?	How?
AP30	5	AM	6	Proposed amendment to the wording in paragraph 5.1 of the Employment Topic Paper Update 2024 (EC11a) - factual correction to amend wording errors to remove confusion between net and gross figures and reference to 'top end of the range'. This revised wording is to be reflected accordingly where text from EC11a is transposed into the Plan.	To clarify the nature of the figures referred to in the supporting evidence and, subsequently, the Plan. Necessary clarification to make the Plan effective and therefore sound.	20 June 2025	Y 11/06/25	AP30 added to the Main Modifications 22/5/25 Response provided to the Inspector 22/6/25:  The Topic Paper has been published as EXAM 27.  The range from the EDNA was incorrect in the plan and the Council had submitted some revised words in the Minor Modifications list which was submitted (SD15), page 4 changes to page 80, supporting text 6.130. to Policy SO4.2. However, this proposed minor modification did not cover the recommended gross range from the EDNA and accordingly this minor modification has been further amended in the working version of the Minor Modifications under reference AP30 for your review.  Inspector has agreed.
AP31	5	AM	6	Policy SO4.1 - Include the proposed modification in the Council's response to Q6.4 MIQs in reference to Use Classes mentioned which was also raised by Rapleys in WS6/3.	To clarify and reflect the relevant up to date Use Classes (e.g. Class E (g)i) in the Use Classes Order. Necessary to make the policy and Plan effective and sound.	20 June 2025	Y 11/06/25	AP31 added to the Main Modifications 22/5/25
AP32	5	AM	6	Ensure the proposed modifications set out in SOCG12 with regard to Kingswood Lakeside including amendment to Table F for the figure for SE1 - 14.54 ha - are corrected within the Plan and Policy SO4.2 as a main modification.	For precision and clarity in terms of the provision of new employment sites in the Plan. Necessary to ensure that the Policy is justified and effective.	20 June 2025	Y 11/06/25	AP32 added to the Main Modifications 22/5/25
AP33	5	AM	6	Modification to SO4.2 where it states the total of 22.81 hectares to correct to align with the total for figures in Table F set in the Employment Topic Paper Update 2024 (EC11a)	For precision and clarification and to ensure that the Plan is justified and effective.	20 June 2025	Y 11/06/25	AP33 added to the Main Modifications 22/5/25
AP34	5	AM	6	Modification to SO4.2 to include site E15.	For clarity and precision and to ensure the Policy reflects the evidence base, is justified and effective.	20 June 2025	Y 11/06/25	AP34 added to the Main Modifications 22/5/25
AP35	5	AM	6	Where there are differences in the wording / numbers of Policy SO4.2 with the evidence base / SoCG's, clarify where the information has come from, where it has been captured and that any change has been published in the public domain.	For clarity and precision and ensure that the Plan is justified and effective.	20 June 2025	Y Response provided 11/06/25	Response provided to the Inspector 22/6/25:  Site E15 - Cannock Elim Church is identified in the SHLAA 2023 (H1) as a site with planning permission and under construction (Reference CE76), due to its status it was assessed through the initial sift in the Site Selection Methodology (H13) and as set out in the table under Appendix B(ii) - List of Sites from ELAA for Assessment was identified as a site to be considered further but as that it had full planning permission a site proforma was not required. The 2024 SHLAA (EXAM5) identifies the site as completed, however, to ensure consistency across the Plan period the inclusion of the site in Table F will align with the Plan figures being taken from the 2023 data available at the time. The site has also been included on the mapping for Regulation 19 throughout the consultation process and is identified within Table 5.1 on page 13 of the Employment Topic Paper Update (EC11a).

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								<p>Site SE1 - Kingswood Lakeside Extension 2, Norton Canes is identified in the SHLAA 2023 (H1) with a site area of 21.5ha, following the Council's work with the landowner Staffordshire County Council (SCC) the site's reference in the SHLAA 2024 (EXAM5) identifies the site area as 14.54ha. The site has been assessed through the Site Selection Methodology (H13) and a proforma created for the site (Page 8-11) whilst the wider site size at the time of allocation was 21.5ha SCC had indicated as part of the process that an area of 14.5ha was under consideration (Paragraph 2 of the site notes/description). The site is identified within Table 5.1 on page 13 of the Employment Topic Paper Update (EC11a) as 14.54ha, and in SOCG12 in the agreed proposed modifications section SCC requested an amendment to the wording of the supporting text of the site specific policy SE1 for a factual correction to the net developable area, the change to the figure in Table F aligns with this request to ensure consistency across the Plan.</p> <p>Inspector has acknowledged.</p>
<b>AP36</b>	5	AM	6	Ensure figures in Employment Topic Paper Update (EC11a) are transposed over to relevant sections of employment policies in the Plan where necessary.	To make the Plan precise, justified effective and therefore sound.	20 June 2025	Y 19/06/25	<p>Response provided 19/06/25</p> <p>The Council have reviewed the Plan and any reference to employment figures against the Employment Topic Paper (EC11a and EXAM27) to ensure figures are correctly transposed. The Council consider that all the discrepancies with the exception of one have been covered in separate Action Points and implemented through Main or Minor Modifications as appropriate.</p> <p>The Council have identified one additional discrepancy in the supporting text at paragraph 6.131 where the completions figure since 2018 has been identified incorrectly, the proposed amendment is set out in the minor modifications under AP36.</p> <p>Inspector has accepted.</p>
<b>AP37</b>	5	AM	6	Change to 74ha <b>gross</b> in Policy SO4.2	To make the Plan and Policy clear, precise, effective and therefore sound.	20 June 2025	Y 11/06/25	AP37 added to the Main Modifications 22/5/25
<b>AP38</b>	5	AM	6	Ensure all references in the plan are corrected to the 74ha employment land figure which is set out in the minor modifications submission (SD15). Where this relates to policy, any corrections will be considered as main modifications.	To provide clarity and consistency within the Plan and make the Plan effective.	20 June 2025	Y 11/06/25	AP38a-b added to the Minor Modifications 22/5/25
<b>AP39</b>	5	AM	6	Add title caption above the table in Policy SO4.3 to include 'Table G' title for consistency	To provide clarity and consistency across the Plan.	20 June 2025	Y 11/06/25	AP39 added to the Main Modifications 22/5/25
<b>AP40</b>	5	AM	6	Provide an update with regard to list of Table G sites with planning permission/Under Construction/dates of permission and any updates - by end of day 3rd June.	To provide the Inspector with more background detail on the potential delivery of such sites in Table G of Policy SO4.3 throughout the Plan period.	3 June 2025	Y 03/06/25	EXAM24 published on the examination website 4/6/25
<b>AP41</b>	5	AM	6	Consideration to include further emphasis on Grove Colliery in para 6.145 of the Plan to indicate unique nature of the site and	To assist the Plan in being effective and clarifying a recognition of the unique nature	20 June 2025	Y 17/06/25	The Parish Council and the Council have agreed the following wording to replace wording on Grove Colliery in para 6.145 of the supporting text:

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				recognise heritage aspects of the site - discuss with Norton Canes Parish Council to come to agreement on new wording in the supporting text to offer some more protection to the site and aid the NP coming forward	of the Grove Colliery site within Cannock Chase District.			<b>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.</b>  Inspector has agreed 17/06/25 AP41 added to the Minor Modifications 19/06/25
<b>AP42</b>	5	AM	6	Policy SO4.4 - propose a modification to the supporting text which was agreed with Natural England in SOCG8. This amendment is to the supporting text after para 6.143 to link to mitigation outlined in Policy SO7.3.	To ensure that the Plan is clear, effective and consistent with national policy.	20 June 2025	Y 11/06/25	AP42 added to the Minor Modifications 22/5/25
<b>AP43</b>	5	AM	6	Policy SO4.6 - Amendment to wording in para 6.154 of final sentence 'Further good practice guidance will be prepared by the Council from 'will' to 'may'.	To provide flexibility for the Council in terms of preparing further good practice guidance where it is considered to be required.	20 June 2025	Y 11/06/25	AP43 added to the Minor Modifications 22/5/25
<b>AP44</b>	6	AM	7	Proposed modification to Policy SO5.1 to amend the wording in line with RPS proposed wording in their response to MIQ Q7.3 - para 1.11 of WS7/1.	To ensure that the Plan and policy is effective and consistent with national policy.	20 June 2025	Y- 17/06/25	AP44 added as a Main Modification 17/06/25
<b>AP45</b>	6	AM	7	Consideration of wording amendments to Policy SO5.1 Bullet Point 1 on 'New development located in sustainable locations where it can...'	To explore the most appropriate and effective wording of Policy SO5.1 to ensure its soundness.	20 June 2025	Y - 17/06/25	AP45 added as a Main Modification 17/06/25
<b>AP46</b>	6	AM	7	Consideration of wording amendments to Policy SO5.1 Bullet Point 4 regarding the use of the word frequent - consideration of term 'appropriate provision' or alternative wording	To explore the most appropriate and effective wording of the Policy to ensure its soundness.	20 June 2025	Y - 17/06/25	AP46 added as a Main Modification 17/06/25
<b>AP47</b>	6	AM	7	Proposed modification in SOCG11 to the final Paragraph of Policy SO5.1 to be added to the schedule of main modifications	To clarify that the wording of Policy SO5.1 applies to both minor and major developments.	20 June 2025	Y- 17/06/25	AP47 added as a Main Modification 17/06/25
<b>AP48</b>	6	AM	7	Consideration of wording amendments to Policy SO5.3 for clarification on what is on site and what is not and what the overall thrust of the policy is trying to do - look at wording for clarification on if it's trying to do both strategic aspirational and on-site contribution. Consider whether the policy needs to be split into two parts with regards to overall general aspects and on-site contribution and consider in line with how it fits with Policy SO5.4	To explore the most appropriate and effective wording of Policy SO5.3 to ensure its soundness.  To explore the most effective relationship between Policies SO5.3 and SO5.4 and whether the proposed wording amendments, or any other wording, will provide clarification on the aims of the policies.	20 June 2025	Y 19/06/25	Separate attachment provided 19/06/25.  Inspector has agreed 24/06/205  AP48a and AP48b added as Main Modifications 24/06/2025
<b>AP49</b>	6	AM	7	Amendment to Policy SO5.3 to remove reference to electric charging points from the policy wording but retain in the supporting text	To ensure that Policy SO5.3 is consistent with national policy and to avoid any unnecessary duplication with it and the Building Regulations	20 June 2025	Y 19/06/25	Separate attachment provided 19/06/25.  Inspector has agreed 24/06/205  AP49 added as a Main Modification 24/06/2025
<b>AP50</b>	6	AM	7	Proposed modification to SO5.4 to amend the wording in line with RPS proposed wording in Q7.13 para 1.36 of WS7/1	To ensure that Policy SO5.4 is consistent with national policy.	20 June 2025	Y 17/06/25	AP50 added as a Main Modification 17/06/25

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AP51	6	AM	7	Council to consider potential wording to be added to the supporting text for Policy SO5.6 with regards to aspirations of developments coming forward supporting the improvements to the safeguarded route and opportunities for new links	To explore whether or where the wording of the supporting text to Policy SO5.6 would support a positive planning approach from developments that support the improvements to the safeguarded route and opportunities for new links.	20 June 2025	Y 19/06/25	<p>AP51 added as a Minor Modification 18/06/2025 to paragraph 6.197.</p> <p><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></p> <p>Inspector agreed.</p>
AP52	7	AM	8	Policy SO6.3 - Check with regards to 12 months whether this is standard, with regards to whether it was asked for before or new addition	To ascertain whether the policy seeks to introduce a new requirement of developers and their proposals or continues with an existing requirement.	20 June 2025	Y 19/06/25	<p>Response provided 19/06/25</p> <p>The Council have reviewed the position with regards to the inclusion of a 12 month period included in Policy SO6.3.</p> <p>The current adopted Local Plan does not have specific reference to a timeframe in relation to similar proposals in town centres. It has been identified that Policy CP11 of the adopted Local Plan identifies that <i>Development falling within other use classes will only be permitted where it will not create a concentration of non-shopping uses and result in unacceptable change in the retail character of the immediate area or have an adverse effect on the vitality and viability of the town centre</i>. This is further re-iterated in policy RTC2 of the Rugeley Area Action Plan and for Cannock Town Centre the intention was for Policy CP11 to be supplemented by an Area Action Plan or SPD. In general, the policy looks to not undermine the retail character of the area, and for smaller localities that local shops and services will be safeguarded to provide for community needs.</p> <p>The Council consider that Policy SO6.3 continues the thread from policy CP11 into the emerging Plan. Having spoken to our Development Management colleagues it is considered that it is a working practice that marketing is the typical go to exercise to try and establish whether the owner has given the use a fair attempt at functioning or to be taken up by another occupant under the existing use and that 12 months is the ideal starting point they would look to work to. The Council consider that the inclusion of a measurable period enables officers to assess that <i>there is no reasonable prospect of a town centre service use continuing</i>.</p> <p>The Inspector has accepted the response.</p>
AP53	7	AM	8	Policies SO6.5/SA1/Site Specific Policy M3 – the likely removal of site allocation M3 Beecroft Car Park and the loss of up to 35 dwellings due to the requirement to retain parking in Cannock town centre - to be noted for future discussion at Matter 11.	Noted for further discussion at Matter 11 hearing session.	20 June 2025	N	<p>The Council notes that potential modifications subject to discussion at Matter 11, no further action at this stage.</p>

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