

Inspector's Response to Council Queries about the Guidance Note and Matters, Issues and Questions (MIQs)

4 April 2025

I am grateful to the Council for providing me with their queries promptly. Please find below my responses to the queries which were raised by the Council on 3 April 2025.

Guidance Note

In response to the Council's query concerning the relevant version of the National Planning Policy Framework (NPPF) against which the Plan is to be examined, having reviewed the transitional arrangements set out in the respective NPPF versions (December 2023 and December 2024) and also having reviewed the dates of the relevant stages undertaken in the Plan-making process, as set out by the Council, I confirm that the correct and relevant version of the NPPF against which the Plan is to be examined is that published on 5 September 2023.

Matters, Issues and Questions (MIQs)

Policy SO3.2: Housing choice

Yes, the highlighted part of the question was intended to state 'August 2022 and November 2024' and the assumption of the Council on the point about the implications of the evidence being produced two years apart is correct.

Matter 11: Site allocations: strategic site-specific allocations

Question 11.1 refers to all the proposed site allocations contained within the Plan. It is acknowledged that a number of sites within Tables A (Under Construction Sites) and Table B (Proposed allocations which already have planning permission) are already under construction or have a resolution to grant planning permission for housing. It is also acknowledged that some elements of Question 11.1 may no longer be applicable to sites or developments listed in Tables A and B. However, some will be. For example, 11.1 d) will be applicable to sites in Table A that contribute to the housing trajectory, and to those sites in Table B which also make a contribution to the housing trajectory figures. As a result, some discretion may be applied by the Council with regard to its responses to Question 11.1.

There may also be scope for a modification to be applied with regard to the term 'allocations' for sites within Tables A, B and C. For example, Table A: Construction Sites, Table B: Committed Sites, Table C: Allocated Sites.

SE2: Watling Street Business Park Extension

The typographical error identified in Question 11.20 is acknowledged. S\$ should be read as S4.

Examination of the Cannock Chase Local Plan 2018 – 2040

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Questions on Sites H35, H61 and H50

Questions 12. 8, 12.10 and 12.12 relating to Sites H35, H61 and H50 respectively refer to ‘improvements to facilities at the adjacent leisure centre’. This is a drafting error which is acknowledged. The reference relates to a specific point identified in the Council’s response to a comment on Site SH6 Former Hart School within the Schedule 1: High Level Summary of Key Issues raised in Regulation 19 Representations. The point was transposed to other site allocations within the MIQs in error and therefore does not apply to Sites H35, H61 and H50.

A revised issue of the Guidance Note (Version 2) and the Schedule of Matters, Issues and Questions (Version 2) have been produced and published in light of the queries and clarifications referenced above and it is these updated versions which are to be considered by respondents in their hearing statements and responses.

A McCormack

Inspector