

Cannock Chase Local Plan (2018-2040) - Examination Hearings (After Week 1)

Schedule of Action Points (for Council)

	Day	Session	Matter	Action	Reason(s)	By When?	Achieved?	How?
AP1	1	AM	1	Schedule of strategic and non-strategic policies to be produced. Inspector advised this should be prominently placed within the Plan and will form a main modification.	To clarify/distinguish between strategic and non-strategic policies in the Plan. Necessary clarification to make the Plan effective and consistent with national policy.	23 May 2025	Y 22/5/25	Response provided to Inspector 22/5/25: The proposed list of strategic and detailed policies are set out in Appendix 1 of this document [not shown here]. It is suggested this list could be inserted immediately preceding the start of the policies in the plan i.e before SO1 and SO1.1 page 37 in the current document or we are content to consider an alternative suggestion by the Inspector. Inspector has agreed. This has been added to the Main Modifications under AP1 as of 12/6/25
AP2	1	AM	1	Policies Map – Consideration of labels for site allocation references (e.g. SH1, SM1 etc) to be provided on the Map, in addition to the existing key provided. Also consider a separate key that could be opened simultaneously with the PDF version of the Policies Map.	To clarify the location of site allocations through geographical referencing on the Policies Map and improve ease of reference for the user.	23 May 2025	Response 22/5/25 New PDF map to be produced for Modifications consultation	Response provided to Inspector 22/5/25: The Council will update the Policies Map to include labels to site allocation references on strategic residential, strategic mixed and strategic employment Sites. These are the larger key sites within the District and labels will be easily identifiable on the map. Due to the scale of the mapping any labels on smaller sites or other mapped areas such as Existing Employment Areas would make the map difficult to interpret. A separate key will also be produced so that it can be opened simultaneously to the policies map and reduce the need to zoom in and out or scroll on the map to see the key Inspector has agreed. New PDF map to be produced for Modifications consultation
AP3	1	AM	1	Add the Digital Interactive version of the Policies Map to the Examination Document Library	For ease of reference to site allocations, designations etc within the Plan during the Examination.	14 May 2025	Y 14/5/25	SD2A added to the examination website 14/5/25
AP4	1	AM	1	Add the GBBCHMA SoCG (2024) with the inclusion of the Tamworth signatory to the Examination Document Library (EXAM10B)	Updated position re: SoCG on Housing Shortfall within the GBBCHMA.	13 May 2025	Y 13/5/25	EXAM10b added to examination website 13/5/25
AP5	1	AM	1	Add confirmation from Natural England of the withdrawal of its objection to the Habitats Regulations Assessment (HRA) for the Plan to the Examination Document Library (EXAM19).	Clarification of updated position of Natural England re: the HRA for the Plan.	13 May 2025	Y 13/5/25	EXAM19 added to the examination website 13/5/25
AP6	1	PM	2	Council to consider and address adjustments to the layout/presentation of the chapter of the Plan containing the Vision, Strategic Objectives and Spatial Strategy. This includes: Vision: To be drawn out more clearly and distilled/more focused and distinct. Inspector suggests the vision could be presented in a single paragraph with perhaps 2-3 sentences – e.g. what is the vision for Cannock Chase in 2040? Objectives and Priorities: Consider how these will feed into achieving the Vision and	To make the relationship between the Vision, Objective, and Priorities clearer within the Plan and the Plan more effective.	20 June 2025	Y 19/6/25	AP6a-u added to the Main and Minor Modifications 19/6/25

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				how this could be presented more consistently and clearly in the Chapter.				
AP7	1	PM	2	Council to consider and address the Spatial Strategy as a policy. As a policy, this would be a main modification to the Plan.	To make the Plan effective.	20 June 2025	Y 19/6/25	AP6a-u added to the Main and Minor Modifications 19/6/25
AP8	1	PM	2	Amend wording of Strategic Objective 7 in relation to protected landscape and green belt. Consider addition of a separate sentence to ensure that there is no confusion that the green belt is being considered a protected landscape.	To make the Plan effective and consistent with national policy.	23 May 2025	Y 23/5/25	AP8, and linked modification AP8a added to the Main Modifications 23/5/25.
AP9	1	PM	2	General review of wording within the Plan relating to where some wording comes across as policy but is not, and vice versa.	To provide clarity within the Plan and make the Plan effective and consistent with national policy.	30 May 2025 DEADLINE AMENDED 13 th June 2025	Y 11/6/25	Response provided 11/06/25: The Council recognises that the Spatial Strategy has wording that come across as policy, and that this will be rectified in line with AP7 by the deadline of 20th June. Having reviewed the rest of the plan, this is not an issue that occurs elsewhere. Inspector has agreed.
AP10	1	PM	2	Council to consider and address wording in the Plan relating to net zero carbon emissions. It does not appear consistent across the local areas within the strategic visions section (pages 23 onwards). Also needs to consider how net zero carbon emissions is referenced in the Plan consistently in terms of commentary.	To provide clarity, consistency across the Plan with regard to net zero carbon emissions and with regard to the effectiveness of the Plan and its consistency with national policy.	30 May 2025 DEADLINE AMENDED 13 th June 2025	response 11/6/25 modifications to document complete to date and other changes to be considered in Matter 10 hearings	Minor Modifications AP10a-h added to the minor modifications 25/06/25 Response provided 11/06/25: The Council recognises that the Spatial Strategy contains inconsistencies in regard to the requirement for net zero carbon development, the terminology and that it is not mentioned in all parts of the District. In reforming the Vision and Strategic Objectives and Priorities and the Spatial Strategy as a policy for the deadline of 20th June in response to AP6 and AP7, the Councils intention is that the revised wording will clarify that the aspiration to achieve low carbon development is District wide and that this is not a spatial requirement i.e. no areas will have a greater requirement imposed on it in this regard. It is proposed that any references in the plan to 'low and zero carbon' will be amended to 'low carbon'. This affects both policies and supporting text in the plan including the title of Policy SO5.3, meaning it would consist of both main and minor modifications. The reason for this is that there is a difference between net zero and zero, that low carbon is a term used in the NPPF and therefore aligns with national policy, and it is more concise. However, there are specific deliberate references to 'net zero carbon' in Policies SO8.2 and Policy SO8.3. Therefore, it would be our preference to have the discussion on Matter 10 before making any specific amendments to that section. We will work on the basis of making modifications to low carbon to the rest of the plan, and amending the Spatial Strategy by 20th June. Inspector has agreed.
AP11	2	AM	3	Modifications to Policy SO1.1 as proposed in EXAM9 to be added to the Schedule of Proposed Main Modifications.	To ensure that the Plan is effective and consistent with national policy.	23 May 2025	Y 22/5/25	AP11 added to the Main Modifications 22/5/25
AP12	2	AM	3	Modifications to Paragraph 6.6 of the Plan, as proposed in the Council's response to the	To ensure that the Plan is effective and consistent with national policy.	23 May 2025	Y 22/5/25	AP12 added to the Main Modifications 22/5/25

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				Schedule of MIQs, to be added to the Schedule of Proposed Main Modifications.				
AP13	2	AM	3	Council to draft a modification to the wording of paragraph 6.7 of the Plan regarding the use of the words 'should' and 'must'.	To ensure that the Plan is clear, effective and consistent with national policy.	23 May 2025	Y 22/5/25	AP13 added to the Main Modifications 22/5/25
AP14	2	PM	4	Council to add evidence document 'Joint Strategic Needs Assessment 2019' (Staffordshire County Council) and any further updates to the Examination Document Library.	To provide evidence to support the Council's approach to creating community infrastructure and healthy living opportunities across the District.	23 May 2025	Y 20/5/25	20/5/25 - Suite of documents referenced EXAM20A-EXAM20E added to examination website
AP15	2	PM	4	Council to draft wording for a proposed modification to the wording of Policy SO2.1 with regard to sport facilities to sport 'venues' and remove the word 'active'.	To ensure that the Plan and policy is consistent with national policy	23 May 2025	Y 22/5/25	AP15 added to the Main Modifications 22/5/25 Response added 24/06/2025: Council have reviewed and considered amendments need to be made to Policy SO2.1 to ensure consistency with the NPPF, as set out in the Main Modifications under AP15.
AP16	2	PM	4	Council to consider a general point across the Plan to move 'signposting' of other policies within the policy text to the supporting text. A review of this is to be undertaken and the Council to provide clarification on its preferred approach.	To provide clarity within the Plan and to make the Plan effective.	30 May 2025	Y 20/6/25	AP16a-01-13 added to Main Modifications AP16b-01-15 added to Minor Modifications Response provided 22/5/25: Immediately below the policy a heading could be inserted stating 'Relevant Policies' and therefore removed from the policy text. Examples of two policies to show how this would work are provided in Appendix 2 of this document [not shown here]. Inspector has agreed.
AP17	2	PM	4	Modifications to Policy SO2.3, as proposed in SoCG7 to be added to the Schedule of Proposed Main Modifications.	To ensure that the Plan is effective and consistent with national policy.	23 May 2025	Y 22/5/25	AP17 added to the Main Modifications 22/5/25 Response added 24/06/2025: As set out in SOCG7 following discussions with Sports England the agreed proposed amendments have been added to the Main Modifications under AP17.
AP18	2	PM	4	Council to draft a proposed modification to the wording of Policy SO2.3 with regard to the reference to the Playing Pitch Strategy (PPS) and potential replacement of this to reference 'evidence base'. Also, ensure the bullet points in Policy SO2.3 reflect paragraph 99 of the NPPF (Sep 2023) and that the supporting text to the policy makes the reference to whether the PPS or the more wider evidence base.	To provide clarity and flexibility within the Plan and the policy.	23 May 2025	Y 22/5/25	AP18 added to the Main Modifications 22/5/25 Response provided 22/5/25: Points have been actioned in the Main Modification table however having reviewed the supporting text in relation to the final action point: 'and that the supporting text to the policy makes the reference to whether the PPS or the more wider evidence base'. We feel this is adequately covered by the existing supporting text paragraphs 6.63, 6.64 and 6.65 as well as the list of relevant evidence as all sources of evidence have been covered. Inspector has agreed.
AP19	2	PM	4	Policy SO2.4 - Council to add reference to the Open Standards Table in the Supporting Text Proposed Modifications as identified in the Council's response to the MIQs and minor modifications list.	To provide clarity within the Plan and to make the Plan effective.	23 May 2025	Y 22/5/25	AP19 added to the Main Modifications 22/5/25
AP20	2	PM	4	Council to review any other policies within the Plan that may require references from	To provide clarity within the Plan and to make the Plan effective.	30 May 2025	Y 22/5/25	AP20 added to the Main Modifications 22/5/25 Response provided 22/5/25:

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				the policies to figures or tables in the supporting text to be made.				Council have reviewed and consider amendments need to be made to SO3.3 and SO3.4 only as set out in the Main Modifications under AP19 and AP20. Inspector has agreed.
AP21	3	AM	5	Council to consider and address potential modification to the wording of Policy SO3.1 (Paragraph 7) to change development will achieve an 'average site density' to a 'target site density'. Potential main modification as change to policy wording.	To provide clarity within the Plan and to make the Plan effective.	23 May 2025	Y 22/5/25	AP21 added to the Main Modifications 22/5/25
AP22	3	AM	5	Council to provide clarification on the GBBCHMA housing shortfall figure in consideration of the point raised by Mr Paul Hill (for Taylor Wimpey) relating to the presentation of a different shortfall figure from the West Midlands Combined Authority, stated on 13 May 2025.	To provide an up-to-date background on the GBBCHMA housing shortfall position.	23 May 2025	Y 21/5/25	Email correspondence with the WMCA regarding shortfall EXAM 21 added to examination website 21/5/25
AP23	3	AM	5	Modifications to Policy SO3.2 (Table E) to update the referral to 45% in Market Housing 3-bedrooms to 40% to align with the Housing Needs Assessment Table. This modification to be added to the Schedule of Proposed Main Modifications. In addition, other minor modifications as set out in the Council's response to the MIQs at Q5.31 are to be made.	To ensure the Plan is effective.	23 May 2025	Y 22/5/25	AP23 and AP23a added to the Main Modifications 22/5/25
AP24	3	AM	5	Modification to Policy SO3.2 to remove the 25% requirement for First Homes reference from Policy SO3.2 in order to increase the provision of social rented housing in line with evidence in the latest Housing Needs Assessment. Potential modification to be added to the Schedule of Main Modifications.	To make the plan effective and deliver more social rented housing to meet identified local need.	30 May 2025	Y 22/5/25	AP24 and AP24a added to the Main Modifications 22/5/25
AP25	3	AM	5	Modification to the wording of Policy SO3.2 (Paragraph 2) to add the wording 'subject to viability assessment. to final sentence. Therefore, to read: <i>'All Phases of development should require the percentage of affordable housing required by this policy, subject to a viability assessment, unless otherwise agreed by the Council.'</i> Potential modification to be added to the Schedule of Proposed Main Modifications.	To make the Plan and policy effective and flexible.	30 May 2025	Y 22/5/25	AP25 added to the Main Modifications 22/5/25 Response provided to Inspector 22/5/25: Based on consultation with our housing team, which we agree with, we request that the suggested wording for the potential modification is amended very slightly if possible? From: 'All Phases of development should require the percentage of affordable housing required by this policy, subject to a viability assessment, unless otherwise agreed by the Council.' To '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.' Our housing colleague justifies the change: the former suggests all applications would be subject to a viability assessment, whilst the latter perhaps suggests more on the rare occasion. Developers could seek to viability

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								<p>assess on every application to drive down the contribution, and we don't want to encourage that. For the obvious reason of trying to keep affordable contributions as high as possible but also the Council don't have the capacity or skills to assess in-house so there would likely be delays and additional costs with going external to be checked.</p> <p>We have added the Councils suggested wording to the main modification table but can amend this if it is not acceptable.</p> <p>Inspector has agreed.</p>
AP26	3	AM	5	Council to confirm the form of additional guidance with regards to the 'review mechanism' raised in Policy SO3.2 on Affordable Housing Provision in Paragraph 5 of the policy.	To ensure the plan is clear and effective.	30 May 2025	Y 22/5/25	<p>Response provided 22/5/25:</p> <p>The Council will produce a Guidance Note for the review mechanism and place this on the Councils website. This will be quicker and simpler to produce than a new Supplementary Planning Document and will avoid adding lots of additional supporting text to the plan.</p> <p>Inspector has agreed.</p>
AP27	3	AM	5	Council to review all policies to add numbering / clear references of points within the policy text and provide a draft of the amendments to the policy text.	To provide clarity within the Plan and to make the Plan effective.	20 June 2025	Y 19/06/25	<p>Response provided 5/6/25:</p> <p>The Council propose to update the formatting to the policies to add clear references to the appropriate elements within the Policy Text. Our Development Management Colleagues have been consulted, and it has been determined that a combination of the use of lettering i.e. a. for main points and the use of roman numerals i.e. i. for secondary elements and for the replacement of existing bullet point formatting of • is the most appropriate approach to taken, with some examples below of a number of policies with and without track changes to show how the policies would appear.</p> <p>The Council consider that given that different policies have different approaches to the wording contained within them that a mixed approach with be required in the application of the change to the policy formatting, to ensure that the document is user friendly, consistent and that Development Management Colleagues, Consultees and Applicants can specifically reference the relevant policies. The below table identifies the proposed formatting approach for each policy [table not shown here].</p> <p>Inspector has agreed.</p> <p>Further response provided 11/06/25:</p> <p>The Council has made progress on this action point. The Minor Modifications Table shows progress up to SO6. We wanted to clarify that the modification on 'signposting' AP16 results in further alterations and will be shown separately in the Minor Modifications Table. As such, if you take for example AP27b in the Minor Modifications table, we have not sought to provide numbers or references for one of the lists which cross references other policies as this text will be struck out in accordance with AP16.</p> <p>Inspector has acknowledged.</p>

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AP28	3	AM	5	Council to confirm the reference to the financial contribution formula of the Viability Assessment referred to in Policy SO3.2 (Paragraph 4), as to where this is set out in the Assessment.	To provide clarity within the Plan and to make the Plan effective.	30 May 2025	Y 22/5/25	AP28 added to the Main Modifications 22/5/25 Response provided 22/5/25: The formula is set out in Section 9, page 79 of the Local Plan and CIL Viability Assessment Addendum Report, 2024 (EC10) A modification is proposed to Policy SO3.2 under AP28 in the main modifications table to correct and clarify the point of reference to aid implementation. Inspector has agreed.
AP29	3	PM	5	Proposed modification to Policy SO3.4 (Paragraph 2) to remove reference to the GTAA 2019 in reference to the longer-term supply of pitches and plots. The alternative wording to be provided is set out in the Council's response to MIQs relating to Q5.41. Potential modification to be added to the Schedule of Proposed Main Modifications.	To ensure that the Plan is clear and effective in terms of demonstrating how need is to be met.	30 May 2025	Y 22/5/25	AP29 added to the Main Modifications 22/5/25