

APPENDIX 1 – Schedule of Proposed Main Modifications (PMM)

Schedule of Proposed Main 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 main 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 Inspector considers necessary for reasons of soundness. 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 justification text compared to the submission version

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification	Reason for Modification
PMM1 [AP6e]	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>	The modification to the wording is required to make the relationship between the Vision, Objective, and Priorities clearer within the Plan and therefore make the Plan effective .

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification	Reason for Modification
			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> 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>	
PMM2 [AP8]	Local Plan Vision & Objectives	Page 32	Amend wording in Bullet Point 2: To protect and enhance the natural environment development will: ...	The modification is required to clarify the distinction between the protected

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification	Reason for Modification
		Strategic Objective 7, Bullet Point 2	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.	landscape of the Cannock Chase National Landscape and the Green Belt. To make the Plan effective and consistent with national policy .
PMM3 [AP6p]	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:	The insertion of new Policy SS1 and the supporting text is necessary to make the relationship between the Vision, Objective, and Priorities clearer within the Plan and to make the Plan effective . The replacement of the bullet points with a. b. c. etc referencing is necessary to providing clarity and to make the Plan and its Policies effective .
			<u>POLICY SS1 THE SPATIAL STRATEGY</u> 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)	

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification	Reason for Modification
			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.	
			• 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. • 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.	

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			• 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> 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>	

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification	Reason for Modification
			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.	
PMM4 [AP6r]	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:	The modification is necessary to make the relationship between the Vision, Objective, and Priorities clearer within the Plan and the Plan effective . The replacement of the bullet points with a. b. c. etc referencing is necessary to providing clarity and to make the Plan and its Policies effective .
			<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 within the urban area and brownfield sites 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	Reason for Modification
			<u>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</u> <u>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.</u> <u>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.</u> <u>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.</u>	
			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.	

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification	Reason for Modification
			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.	
PMM5 [AP6s]	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:	The modification is required to make the relationship between the Vision, Objective, and Priorities clearer within the Plan and to make the Plan effective . The replacement of the bullet points with a. b. c. etc referencing is necessary to providing clarity and to make the Plan and its Policies effective .
			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.	
PMM6 [AP6t]	Spatial Strategy	Page 37	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:	This modification is necessary to make the relationship between

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification	Reason for Modification
		The Spatial Strategy for Norton Canes	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 <u>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 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.</u> 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<u>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.</u> e. <u>Opportunities for the E</u>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. f. The identity of Norton Canes as a separate settlement will be safeguarded and enhanced.	the Vision, Objective, and Priorities clearer within the Plan and the Plan effective. The replacement of the bullet points with a. b. c. etc referencing is necessary to providing clarity and to make the Plan and its Policies effective.
			<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>	

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification	Reason for Modification
			<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>	
PMM7 [AP6u]	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. Economic development proposals should support a prosperous rural economy	The modification is necessary to make the relationship between the Vision, Objective, and Priorities clearer within the Plan and the Plan effective. The replacement of the bullet points with a. b. c. etc referencing is necessary to providing clarity and to make the Plan and its Policies effective.

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			<u>and local job creation, including development and diversification of agricultural, fishing and equestrian uses.</u> <u>b.</u> <u>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.</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. <u>c.</u> <u>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.</u> <u>d.</u> <u>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.</u> • 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. <u>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.</u> <u>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.</u> <u>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.</u>	

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			<u>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.</u> <u>5.27 Settlement boundaries have been defined to mark the limits of the existing settlements and are the preferred location for infill development.</u> <u>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 <u>the</u> natural and historic environment.</u>																							
PMM8 [AP1]	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 Rawsley, 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><tr><td>Strategic</td><td>SO1.2 Enhancing the Quality of the Built Environment</td></tr><tr><td>Strategic</td><td>SO1.3 Creating Safe Places which Deter Crime and Reduce the Fear of Crime</td></tr><tr><td></td><td>STRATEGIC OBJECTIVE 2: CREATING COMMUNITY INFRASTRUCTURE AND HEALTHY LIVING OPPORTUNITIES ACROSS THE DISTRICT</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 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	This modification is required to clarify and distinguish between strategic and non-strategic policies in the Plan. This clarification is necessary to make the Plan effective and consistent with national policy.
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																									
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	STRATEGIC OBJECTIVE 2: CREATING COMMUNITY INFRASTRUCTURE AND HEALTHY LIVING OPPORTUNITIES ACROSS THE DISTRICT																									

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification		Reason for Modification
			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	

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification		Reason for Modification
			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	Reason for Modification
PMM9 [AP11]	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: • 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>	This modification is necessary to ensure that the Plan and this Policy is effective and consistent with national policy and with particular regard to heritage and heritage assets.

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification	Reason for Modification
			• 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 • 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.</u> <u>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	Reason for Modification
PMM10 [AP12]	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 more detail than other applications</u> and will require the we encourage you to seek advice from a suitably qualified and experienced Conservation Architect for all but the simplest applications.	The modification is necessary to ensure that the Plan and Policy has a degree of flexibility and is effective and consistent with national policy .
PMM11 [AP13]	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 these documents should</u> 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.	The modification is necessary to ensure that the Plan has a degree of flexibility and is effective and consistent with national policy .
PMM12 [AP16a-01]	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	This modification is required to remove unnecessary cross-referencing between the Plan's policies and provide clarity within the Plan and to make the Plan effective .

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification	Reason for Modification
			• 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	
PMM13 [AP15]	Strategic Objective 2 Policy SO2.1	Page 53 Policy SO2.1, Paragraph 1	Amend wording: ...village halls and active leisure and sports facilities <u>venues</u>	The modification is required to ensure that the Plan and policy is consistent with national policy .
PMM14 [AP16a-02]	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).	The modification is necessary to remove unnecessary cross-referencing between the Plan's policies and provide clarity within the Plan and to make the Plan effective .
PMM15 [AP16a-03]	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).	The modification is required to remove unnecessary cross-referencing between the Plan's policies and provide clarity within the Plan and to make the Plan effective .

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification	Reason for Modification			
			• 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).				
PMM16 [AP17]	Strategic Objective 2 Policy SO2.3	Page 56 Policy SO2.3, <u>Existing Provision</u> , Paragraph 1	Amend wording: Any development proposals, including on sites allocated within the Local Plan, that would result...	This modification is necessary to ensure that the Plan is effective and consistent with national policy .			
PMM17 [AP17]	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: <table><tr><td>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.</td><td>1.60 <u>New Development Calculator</u></td><td>1,200 <u>N/A</u></td></tr></table>	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>	The modification is required to ensure that the Plan is effective and consistent with national policy .
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>					
PMM18 [AP18]	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 evidence base (and any subsequent updates).	This modification is necessary to provide clarity and flexibility within the Plan and the Policy and ensure that they are effective			

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification	Reason for Modification
				and positively prepared .
PMM19 [AP18]	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) 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>	The modification is necessary to provide clarity and flexibility within the Plan and the Policy and ensure that they are effective and positively prepared. The modification is necessary to also provide sufficient flexibility in the wording of the Policy for private as well as public replacement provision and therefore make the Policy effective.
PMM20 [AP19]	Strategic Objective 3 Policy SO2.3	Page 56 Policy SO2.3 <u>New Provision</u>	Amend wording: ...in regard to quantity and accessibility as set out in Table 1 Cannock Chase District Open Space Standards.	This modification is necessary to provide clarity within the Plan and Policy and ensure

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification	Reason for Modification
		2 nd paragraph		that both are effective .
PMM21 [AP20]	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>	The modification is required to provide clarity within the Plan and Policy and ensure that both are effective .
PMM22 [AP16a-04]	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). • Linking to existing green infrastructure, safeguarding the ‘Strategic Green Space Network’, or providing additional green infrastructure (in line with Policy SO7.8: Green Infrastructure).	This modification is necessary to remove unnecessary cross-referencing between the Plan’s policies and provide clarity within the Plan and to make the Plan effective .
PMM23 [AP21]	Strategic Objective 3 Policy SO3.1	Page 66 Policy SO3.1, Paragraph 7	Amend wording: Development will achieve an a average target site density of	The modification is necessary to provide clarity within the Plan and to make the Plan effective .
PMM24 [AP23 & AP24]	Strategic Objective 3	Page 69 Policy SO3.2,	Amend wording: For developments above of 10 or more homes the percentage of dwellings which should be affordable housing is set out in the Table D below., ‡The Council will adopt	The modification is necessary to ensure the Plan and Policy is

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification	Reason for Modification																																		
	Policy SO3.2	Paragraph 3	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.	effective and delivers more social rented housing to meet identified local need.																																		
PMM25 [AP23]	Strategic Objective 3 Policy SO3.2	Page 69 Policy SO3.2, Paragraph 6	Amend wording: Housing Needs Assessment <u>Addendum 2023-2024</u>	The modification is necessary to provide clarity and ensure the Plan is effective .																																		
PMM26 [AP86]	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>Cannock 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 Table D: Affordable Housing Provision per site <table><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></table>	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%	Area	Percentage of affordable Housing on qualifying sites			Greenfield	Brownfield	Cannock	15%	10%	Hednesford	15%	15%	Norton Canes/Heath Hayes	20%	15%	This modification is required for clarity, precision and the effectiveness of the Policy in line with the evidence base.
Ward	Threshold	Affordable Housing																																				
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Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification			Reason for Modification
			<u>Rugeley</u>	<u>20%</u>	<u>15%</u>	
PMM27 [AP23]	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%			The modification is necessary to ensure the Plan and Policy are both effective .
PMM28 [AP23a]	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>			This modification is necessary to provide clarity and ensure the Plan is effective .
PMM29 [AP24a]	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. The LINA 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.</u>			The modification is required to ensure the Plan and Policy are effective in delivering more social rented housing to meet identified local need.
PMM30 [AP25]	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 otherwise agreed by the Council</u>.			The modification is necessary to ensure the Plan and Policy are effective and flexible.

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification	Reason for Modification
PMM31 [AP28]	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 (Offsite Affordable Contributions & Payments in Lieu, Local Plan Viability Assessment Addendum 2024 2022 or successor document) which enables delivery on other sites and as calculated by the Council's Valuer.	The modification is necessary to ensure the Plan and Policy are clear and effective .
PMM32 [AP29]	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:...	The modification is necessary to ensure the Plan and Policy are clear, flexible and effective .
PMM33 [AP31]	Strategic Objective 4 Policy SO4.1	Page 78 Policy SO4.1, Paragraph 1	Amend wording of paragraph 1 of Policy SO4.1: The eExisting 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 Use Classes E(g), B2 and B8) will be supported.	To clarify and reflect the relevant up-to-date Use Classes (e.g. Class E(g)ii) in the Use Classes Order. Necessary to ensure the Plan and Policy is clear and effective in demonstrating how employment and commercial need is to be met.

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification	Reason for Modification																											
PMM34 [AP32]	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	This modification is necessary for precision and clarity with regard to the provision of new employment sites in the Plan and to ensure the Policy is justified and effective .																					
Site Ref	Site Name	Area (Ha) (NDA)																													
SE1	Kingswood Lakeside Extension 2, Norton Canes	8.614.54																													
PMM35 [AP33]	Strategic Objective 4 Policy SO4.2	Page 81 Policy SO4.2, Paragraph 3	Amend figure in Paragraph 3 of Policy SO4.2: 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.	The modification is required for precision and clarity. It is necessary to ensure the Plan and Policy are justified and effective .																											
PMM36 [AP34] [AP81] [AP82]	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>0.08</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	0.08	E16	Land Off Norton Green Lane, Norton Canes	0.56	The modification is necessary for clarity and precision, to ensure the Policy reflects the up-to-date evidence base, and is justified and effective .
Site Ref	Site Name	Area (Ha) (NDA)																													
SE1	Kingswood Lakeside Extension 2, Norton Canes	8.6																													
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PMM37 [AP37]	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 (gross) of land for ...	The modification is necessary to make the Plan and Policy clear, precise and effective .
PMM38 [AP39]	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>	The modification is necessary for clarity and consistency throughout the Plan and Policy to make it effective .
PMM39 [AP16a-05]	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: • 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);	This modification is required to provide clarity within the Plan and Policy to make it effective . It also removes unnecessary cross-referencing between the Plan's policies and provides clarity within the Plan to make it effective .
PMM40 [AP44]	Strategic Objective 5 Policy SO5.1	Page 90 Policy SO5.1, Paragraph 1	Amend wording to Paragraph 1 of the Policy SO5.1: All mMajor 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.	The modification is necessary to ensure the Plan and Policy is justified, effective and consistent with national policy .
PMM41 [AP45]	Strategic Objective 5	Page 90 Policy SO5.1,	Amend wording to Bullet Point 1 of Policy SO5.1:	This modification is required to provide the most appropriate

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification	Reason for Modification
	Policy SO5.1	Bullet Point 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.	wording of Policy SO5.1 and ensure it is justified, effective and consistent with national policy .
PMM42 [AP46]	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	The modification is necessary to explore the most appropriate wording of Policy SO5.1 to ensure it is effective .
PMM43 [AP16a-6]	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). • 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.	This modification is required to provide clarity within the Plan and to ensure that the Policy is effective . The modification also removes unnecessary cross-referencing between the Plan’s policies and provides clarity within the Plan to make it effective .
PMM44 [AP10c]	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).	The modification is necessary to provide clarity and consistency throughout the Plan

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification	Reason for Modification
				regarding net zero carbon emissions. The modification is needed to ensure the Plan and its Policies are effective .
PMM45 [AP47]	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. 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.	The modification is necessary to clarify that the wording of Policy SO5.1 applies to all development, both minor and major developments, where significant amounts of movement will be generated. To ensure the Policy is effective .
PMM46 [AP10f]	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	The modification is required to provide clarity and consistency throughout the Plan with regard to net zero carbon emissions and to ensure the Plan and its Policies are effective .
PMM47 [AP48a /AP49]	Strategic Objective 5 Policy SO5.3	Page 95 Policy SO5.3	Amendment to wording in Policy SO5.3: The Local Planning Authority will support developments which All major development proposals will contribute to the reduction of the reliance on carbon-intensive modes of	The modification is necessary to provide the most appropriate wording and

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification	Reason for Modification
			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. 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 will promote 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').	clarification on the aims of, and the relationship between, Policy SO5.3 and Policy SO5.4 and to ensure the Policy is effective. The modification will also remove unnecessary cross-referencing between the Plan's policies and provide clarity within the Plan and to make the Plan effective.
PMM48 [AP10g]	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	The modification is required to provide clarity and consistency throughout the Plan regarding net zero carbon emissions and to ensure the Plan and Policy is effective .
PMM49 [AP16a-07]	Strategic Objective 5	Page 95	Delete text in Policy SO5.3 final bullet point:	This modification is necessary to provide

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification	Reason for Modification
	Policy SO5.3	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’).	clarity and make the Plan and Policy effective. The modification also removes unnecessary cross-referencing between the Plan’s policies and provides clarity within the Plan to make it effective.
PMM50 [AP48b]	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, 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.	The modification is necessary to provide appropriate wording and clarification on the aims of Policy SO5.4 and ensure the Policy is effective .
PMM51 [AP50]	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.	The modification is necessary to ensure Policy SO5.4 is consistent with national policy .

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification	Reason for Modification
PMM52 [AP27a-026]	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. 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.	The modification is required to provide clarity within the Plan and to make the Plan effective. The replacement of the bullet points with a. b. c. and i., ii., iii. etc referencing is necessary to provide clarity and to make the Plan and its Policies effective.

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification	Reason for Modification
PMM53 [AP104a]	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	The modification is necessary for clarity and effectiveness of the Plan and Policy and to ensure the incorporation of factual updates.
PMM54 [AP16a-08]	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’.	The modification is necessary to provide clarity within the Plan and to make the Plan effective . The modification also removes unnecessary cross-referencing between the Plan’s policies and this also contributes to the Plan being effective .

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification	Reason for Modification
PMM55 [AP16a-09]	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’.	The modification is necessary to provide clarity within the Plan and to make the Plan effective . The modification also removes unnecessary cross-referencing between the Plan’s policies and this also contributes to the Plan being effective .
PMM56 [AP16-10]	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 incorporate high quality digital connectivity where appropriate as required by Policy SO5.2 ‘Communication Technologies’.	The modification is necessary to provide clarity within the Plan and to make the Plan effective . The modification also removes unnecessary cross-referencing between the Plan’s policies and this also contributes to the Plan being effective.
PMM57 [AP8a]	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	The modification is required to clarify the distinction between the protected landscape of the Cannock Chase

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification	Reason for Modification
			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.	National Landscape and the Green Belt. To make the Plan effective and consistent with national policy .
PMM58 [AP55a]	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.	The modification is necessary to provide clarity and ensure the Plan and Policy is effective in its implementation.
PMM59 [AP56]	Strategic Objective 7 Policy SO7.1	Page 119 Policy SO7.1, Paragraph 7	Amend wording: Development likely to have an <u>significant</u> adverse effect on locally designated sites...	This modification is necessary to clarify the level of adverse effects on locally distinctive designated sites that will be determined through the application of the Policy. To make the Plan and Policy effective .
PMM60 [AP57a]	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	This modification is necessary to clarify that the delivery of BNG through the Policy is not applied to

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification	Reason for Modification
			the policy below and the provisions of Government regulations or national policy arises, then the latter should prevail. <u>This policy does not apply to irreplaceable habitats set out in the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024.</u>	irreplaceable habitats. To make the Plan and Policy effective .
PMM61 [AP16a-11]	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.'	The modification is required to provide clarity within the Plan and to make the Plan effective . The modification is necessary to remove unnecessary cross-referencing between the Plan’s policies and provide clarity within the Plan and to make the Plan effective .
PMM62 [AP57b]	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. <u>This will be monitored in accordance with the legal agreement and, where applicable, a habitat management and monitoring plan.</u>	The modification is necessary to clarify that the delivery of BNG through the Policy is not applied to irreplaceable habitats. To make the Plan and Policy effective .
PMM63 [AP59]	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 NO_x, orNH₃ <u>or</u>	The modification is necessary for accuracy and to make the policy effective .

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification	Reason for Modification
			<u>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 or <u>nitrogen deposition</u> concentrations are determined to be an issue.	
PMM64 [AP16a-12]	Strategic Objective 7 Policy SO7.4	Page 130 Policy SO7.4, Bullet Points 5 & 6	Delete wording in Bullet Points 5 and 6 of Policy SO7.4: • 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).	This modification is required to provide clarity within the Plan and to make the Plan effective . The modification is required to remove unnecessary cross-referencing between the Plan’s policies and provide clarity within the Plan and to make the Plan effective .
PMM65 [AP60]	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.	The modification is necessary to provide clarity within the Plan and to make the Plan effective .

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification	Reason for Modification
PMM66 [AP63]	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	This modification is required to provide clarity within the Plan and to make the Plan and Policy effective .
PMM67 [AP62]	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 should include enhancements such as: • 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.	This modification is required to provide clarity within the Plan and to make the Plan effective .
PMM68 [AP64]	Strategic Objective 8 Policy SO8.1	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 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 low carbon energy and heat generating installations (both individually and cumulatively) can be mitigated.	This modification is necessary to provide clarity within the Plan and to make the Plan and Policy effective .

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification	Reason for Modification
			• 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.	
PMM69 [AP67]	Strategic Objective 8 Policy SO8.1	Page 141 Policy SO8.1, Bullet Point 1	Policy SO8.1: Low and Zero Carbon Energy and Heat Production, first Bullet Point to be amended to read: 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 generation installations and supporting infrastructure (individually and cumulatively) can be mitigated.	The modification is necessary for clarity within the Plan and Policy and the effectiveness of the Plan and Policy.
PMM70 [AP68]	Strategic Objective 8	Page 141	Policy SO8.1: Low Carbon Energy and Heat production, first list third Bullet Point to be replaced:	This modification is required for clarity

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification	Reason for Modification
	Policy SO8.1	Policy SO8.1, first list Bullet Point 3 and second list Bullet Point 3	• 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,	and the effectiveness of the Plan and Policy.
PMM71 [AP69]	Strategic Objective 8 Policy SO8.2	Page 143 Policy SO8.2	Amend Policy SO8.2 wording: POLICY SO8.2: ACHIEVING NET-ZEROLOW 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; • Low carbon emission development with compensatory contributions to an appropriate carbon offsetting fund to achieve net-zero carbon emissions.	This modification is necessary for clarity and effectiveness of the Plan and Policy.

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification	Reason for Modification
			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.	
PMM72 [AP70]	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;	The modification is necessary for clarity and effectiveness of the Plan and Policy.
PMM73 [AP16a-13]	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’).	This modification is required to provide clarity within the Plan and to make the Plan and Policy effective . The modification is also required to remove unnecessary cross-referencing between the Plan’s policies and provide clarity within the Plan and to therefore make the Plan effective .
PMM74 [AP73]	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 should have a maximum consumption of water of 110 litres/person/day and levels below this will be supported.	The modification is necessary to provide clarity within the Plan and to make the Plan effective and

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification	Reason for Modification
			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.	consistent with national policy.
PMM75 [AP71]	Strategic Objective 8 Policy SO8.3	Page 145 Policy SO8.3, Paragraph 3	Policy SO8.3 Sustainable Design, 3 rd Paragraph amended to read: All major development proposals must <u>should</u> incorporate sustainable design.	The modification is required for clarity and effectiveness of the Plan and Policy.
PMM76 [AP74]	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, Designate parking spaces for low emission vehicles; provide opportunities for local walking and cycling...	The modification is necessary for clarity, to avoid duplication with building regulations and to make the Policy effective .
PMM77 [AP75]	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>:	The modification is required for clarity, flexibility and effectiveness of the Plan and Policy.
PMM78 [AP89d]	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 <u>Community Parkland</u>.	This modification is necessary for clarity, consistency throughout the Plan and effectiveness of the Plan and Policy.
PMM79 [AP87b]	Policy SH1	Page 161	Amend wording under Policy SH1 heading ‘Parcel C116a’ third paragraph:	The modification is required for clarity,

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification	Reason for Modification
		Policy SH1, <u>Parcel C116a</u> Third Paragraph	Vehicular access will be from Cannock Lichfield Road and will serve the residential area within parcel C116a.	consistency throughout the Plan and effectiveness of the Plan and Policy.
PMM80 [AP89e]	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.	The modification is necessary for clarity on the level of adverse impact considered within the relevant policies and the effectiveness of those policies and the Plan.
PMM81 [AP88a]	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.	The modification is necessary for clarity and the effectiveness of the Policy and the Plan.
PMM82 [AP89f]	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 WRRR WWR in site SH2).	This modification is required for clarity and the effectiveness of the Policy and the Plan.

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification	Reason for Modification
PMM83 [AP89a]	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>	The modification is necessary for clarity and the effectiveness of the Policy and the Plan.
PMM84 [AP89b]	Policy SH1	Page 162 Policy SH1 <u>Parcel C116a</u> Eighth Paragraph	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>	The modification is necessary for clarity and the effectiveness of the Policy and the Plan.
PMM85 [AP89g]	Policy SH1	Page 162 Policy SH1 <u>Parcel C116a</u> Ninth Paragraph	Amend wording under Policy SH1, ninth paragraph, second and third sentence: <u>...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.</u>	This modification is required for clarity and the effectiveness of the Policy and the Plan.
PMM86 [AP89h]	Policy SH1	Page 162 Policy SH1 <u>Parcel C116b</u> First Paragraph	Amend wording to first paragraph under heading 'Parcel C116b' <u>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</u>	The modification is necessary for clarity and the effectiveness of the Policy and the Plan.

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification	Reason for Modification
			enhanced with habitat creation in the form of new wet woodland associated with Newlands Brook at the eastern boundary of the site.	
PMM87 [AP89i]	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.	The modification is necessary for clarity and the effectiveness of the Policy and the Plan.
PMM88 [AP92b]	Policy SH2	Page 167 Policy SH2, First Paragraph	Amend wording in 1st paragraph of Policy SH2: 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 (WRRRWWRR) linking Wimblebury Road to Cannock Road, as shown on the Policies Map:...	Factual correction. This modification is necessary to make a factual correction, for clarification and to therefore ensure the effectiveness of the Policy and the Plan.
PMM89 [AP91b]	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.	This modification is necessary for consistency, flexibility and effectiveness of the Plan and its relevant policies.
PMM90 [AP92c]	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'.	The modification is required for clarification on the level of adverse impact to be

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification	Reason for Modification
				determined through the Policy and the effectiveness of the Policy and the Plan.
PMM91 [AP92d]	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 WRRRWWR in site SH2) and with regard to education provision (including delivering a new 2FE primary school in site SH1).	Factual correction. The modification is necessary to make a factual correction, for clarification and the effectiveness of the Policy and the Plan.
PMM92 [AP92e]	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.	The modification is necessary for clarification, flexibility and the effectiveness of the Policy and the Plan.
PMM93 [AP92f]	Policy SH2	Page 169 Policy SH2, Twelfth Paragraph	Add wording to Policy SH2, start of the 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 ...</u>	This modification is necessary for clarification on the level of adverse impact to be determined through the Policy and the effectiveness of the Policy and the Plan.
PMM94 [AP93b]	Policy SH3	Page 173	Amend wording to Bullet Point:	The modification is necessary for

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification	Reason for Modification
		Policy SH3, First Bullet Point	<u>Approximately Up to</u> 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.	consistency, flexibility and effectiveness of the Plan and its relevant policies.
PMM95 [AP80f]	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>	The modification is necessary to ensure factual amendments are made and for clarity and the effectiveness of the Policy and the Plan.
PMM96 [AP95]	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>	This modification is required for clarification and the effectiveness of the Policy and the Plan.
PMM97 [AP94b]	Policy SH6	Page 177 Policy SH6, First Bullet Point	Amend wording: <u>Approximately Up to</u> 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.	The modification is necessary for consistency, flexibility and effectiveness of the Plan and its relevant Policies.
PMM98 [AP97a]	Policy SM1	Page 181 Policy SM1, Bullet Points 1 & 2	Amend wording: • <u>Approximately Up to</u> 1,000 dwellings to be located within Cannock Chase District • <u>Up to 3.5</u> 5ha of employment land	The modification is necessary for clarification, consistency, flexibility and the effectiveness

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification	Reason for Modification
				of the Plan and its relevant Policies.
PMM99 [AP98a]	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, 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.	The modification is necessary for clarification and the effectiveness of the Policy and the Plan.
PMM100 [AP98b]	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 contributions towards provision for secondary school amendments.	The modification is necessary for clarification and the effectiveness of the Policy and the Plan.
MM101 [AP102g]	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 up to 500,000sqm approximately 500,000 ft2	Factual correction. The modification is necessary for factual correction, for consistency, flexibility and effectiveness of the Plan and its relevant policies.

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification	Reason for Modification
MM102 [AP102h]	Policy SE1	Page 186 Policy SE1, Paragraph 3	Delete wording in the third paragraph of Policy SE1: 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.	This modification is required for consistency, flexibility and effectiveness of the Plan and its relevant policies.
PMM103 [AP102i]	Policy SE1	Page 187 Policy SE1, Paragraph 6	Delete wording in the sixth paragraph of Policy SE1: 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.	The modification is necessary for consistency, flexibility and effectiveness of the Plan and its Policies.
PMM104 [AP102j]	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 <u>enhancing</u> 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 <u>identified</u> through the proposal.	This modification is necessary for consistency, flexibility and the effectiveness of the Plan and its Policies.
PMM105 [AP102k]	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>	The modification is required for clarification and the effectiveness of the Policy.

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification	Reason for Modification
PMM106 [AP99e]	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.	The modification is necessary for clarification and the effectiveness of the policy.
PMM107 [AP100]	Policy SE2	Page 190 Policy SE2, Paragraph 3	Amend third paragraph of Policy SE2: <u>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.</u>	The modification is necessary for flexibility and the effectiveness of the Policy and the Plan.
PMM108 [AP99f]	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>	This modification is required for clarification and the effectiveness of the Policy and the Plan.
PMM109 [AP104b]	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.	The modification is necessary for clarity and the effectiveness of the Plan and the incorporation of factual updates.

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification	Reason for Modification																				
			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>H1</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>H11</td><td>108, 102-106 High Green Court, Cannock Allocation: Housing. Capacity: 8</td></tr><tr><td>H12</td><td>Whitelodge, New Penkridge Road, Cannock Allocation: Housing. Capacity: 2</td></tr><tr><td>H17</td><td>Land west of Pye Green Road, Hednesford Cannock (Adj. Pye Green Road: Part of larger site) Allocation: Housing. Capacity: 59</td></tr><tr><td>H30</td><td>Land at Rawnsley Road, Hazel Slade Allocation: Housing. Capacity: 60</td></tr><tr><td>H44</td><td>268, Bradbury Lane, Hednesford Allocation: Housing. Capacity: 10</td></tr><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>	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	
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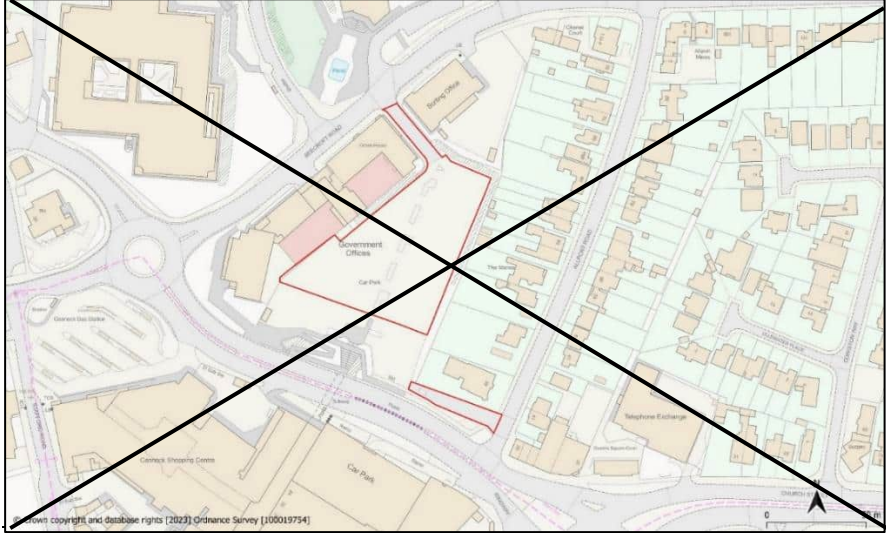
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			M1	Land bound by Ringway, Church Street and Market Hall Street, Cannock Town Centre Allocation: Mixed. Capacity: Approximately Up to 70 dwellings	
			H32/M5	Avon Road/Hallcourt Lane, Cannock Allocation: Mixed. Capacity: Approximately Up to 22 dwellings	
			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 Girtton 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	
			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	

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification		Reason for Modification
			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		
			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	

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification			Reason for Modification
			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		
PMM110 [AP80g]	Site Specific Policy: H29	Page 196 Site Specific Policy: H29, Final Bullet Point	Amend wording to the final bullet point: <u>If in operation at the time of submission, the existing active on-site community uses (church and community hub) and other uses (including caravan storage, plant nursey and camping shop), could be will need to be re-sited, preferably in the local Hednesford area or, where appropriate, accommodated on site.</u>			Factual amendments. This modification is necessary for factual amendments and for clarity and the effectiveness of the Plan and the Policy.
PMM111 [AP80h]	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 contemporary architectural style, but its proximity to the conservation area and church requires the use of high quality design and materials.</u>			Factual amendments. This modification is necessary for factual amendments and for clarity and the effectiveness of the Plan and the Policy.
PMM112 [AP80i]	Site Specific Policy: M1	Page 197	Amend wording to the final bullet point:			Factual amendments. This modification is necessary for factual

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification	Reason for Modification
		Site Specific Policy: M1	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	amendments and for clarity and the effectiveness of the Plan and the Policy.
PMM113 [AP80b]	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	Factual amendments This modification is necessary for factual amendments and for clarity and the effectiveness of the Plan and the Policy.
PMM114 [AP80j]	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>	Factual amendments This modification is necessary for factual amendments and for clarity and the justification and effectiveness of the Plan and the Policy.
PMM115 [AP104c]	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 Proposed Use: Residential Development	This modification is necessary for factual updates and for clarity and the effectiveness of the Plan.

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification	Reason for Modification
			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	

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification	Reason for Modification
			scheme to benefit nature and enhance the street scene and promote green infrastructure connectivity • 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	
PMM116 [AP84]	Site Specific Policy: H35	Page 202 Site Specific Policy: H35	Amend wording: Provide <u>vehicle</u> access from Girton Road/Spring Street	The modification is necessary for clarity and the effectiveness of the Policy.
PMM117 [AP80k]	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>	Factual amendments. This modification is necessary for factual amendments and for clarity and the justification and effectiveness of the Plan and the Policy.
PMM118 [AP80l]	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</u>	Factual amendments. This modification is necessary for factual amendments and for clarity and the

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification	Reason for Modification
			<u>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.</u>	justification and effectiveness of the Plan and the Policy.
PMM119 [AP80m]	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>	The modification is necessary for factual amendments and for clarity, justification and the effectiveness of the Plan and the Policy.
PMM120 [AP80n]	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>	The modification is necessary for factual amendments and for clarity, justification and the effectiveness of the Plan and the Policy.
PMM121 [AP80o]	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>	This modification is required for factual amendments and for clarity, justification and the effectiveness of the Plan and the Policy.

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification	Reason for Modification
PMM122 [AP80p]	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 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>	This modification is necessary for factual amendment and for clarity, justification and the effectiveness of the Plan and the Policy.
PMM123 [AP80q]	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>	This modification is necessary for factual amendment and for clarity, justification and the effectiveness of the Plan and the Policy.
PMM124 [AP80c]	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 roofs where possible within the scheme to benefit nature and enhance the street scene. [...]</u>	This modification is necessary for factual amendment and for clarity, justification and the effectiveness of the Plan and the Policy.
PMM125 [AP80r]	Site Specific Policy: H60	Page 211	Amend wording to include additional text:	This modification is necessary for factual amendment and for

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification	Reason for Modification
		Site Specific Policy: H60	<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>	clarity, justification and the effectiveness of the Plan and the Policy.
PMM126 [AP85]	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>	The modification is necessary for clarity and the effectiveness of the Policy.
PMM127 [AP80d]	Site Specific Policy: H62	Page 213 Site Specific Policy: H62	Amend wording: <u>The design of the development and buildings should respect the setting and structures within the adjacent Trent and Mersey Canal Conservation Area.</u>	Factual amendments. This modification is necessary for factual amendment and for clarity and the effectiveness of the Plan and the Policy.
PMM128 AP80e	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>	Factual amendments. This modification is necessary for factual amendment and for clarity, justification and the effectiveness of the Plan and the Policy.
PMM129 [AP80s]	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</u>	Factual amendments. This modification is necessary for factual amendment and for clarity, justification and the effectiveness of the Plan and the Policy.

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification	Reason for Modification
			<u>using vegetation between the development and canal to minimise setting changes to the Trent and Mersey Conservation Area.</u>	
PMM130 [AP80t]	Site Specific Policy: H50	Page 218 Site Specific Policy: H50	Amend wording to the final bullet point: 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. <u>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>	Factual amendments This modification is required for factual amendment and for clarity, justification and the effectiveness of the Plan and the Policy.
PMM131 [AP80u]	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>	The modification is necessary for clarity and the effectiveness of the Plan and the Policy.
PMM132 [AP80v]	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</u>	Factual amendments. This modification is necessary for factual amendment and for clarity, justification and the effectiveness of the Plan and the Policy.

Ref	Chapter / Policy Number	Page Number, Paragraph Number and/or Section	Main Modification	Reason for Modification
			<u>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>	
PMM133 [AP80w]	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>	Factual amendments. This modification is required for factual amendment and for clarity, justification and the effectiveness of the Plan and the Policy.
PMM134 [AP80x]	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>	Factual amendments. This modification is necessary for factual amendment and for clarity, justification and the effectiveness of the Plan and the Policy.
PMM135 [AP80z]	Site Specific Policy: E6	Page 227 Site Specific Policy: E6	Amend wording to include additional text: • <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>	Factual amendments This modification is necessary for factual amendment and for clarity, justification and the effectiveness

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				of the Plan and the Policy.
PMM136 [AP81]	Policy E14	Page 228 Policy E14, Bullet Point 2	Delete wording in Policy E14, second bullet point: • Existing Forklift truck to be retained	The modification is required for clarity and for the policy and the Plan to be effective .