

Schedule of Proposed Additional Modifications to the Cannock Chase Local Plan

APPENDIX 2 – Schedule of Proposed Additional Modifications (PAM)

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

Cannock Chase Council

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

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

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

The following format has been used to denote the modifications:

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

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

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

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

General

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

Non-technical summary

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The District Context

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

Vision

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

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

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

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

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

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

Strategic Objectives

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

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

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

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

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

The Spatial Strategy

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

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

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

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

Local Plan Policies - Strategic Objective 1

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

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

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

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

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

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

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

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

Local Plan Policies - Strategic Objective 2

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

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

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

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

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

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

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

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

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

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

Local Plan Policies - Strategic Objective 3

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

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

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

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

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

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

		evidence base from the Councils Housing Need Assessment 2023 (or subsequent updates) and recommended housing mix set out in Table E. <u>f.</u> The Council will consider evidence set out in Housing Mix Statements in instances where a variation to this mix is sought. The Council will only support applications that achieve a balance of different dwelling sizes. Applications should present a mix of dwelling sizes across both market and affordable housing tenures. <u>g.</u> The housing mix in Table E will not be applied to developments falling within Class C2 of the Use Classes Order. <u>h.</u> Self and custom build housing will be supported provided they meet the sustainable development, general amenity and design policies of this Local Plan. Table D: Affordable Housing Provision per site <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>	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%	
Ward	Threshold	Affordable Housing																				
Cannock and Bridgtown	All development	20%																				
Hednesford	10 units - brownfield	20%																				
	All other development	30%																				
Rugeley	10 units - brownfield	25%																				
	All other development	35%																				
Norton Canes & Heath Hayes	All development	35%																				

			<table><tr><th colspan="6">Table E: Housing Mix⁸</th></tr><tr><th>Housing tenure</th><th>1 bedroom</th><th>2 bedrooms</th><th>3 bedrooms</th><th>4+ bedrooms</th><th>Total</th></tr><tr><td>Market housing</td><td>10%</td><td>35%</td><td>45%</td><td>15%</td><td>100%</td></tr><tr><td>Affordable housing (rented) general needs</td><td>20%</td><td>40%</td><td>30%</td><td>10%</td><td>100%</td></tr><tr><td>Affordable housing (rented) older people</td><td>55%</td><td colspan="3">45%</td><td>100%</td></tr><tr><td>Affordable housing/ home ownership (those aspiring to homeownership)</td><td>20%</td><td>45%</td><td>30%</td><td>5%</td><td>100%</td></tr></table> <u>i.</u> Where market housing is supported by access to high quality digital infrastructure on first occupation⁹, a flexibility of 4% will be permitted across the dwelling sizes to facilitate homeworking.	Table E: Housing Mix ⁸						Housing tenure	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms	Total	Market housing	10%	35%	45%	15%	100%	Affordable housing (rented) general needs	20%	40%	30%	10%	100%	Affordable housing (rented) older people	55%	45%			100%	Affordable housing/ home ownership (those aspiring to homeownership)	20%	45%	30%	5%	100%	
Table E: Housing Mix ⁸																																								
Housing tenure	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms	Total																																			
Market housing	10%	35%	45%	15%	100%																																			
Affordable housing (rented) general needs	20%	40%	30%	10%	100%																																			
Affordable housing (rented) older people	55%	45%			100%																																			
Affordable housing/ home ownership (those aspiring to homeownership)	20%	45%	30%	5%	100%																																			
PAM60	73	All text within Policy SO3.3	<u>POLICY SO3.3: DELIVERING HIGH QUALITY HOUSING</u>	To provide clarity within the Plan and																																				

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

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

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

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

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

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

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

Local Plan Policies - Strategic Objective 4

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

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

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

		businesses as well as for new inward investment by businesses. The Local Planning Authority will provide for up to 74 hectares of land for office, manufacturing and distribution employment development during the period to 2040. This will provide for a range of sizes and types of employment to meet business needs and encourage inward investment, resilience and new investment and create a balanced portfolio of employment land. It will grow sectors which promote clean growth principles and renewable technologies. The following employment sites (22.81 hectares) are allocated to protect them for employment uses and are shown on the Policies Map. In order to accommodate our local need there is a need to remove land from the Green Belt. The site SE1 at Kingswood Lakeside, Cannock is therefore a strategic employment allocation. Site specific policies for the following sites are in Chapter 8 <u>Table F: Employment site allocations</u> <table><tr><th>Site Ref</th><th><u>Site Name</u></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></table>	Site Ref	<u>Site Name</u>	Area (Ha) (NDA)	SE1	Kingswood Lakeside Extension 2, Norton Canes	8.6	SE2	Watling Street Business Park Extension	7.36
Site Ref	<u>Site Name</u>	Area (Ha) (NDA)									
SE1	Kingswood Lakeside Extension 2, Norton Canes	8.6									
SE2	Watling Street Business Park Extension	7.36									

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

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

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

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

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

Local Plan Strategic Objective 5

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

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

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

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

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

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

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

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

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

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

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

Local Plan Strategic Objective 6

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

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

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

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

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

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

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

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

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

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

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

Local Plan Strategic Objective 7

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Local Plan Strategic Objective 8

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

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

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

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

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

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

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

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

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

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

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

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

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

Local Plan Policies - Strategic Site Allocations

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

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

		<u>7.3 The site allocation policies are separated out to distinguish between Strategic Site Allocations which are subject to more detailed policy and guidance and all other development site allocations which are supported by identified development considerations.</u> <u>7.4 Further to the identified site allocations, the Council through the site selection process identified sites under construction or which had planning permission as of 31st March 2023, alongside other sites that had already been allocated or have a resolution to grant planning permission for housing which would contribute towards the housing supply across the Plan period 2018 - 2040. These are set out in Tables A and B below.</u> <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></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
Table A: Under Construction Sites																
H1	Land to the West of Pye Green Road, Hednesford (Northern end of site adj. Pye Green Road) Allocation: Housing. Capacity: 168															
H11	108, 102-106 High Green Court, Cannock Allocation: Housing. Capacity: 8															
H12	Whitelodge, New Penkridge Road, Cannock Allocation: Housing. Capacity: 2															
H17	Land west of Pye Green Road, Hednesford Cannock (Adj. Pye Green Road. Part of larger site) Allocation: Housing. Capacity: 59															
H30	Land at Rawnsley Road, Hazel Slade Allocation: Housing. Capacity: 60															
H44	268, Bradbury Lane, Hednesford Allocation: Housing. Capacity: 10															

			<table><tr><td>H55</td><td>77 Old Fallow Road, Cannock Allocation: Housing. Capacity: 11</td></tr><tr><td>H57</td><td>Unit E Beecroft Court, Cannock Allocation: Housing. Capacity: 20</td></tr><tr><td>H25</td><td>Main Road, Brereton (between Cedar Tree Hotel and Library) Allocation: Housing. Capacity: 27</td></tr></table>	H55	77 Old Fallow Road, Cannock Allocation: Housing. Capacity: 11	H57	Unit E Beecroft Court, Cannock Allocation: Housing. Capacity: 20	H25	Main Road, Brereton (between Cedar Tree Hotel and Library) Allocation: Housing. Capacity: 27														
H55	77 Old Fallow Road, Cannock Allocation: Housing. Capacity: 11																						
H57	Unit E Beecroft Court, Cannock Allocation: Housing. Capacity: 20																						
H25	Main Road, Brereton (between Cedar Tree Hotel and Library) Allocation: Housing. Capacity: 27																						
		<table><tr><td colspan="2">Table B: Proposed allocations which already have planning permission, are already allocated or have a resolution to grant planning permission for housing.</td></tr><tr><td>H16</td><td>Land west of Pye Green Road, Hednesford Cannock (Land Northern end of the larger site) Allocation: Housing. Capacity: 51</td></tr><tr><td>H18</td><td>Land adjacent and to the rear of 419-435, Cannock Road, Hednesford Allocation: Housing. Capacity: 25</td></tr><tr><td>H45</td><td>23, Walsall Road, Cannock Allocation: Housing. Capacity: 12</td></tr><tr><td>H58</td><td>Cromwell House, Mill Street, Cannock Allocation: Housing. Capacity: 11</td></tr><tr><td>M6</td><td>Rugeley Market Hall and Bus Station, Rugeley Allocation: Mixed. Capacity: Up to 50 dwellings</td></tr><tr><td>M7</td><td>Land at Wellington Drive, Rugeley Allocation: Mixed. Capacity: Up to 20 dwellings</td></tr><tr><td>H24</td><td>Market Street garages, Rugeley (incorporating BT telephone exchange) Allocation: Housing. Capacity: Up to 28 dwellings</td></tr><tr><td>H27</td><td>Heron Court, Heron Street, Rugeley Allocation: Housing. Capacity: Up to 10 dwellings</td></tr><tr><td>H48</td><td>Former Aelfgar School, Taylors Lane, Rugeley Allocation: Housing. Capacity: Up to 58 dwellings</td></tr></table>	Table B: Proposed allocations which already have planning permission, are already allocated or have a resolution to grant planning permission for housing.		H16	Land west of Pye Green Road, Hednesford Cannock (Land Northern end of the larger site) Allocation: Housing. Capacity: 51	H18	Land adjacent and to the rear of 419-435, Cannock Road, Hednesford Allocation: Housing. Capacity: 25	H45	23, Walsall Road, Cannock Allocation: Housing. Capacity: 12	H58	Cromwell House, Mill Street, Cannock Allocation: Housing. Capacity: 11	M6	Rugeley Market Hall and Bus Station, Rugeley Allocation: Mixed. Capacity: Up to 50 dwellings	M7	Land at Wellington Drive, Rugeley Allocation: Mixed. Capacity: Up to 20 dwellings	H24	Market Street garages, Rugeley (incorporating BT telephone exchange) Allocation: Housing. Capacity: Up to 28 dwellings	H27	Heron Court, Heron Street, Rugeley Allocation: Housing. Capacity: Up to 10 dwellings	H48	Former Aelfgar School, Taylors Lane, Rugeley Allocation: Housing. Capacity: Up to 58 dwellings	
Table B: Proposed allocations which already have planning permission, are already allocated or have a resolution to grant planning permission for housing.																							
H16	Land west of Pye Green Road, Hednesford Cannock (Land Northern end of the larger site) Allocation: Housing. Capacity: 51																						
H18	Land adjacent and to the rear of 419-435, Cannock Road, Hednesford Allocation: Housing. Capacity: 25																						
H45	23, Walsall Road, Cannock Allocation: Housing. Capacity: 12																						
H58	Cromwell House, Mill Street, Cannock Allocation: Housing. Capacity: 11																						
M6	Rugeley Market Hall and Bus Station, Rugeley Allocation: Mixed. Capacity: Up to 50 dwellings																						
M7	Land at Wellington Drive, Rugeley Allocation: Mixed. Capacity: Up to 20 dwellings																						
H24	Market Street garages, Rugeley (incorporating BT telephone exchange) Allocation: Housing. Capacity: Up to 28 dwellings																						
H27	Heron Court, Heron Street, Rugeley Allocation: Housing. Capacity: Up to 10 dwellings																						
H48	Former Aelfgar School, Taylors Lane, Rugeley Allocation: Housing. Capacity: Up to 58 dwellings																						

			7.5 To ensure the Districts housing need is met and that <u>completed sites from 2018 - 2023 are not counted towards the identified Housing Market Area contribution of 500 dwellings, the Council have adopted a stepped approach to the housing requirement. This will ensure an adequate supply of housing will be available through the Plan period and takes into consideration some of the larger strategic sites not making a significant contribution to completions until the mid delivery phase. The Housing Trajectory below sets out the stepped approach and includes existing housing completions to 2023, the sites identified in Tables A and B above and all sites allocated within this section.</u>	
PAM134	156	Housing Trajectory diagram	Replace diagram with updated version to reflect final changes	For clarity/legibility
PAM135 AP79	156	Strategic Site Allocations Paragraphs 6.399 - 6.403	Delete explanatory text: <u>Strategic Site Allocations</u> The following policies provide details of sites being allocated for residential development or residential-led, mixed use developments. In Policy SA1, each site allocated for residential development has a figure identifying the number of dwellings. For sites with permission the figure is the total number of dwellings with planning permission on the site or, if the site is already under construction, it is	

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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



Key

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

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

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

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

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

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

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

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

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

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

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

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

Local Plan Policies - Additional Site Allocations

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

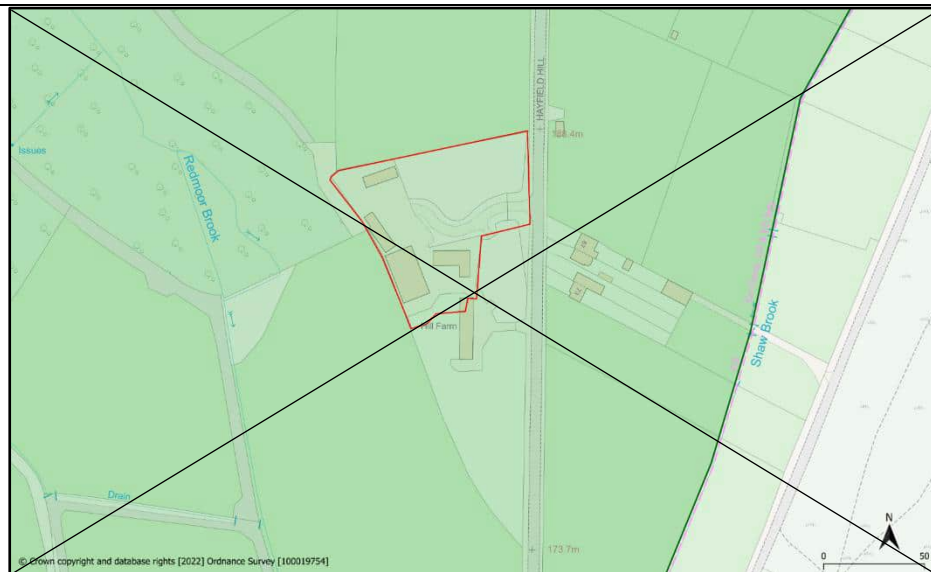
			<u>vi.</u> • The design of the site and buildings should respect the setting of the adjacent Main Road, Brereton Conservation Area including the adjacent Church of St Michael.	
PAM192 AP27a-077	220	All text within Site Specific Policy:H52	Site Specific Policy: H52 Key Development Considerations: <u>i.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

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

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

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

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



Replace with:

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

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

Local Plan Glossary

Reference	Page	Section/paragraph/policy	Proposed change	Reason
-----------	------	--------------------------	-----------------	--------

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