



Local Plan: Issues & Options Consultation

Non-Technical Summary

(Please see full document for detail)



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Introduction

We are preparing a new Local Plan for Cannock Chase District

The Local Plan has to look forward over at least fifteen years. It will determine how much, and what kind of development is needed for the district, and where this should go. It has to make sure that development is provided in a carefully balanced way, meeting our needs but protecting and enhancing the built and natural environment, especially our highest quality and most sensitive areas. It sets the policy against which planning applications are considered so that we know whether or not they should be approved or refused.

Preparing a Local Plan is a complex process and has to follow strict legal procedures – we have to go through several stages to refine it from a very broad document to one which contains enough detail to enable us to set planning policy and decide which are the most appropriate locations and sites for different sorts of development.

The first consultation stage (held Summer 2018), was about considering the scope (the issues) which the plan needs to cover. We have considered all of the responses, drawn out the main issues the plan needs to address and are now looking at different options for dealing with these. Hence we are now consulting on our 'Issues and Options' document and we want your views on the different scenarios we are suggesting, as well as any other reasonable alternatives you would wish us to consider.

If you want to know further detail about any particular issue, please take a look at the full document. This summary follows the broad structure of the full consultation document; however the full document does set out much more detail and also asks a series of specific questions to help us get meaningful responses to particular issues.

Alongside the Issues and Options consultation document we are also inviting views on the Integrated Impact Assessment (or Sustainability Appraisal, which is an independent assessment of how sustainable our different options are, also incorporating health and equalities issues). We are also consulting on the scope of the Habitats Regulations Assessment which will ensure that the plan does not result in harm to our highest protect environmental sites. Furthermore, the plan is being informed by updated evidence on infrastructure requirements, housing needs, gypsy, traveller and travelling showpeople provision, and the local economy so again this new evidence is available for comment.

Please note: this is a **SUMMARY** of the main document. If you wish to comment in detail on any of the topics, we strongly suggest, having read this overview that you read the relevant section of the main document so that you can see the full detail given the complexity of some of the issues.

The District Profile

It is important that the plan is prepared in the light of the local context so it can address local issues as well as those which arise in terms of the way we fit into a more regional context. Some headline issues, drawn from the full document are as follows:

The district is characterised by its environment: Cannock Chase Area of Outstanding Natural Beauty to the north, two Special Areas of Conservation (covering parts of Cannock Chase and also Cannock Chase Extension canal), 60% coverage by Green Belt, and a proud industrial heritage especially linked to mining



The population is growing. It is also ageing at a faster rate than the national average. There are, issues of poor health, lower than average educational performance, and increasing levels of crime (although anti social behaviour levels have fallen). The district is the most deprived in Staffordshire (except for Stoke on Trent).



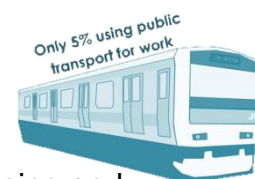
The local economy is more diverse than it has been previously, and is growing, however there is still more to do to bring in investment and link training to new opportunity. Town centres need further investment to help them compete.



There is a need for more housing, and especially housing of an appropriate type, to address the changing needs of the population both locally and across the wider West Midlands area.



Transport needs ongoing investment. The Chase Line electrification will be operational shortly, but stations need improving, cuts to bus services are a concern, cycle and walkways need resourcing and to link together. Capacity on certain roads (e.g. the A5 at Churchbridge) needs addressing and air quality is an issue in some areas (A5 corridor and Five Ways at Heath Hayes).



Climate change needs to be addressed.



The Vision

It is important that the policies of the local plan are developed in accordance with the vision for how we want the district to look fifteen years ahead. The full vision has taken account of the comments made in the last consultation but the summary headlines for the vision are as follows:

- The District will continue to be made up of distinct communities with strong local character. People will be safer and healthier and will be proud of the area in which they live and work.
- The potential of the District's accessible location along major transport routes will be maximised to achieve a thriving local economy.
- People will lead greener, more environmentally friendly lifestyles, inspired by Cannock Chase Area of Outstanding Natural Beauty.



The Objectives



Objective 1: Promote pride in attractive, safe local communities



Objective 2: Create healthy living opportunities across the district



Objective 3: Provide for housing choice



Objective 4: Encourage a vibrant local economy and workforce



Objective 5: Encourage sustainable transport infrastructure



Objective 6: Create attractive town centres



Objective 7: Provide well managed and appreciated environments



Objective 8: Support a greener future

Local Plan Policy Options

Based on these objectives, we are suggesting some options for developing planning policies.

Objective 1: Promote pride in attractive, safe local communities

In order to help deliver this objective, we are suggesting two policy options which focus on good design of places. This is to reflect comments made locally but also to reflect changes to Government policy both in terms of high quality design and the need to make more effective use of land. We already have adopted design guidance in place, but we think we could improve on this.

We are also asking for comments on how we should be considering space standards, how we should treat the national policy of avoiding the development of isolated homes in the countryside, and whether or not the Local plan is the right place to include a Local List or whether this should be for communities themselves to prepare e.g. via a Neighbourhood Plan.



Objective 2: Create healthy living opportunities across the District

We are proposing four policy options based on feedback which suggested we need more detail on encouraging active lifestyles and healthy eating, addressing mental health and reducing isolation. We already have a policy on Social Inclusion and Healthy Living but to address the comments we are proposing the following options / combinations of options:

We are also asking how we should take air quality issues into account under this theme and what evidence we should be using to help develop policy.



Objective 3: Provide for housing choice

Housing Numbers

Government policy has recently changed significantly in terms of housing. The amount of housing we need to deliver is now set by a 'standard methodology' and the minimum figure we need to deliver each year currently stands at 284 homes a year.

However, we know that in the wider area there is still a significant shortfall in housing which we, with our partner local authorities will need to address. This figure is around 60,000 homes to the year 2036 and this will need to be shared across the region. There are fourteen local authorities involved in these discussions (details are in the full document) and each one is considering how much additional growth (over and above their minimum figure set by government) it would be reasonable for them to take. A study has been undertaken across this wider area which puts forward a number of suggested solutions including increasing the amount of 'urban supply' (i.e. brownfield / urban sites) and increasing the density of housing on those sites, then looking at how development could be distributed across the wider area via a series of extensions to urban areas, smaller areas of development and new settlements. For Cannock Chase District, it mainly suggests the option of smaller scale urban extensions ('proportionate dispersal') for which it indicates a range of between 500 to 2,500 homes.

We therefore think, due to the evidence being used that we need to test the following options in terms of how much housing development the district can take:

Option A: The minimum figure provided by Government, currently 284 homes a year.

Option B: The minimum (i.e. Option A) **PLUS** a further 500 homes (total) based on the lower end of the 'proportionate dispersal' range proposed by the evidence.

Option C: The minimum (i.e. Option A) **PLUS** a further 1500 homes (total) which is the middle of the 'proportionate dispersal' range proposed by the evidence.

Option D: The minimum (i.e. Option A) **PLUS** a further 2500 homes (total) which is the top of the 'proportionate dispersal' range proposed by the evidence.



Where should the housing go?

Further to having to determine how *much* housing growth it would be reasonable for the district to take, it is necessary to consider options for *where* it might go. In the first instance, we will need to focus upon the urban areas and the brownfield sites to see how much can be accommodated. As part of this we would need to consider how much housing the regenerated site of Rugeley Power Station could accommodate, and whether that part of the site which lies in Cannock Chase District (a large section lies in neighbouring Lichfield District) is to be promoted for mainly housing or mainly employment use. If we still can't find enough room for the growth needed then it is possible we may need to resort to considering some Green Belt land options but we would need to demonstrate 'exceptional circumstances' to do this and would have to follow the approach outlined first to show we had explored all other options – including discussions with neighbouring councils.

We are therefore proposing the following options:

Option A: Focus on sites in urban areas first.

Option B: Option A, **PLUS** housing on Rugeley power station which might be at a higher level (**Option B1**) if this is a housing-led regeneration scheme or a lower level of housing (**Option B2**) if this ends up as an employment-led regeneration scheme in Cannock Chase district.




Option C: This would follow on from Options A and B and would involve some Green Belt which could be distributed either towards Rugeley / Brereton urban edges (**Option C1**), towards the south east of the district i.e. Cannock / Hednesford / Heath Hayes and Norton Canes (**Option C2**) or distributed more evenly across the district (**Option C3**).

In addition to seeking views on the proposed options we are looking for comments on whether the existing village boundaries are still fit for purpose or whether anything now needs to change.




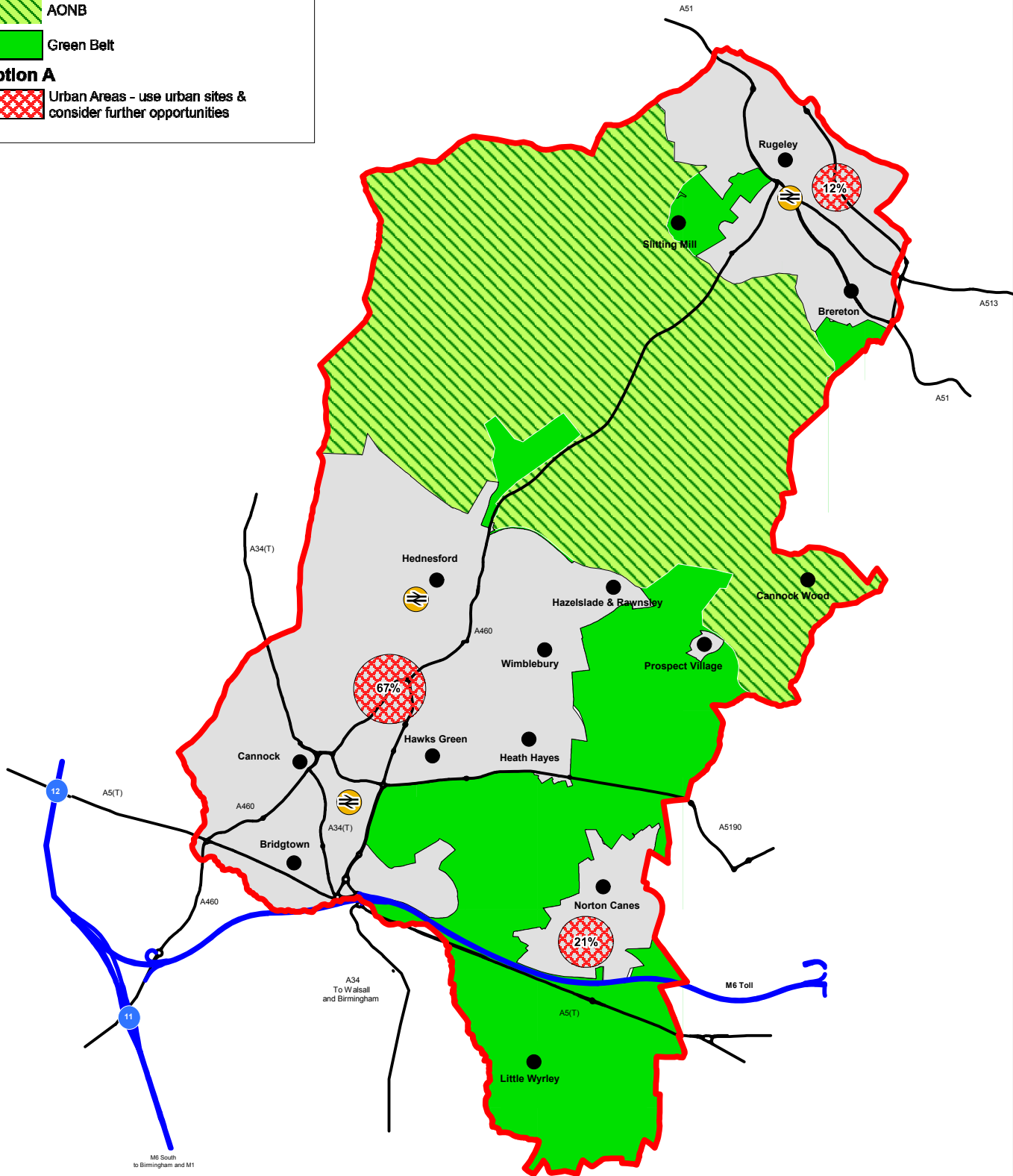


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


-  Urban Areas
-  AONB
-  Green Belt

Option A


-  Urban Areas - use urban sites & consider further opportunities




Key

-  Urban Areas
-  AONB
-  Green Belt


Option A

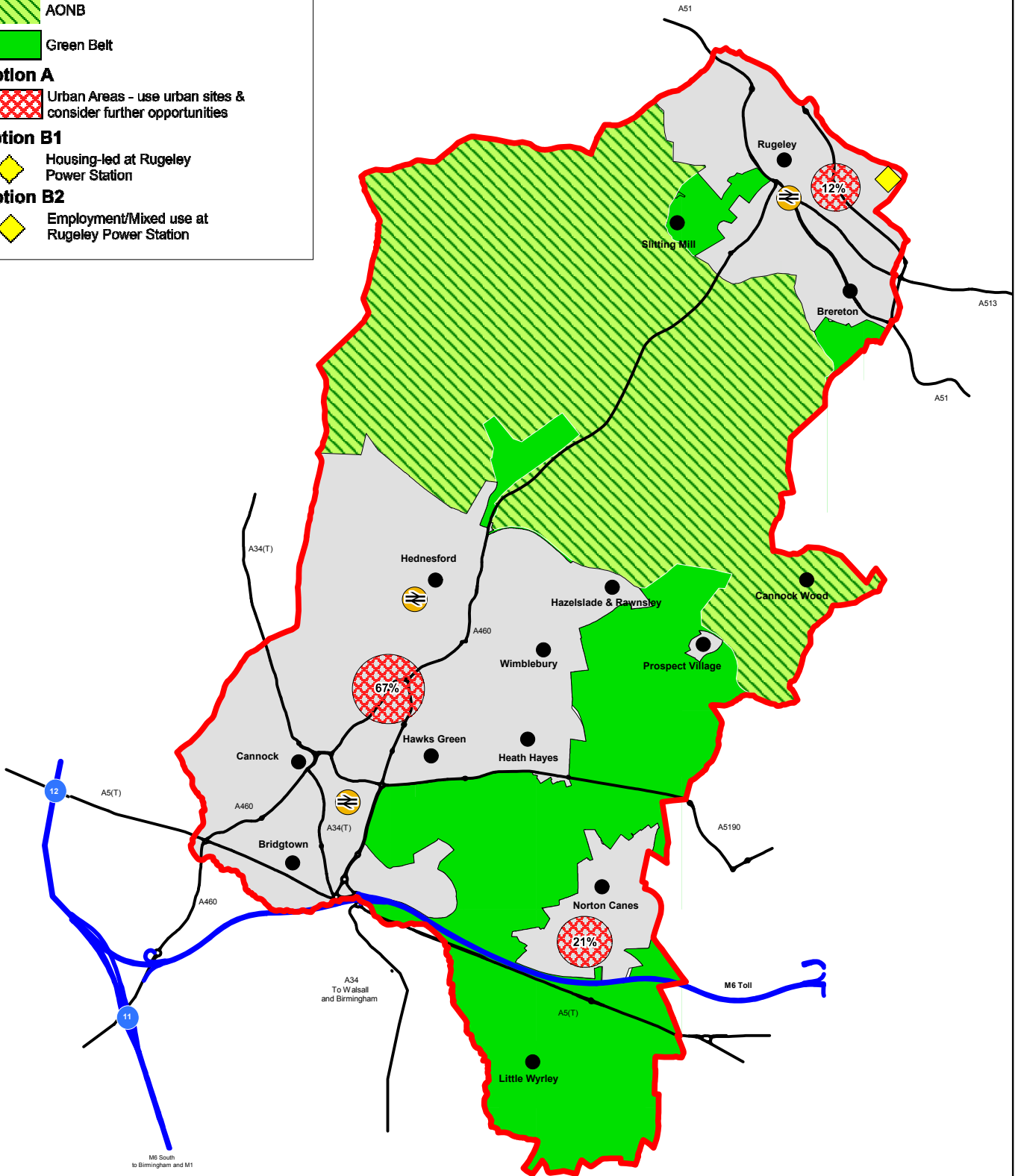
-  Urban Areas - use urban sites & consider further opportunities

Option B1

-  Housing-led at Rugeley Power Station




Option B2

-  Employment/Mixed use at Rugeley Power Station







Key

-  Urban Areas
-  AONB
-  Green Belt


Option A

-  Urban Areas - use urban sites & consider further opportunities


Option B1

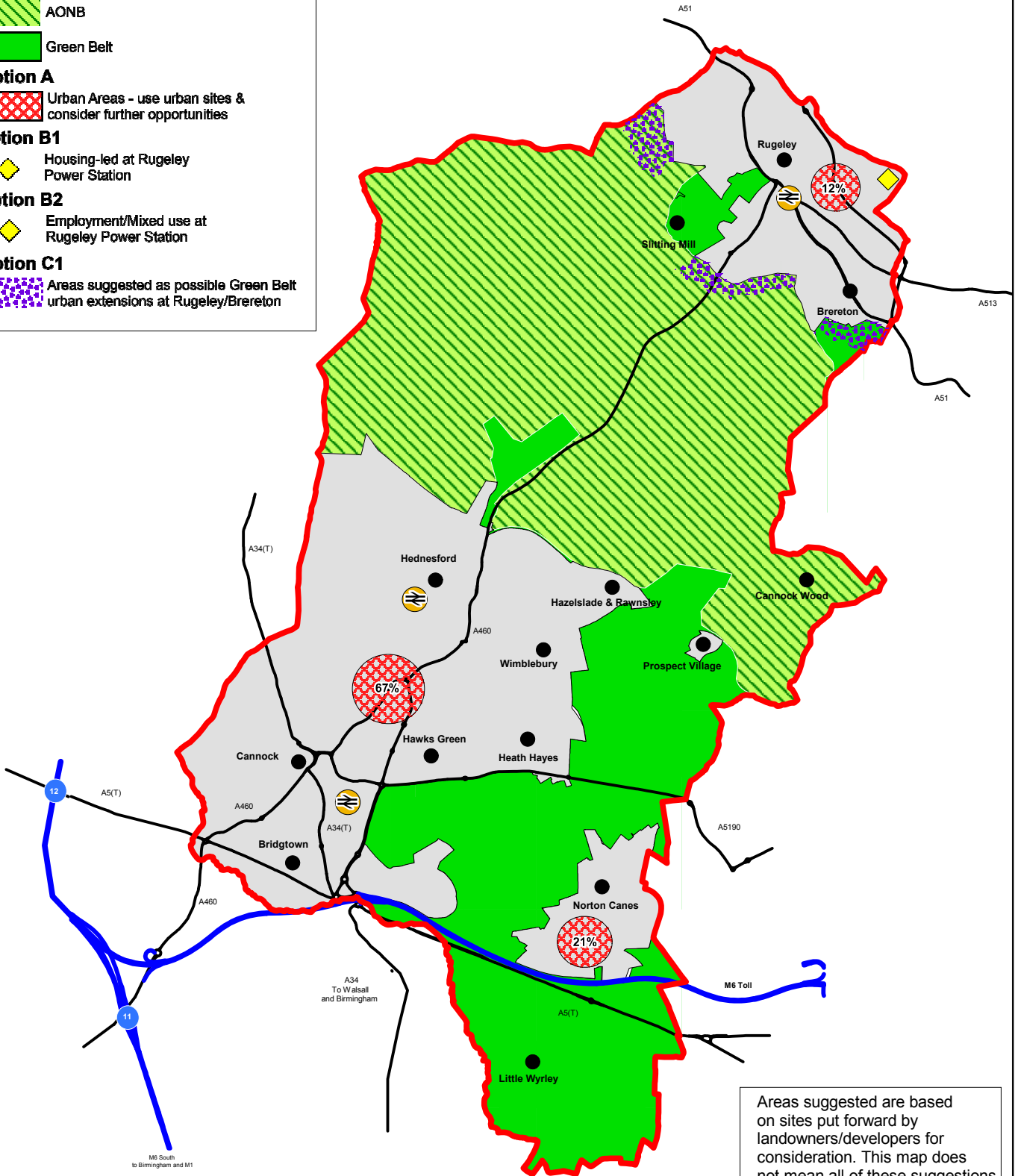
-  Housing-led at Rugeley Power Station

Option B2

-  Employment/Mixed use at Rugeley Power Station

Option C1




-  Areas suggested as possible Green Belt urban extensions at Rugeley/Brereton




Areas suggested are based on sites put forward by landowners/developers for consideration. This map does not mean all of these suggestions will be selected for development; these are only options we need to consider at this stage.




Key

-  Urban Areas
-  AONB
-  Green Belt


Option A

-  Urban Areas - use urban sites & consider further opportunities


Option B1

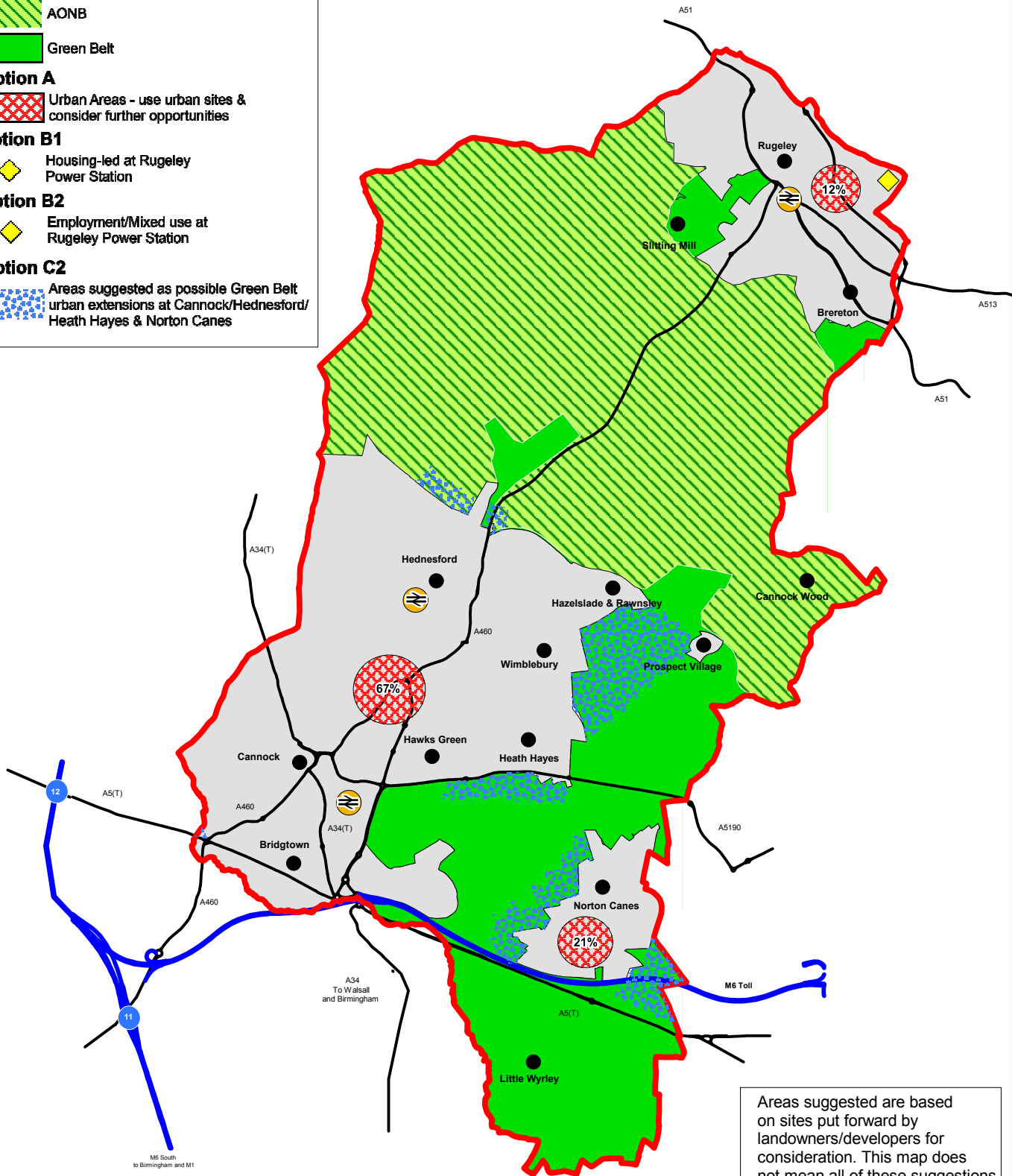
-  Housing-led at Rugeley Power Station

Option B2

-  Employment/Mixed use at Rugeley Power Station

Option C2




-  Areas suggested as possible Green Belt urban extensions at Cannock/Hednesford/Heath Hayes & Norton Canes




Areas suggested are based on sites put forward by landowners/developers for consideration. This map does not mean all of these suggestions will be selected for development; these are only options we need to consider at this stage.




Key

-  Urban Areas
-  AONB
-  Green Belt


Option A

-  Urban Areas - use urban sites & consider further opportunities


Option B1

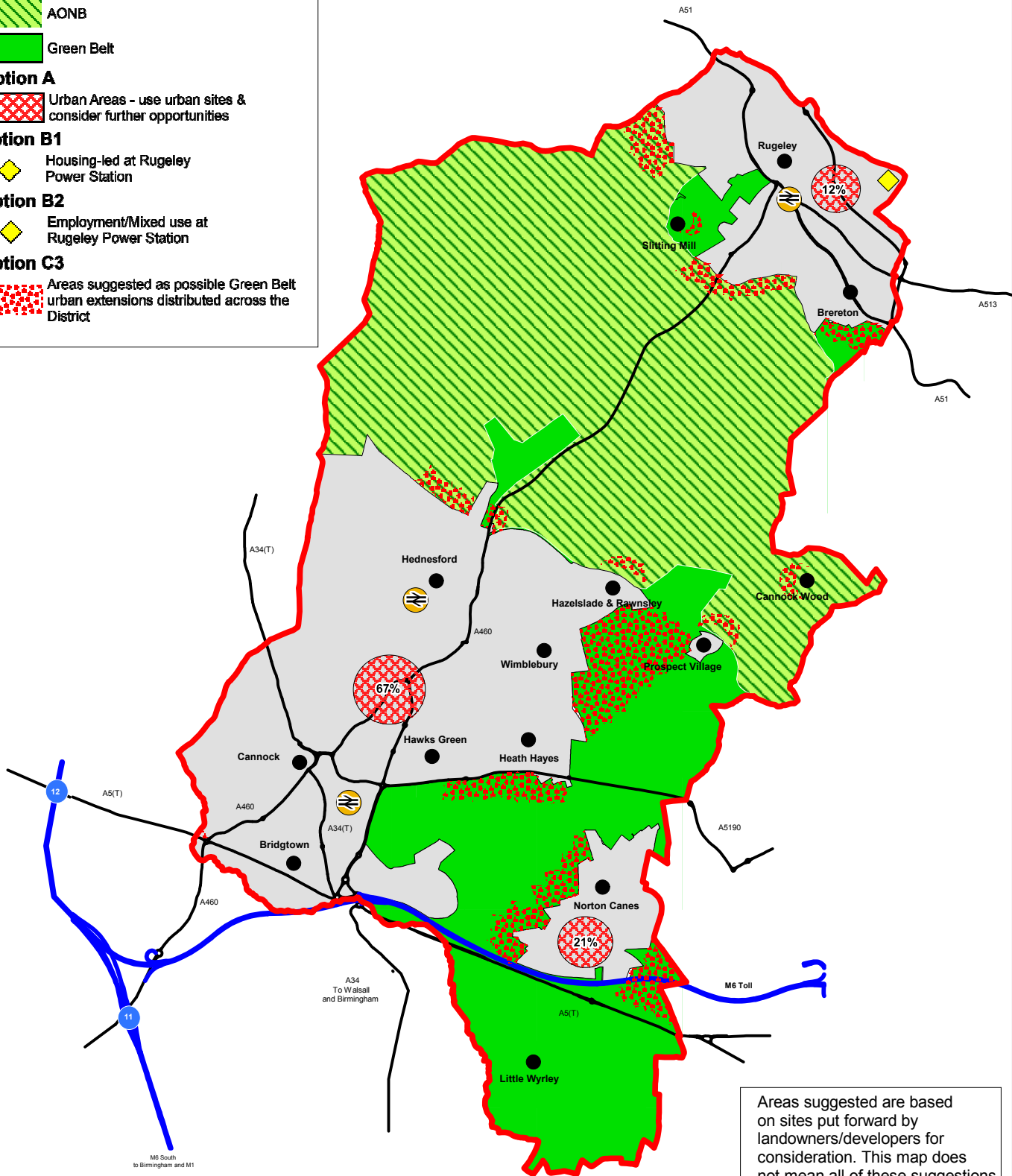
-  Housing-led at Rugeley Power Station

Option B2

-  Employment/Mixed use at Rugeley Power Station

Option C3

-  Areas suggested as possible Green Belt urban extensions distributed across the District



Areas suggested are based on sites put forward by landowners/developers for consideration. This map does not mean all of these suggestions will be selected for development; these are only options we need to consider at this stage.

Affordable Housing

We need to update our existing policy as Government definitions of 'affordable housing' have changed and we have also updated our evidence: the new Housing Needs Assessment can be seen alongside this consultation and comments are invited.

We are therefore proposing the following policy options:

Option A: Amend the current policy to reflect the needs as set out in the new Housing Needs Assessment. Require affordable housing provision from schemes of 10 dwellings or more (the percentage required being determined by viability evidence), normally on site unless exceptional circumstances mean off site contributions should be provided. Continue to require review of viability on large sites over a 2 year period. Consider continuing the current policy approach of requiring sites of 10-14 dwellings making off site contributions.

Option B: This would be in addition to Option A and would enable large sites to be considered separately (with separate viability assessments).

We are also asking a range of other questions related to affordable housing delivery, including those around other options, lower thresholds of 5 dwellings for contributions for sites in the AONB, higher contributions (over and above those identified in the housing needs assessment) to offset the fact that we can't ask for contributions from schemes under 10 dwellings, whether there is a minimum number of affordable homes to be delivered on site deemed to be feasible (currently three), and issues around affordable housing being retained in perpetuity.

Housing Mix

We need to update policy in terms of housing sizes, types and tenures to reflect national policy and the updated evidence of the Housing Needs Assessment. As such we are proposing the following options:

Option A: Do not set requirements in policy- update current policy in line with the findings of the updated evidence and refer to most up to date evidence in supplementary policy/guidance. Negotiate housing mix on site by site basis.

Option B: Set requirements – set specific percentages in policy for mix of housing sizes, types and tenures for different community groups to be delivered on individual sites.

Option C: Along with Option A set specific percentages in policy for mix of housing sizes, types and tenures for different community groups on large sites only.

Option D: In combination with other options, allocate sites for specific needs e.g. 100% affordable, care homes, self build etc.



Gypsy, Traveller and Travelling showpeople provision

The evidence base has been updated and is available for comment as part of this consultation. Despite every effort, to date it has been difficult identifying sites to meet local needs and so the following options have been suggested.

Option A: Develop criteria to help determine planning applications but do not allocate specific sites through the plan.

Option B: Continue to focus on the area of search defined in the current adopted Local Plan to try to find sites (i.e. the area to the south east of the district along the A5 / around Norton Canes and Heath Hayes).

Option C: To look for sites on a district-wide basis.

Option D: In combination with other options require new large housing sites to provide for gypsy, traveller and travelling showpeople needs.

We are also asking whether there is a need to consider the provision of public sites given the difficulties faced in finding sites so far, and how this might be achieved.

Objective 4: Encourage a vibrant Local Economy and Workforce

Overall employment land needs and strategy

The updated evidence (published as apart of this consultation) gives an indication as to how much land is required and for what type of employment (unlike housing, the Government has not issued a standard method for calculation how much growth an area needs). In terms of where new employment development should be located the following options are proposed:




Option A: Focus on site within urban areas first.

Option B: Options A, PLUS employment on Rugeley Power Station which might be at a higher level (**Option B1**) if this is employment/mixed use-bed regeneration scheme, or


Option C: In combination with other options consider Green Belt sites which could either relate to Kingswood Lakeside being prioritised, plus consideration of other extensions to existing employment sites (**Option C1**) OR consider all green belt site options across the District but with no priority being given to Kingswood Lakeside (**Option C2**).

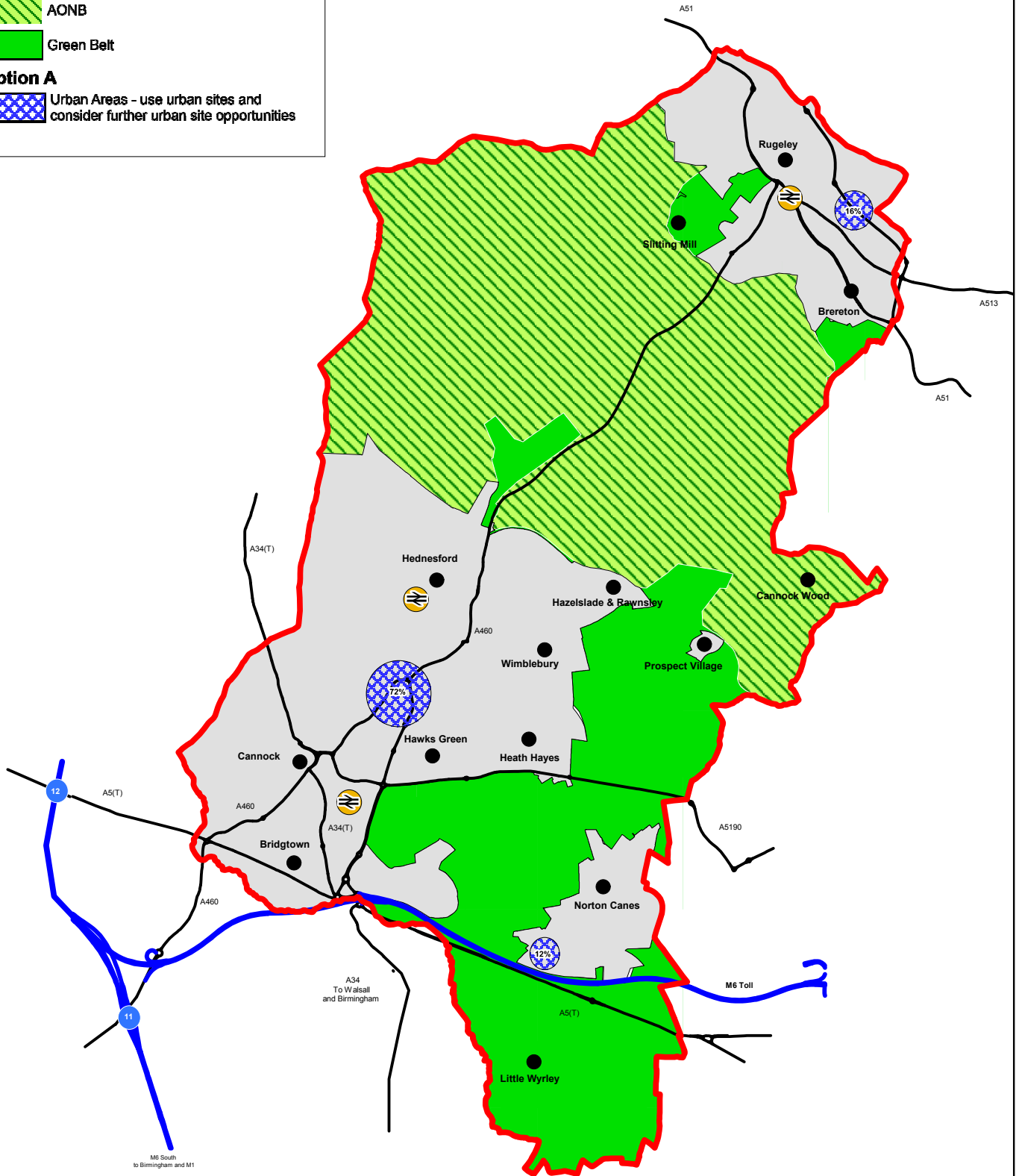


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


-  Urban Areas
-  AONB
-  Green Belt

Option A


-  Urban Areas - use urban sites and consider further urban site opportunities




Key

-  Urban Areas
-  AONB
-  Green Belt


Option A

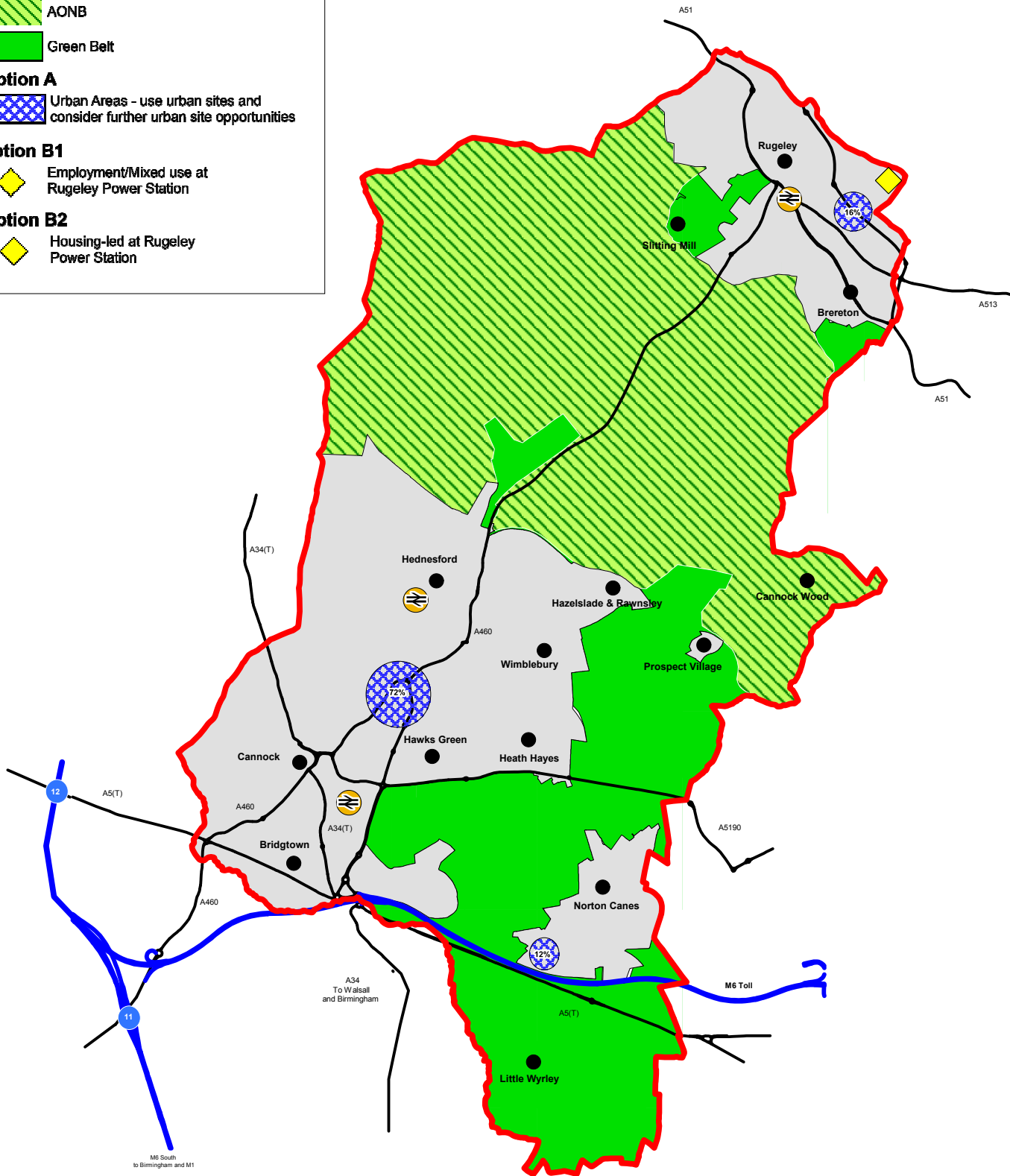
-  Urban Areas - use urban sites and consider further urban site opportunities

Option B1

-  Employment/Mixed use at Rugeley Power Station

Option B2

-  Housing-led at Rugeley Power Station





Key

 Urban Areas

 AONB

 Green Belt

Option A

 Urban Areas - use urban sites and consider further urban site opportunities

Option B1

 Employment/Mixed use at Rugeley Power Station

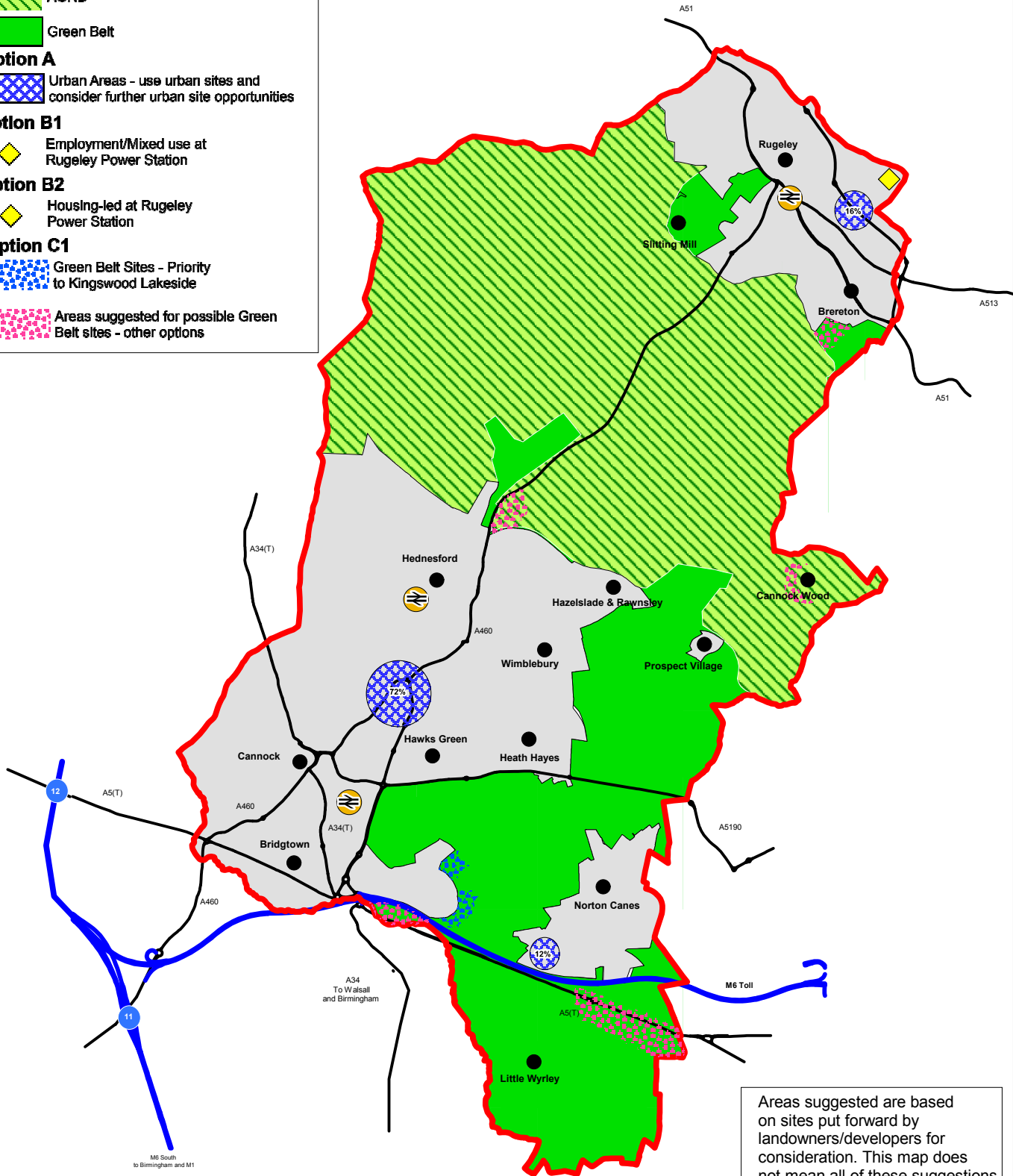
Option B2

 Housing-led at Rugeley Power Station

Option C1

 Green Belt Sites - Priority to Kingswood Lakeside

 Areas suggested for possible Green Belt sites - other options



Areas suggested are based on sites put forward by landowners/developers for consideration. This map does not mean all of these suggestions will be selected for development; these are only options we need to consider at this stage.

Other Employment Land

We are also consulting on options for existing employment sites, whether we need policies to protect them or not. We are proposing the following options.

Option A: Consider the loss of employment sites on a case by case basis as per the existing policy in the current adopted Local Plan.

Option B: Allocate existing employment areas to be protected where evidence suggests this should be the case.

We are also asking further questions in relation to the evidence, and the types of employment uses to be covered in policy: see the main document for the detail.

Economy and Skills

The current local plan contains policies for helping deliver a balanced economy which gives opportunities for local people to access skills and training. We think this policy needs updating to reflect the findings of the updated evidence and suggest the following options:

Option A: Update the existing policy to reflect the findings of the updated evidence.

Option B: Allocate existing employment areas to be protected where evidence suggests this should be the case.

We ask further questions in this section including whether all developments or only those over a certain size should be required to deliver on specific requirements (see full document for the detail).

Objective 5: Encourage sustainable transport infrastructure

It is important that the existing policy is updated to reflect the latest circumstances. However, there are different ways of achieving this and the following suggested options are put forward for consideration.

Option A: Update current adopted policy and bolster to include detail on the canal network, lorry parking and electric vehicle charging (for example).

Option B: As per Option A, but add in standards for parking, access and servicing, lorry parking, and electric vehicle charging.

Option C: As per Option A, but set any standards in a supplementary planning document instead of in the 'main' Local Plan.



Objective 6: Create attractive town centres

The Local Plan currently sets a hierarchy of town centres (as required by national policy). Cannock is designated as the main centre for the district with the next tier being Rugeley and Hednesford, followed by Hawks Green and then the local centres of Norton Canes, Heath Hayes, Chadsmoor, Bridgtown, Fernwood Drive and Brereton. Based on evidence the adopted plan says how much growth is appropriate for town centres to help them thrive but without undermining other towns nearby.

As well as setting policy for town centres in the adopted Local Plan we have an Area Action Plan (AAP) for Rugeley which sets more detailed policy and were planning on preparing a similar plan for Cannock. However, given the pace of change in town centres and retail we are questioning whether this is still the right approach or whether we should look at other ways of encouraging investment.

The Government specifies which types of use are suitable for town centres (e.g. retail, leisure). When planning applications are submitted for such uses outside of town centre boundaries this might trigger an 'impact test' to see what effect they would have on other areas. However this is only triggered for large scale developments but the Council can opt to change the threshold so smaller developments would trigger the test (subject to evidence) so this is being considered.

Option A: Keep the current hierarchy and update the policy as necessary.

Option B: As Option A but include a policy which would set local thresholds for the Impact Test.

Option C: Produce/update the separate Area Action Plans for larger town centres.

Option D: Do not use Area Action Plans but instead use other means of directing investment as appropriate e.g. masterplan/prospectus etc.

We are also asking for comments on the quality and quantity of parking in town centres, and for any views on how the local plan should be addressing tourism.



Objective 7: Provide well managed and appreciated environments

Biodiversity and Geodiversity

The policy needs updating to comply with new national policy to ensure that developments contribute and result in overall 'net gains' to the environment i.e. overall they do not harm, but improve it, and there is a need to look at this strategically. In addition, we need to ensure that especially fragile habitats (this designated as Special Areas of Conservation, or SACs) are protected by policies. We have a policy already for Cannock Chase SAC, but the Cannock Extension Canal is also a SAC so we need to consider whether it needs its own policy too.

Option A: Update current policy so it compiles with national policy.

Option B: As above but also include a new policy for Cannock Extension Canal SAC.

Cannock Chase Special Area of Conservation

As mentioned above, parts of Cannock Chase are especially fragile and by law need very high levels of protection to ensure that they are not harmed.

Therefore we think there is only one option here which is to retain and update the existing policy.

Landscape Character and Cannock Area of Outstanding Natural Beauty (AONB)

The current policy needs some minor updating. However we are also considering whether to add some criteria in to policy to give further guidance as to the acceptability of different types of development.

Option A: Retain current policy wording with minor updates.

Option B: Include detailed criteria in policy for assessing suitability of different types of application.

Option C: Retain current policy working (updated) and provide further elaboration if required via an updated supplementary policy document on design.

Historic Environment

The current policy is largely still up to date but there are some opportunities to strengthen it.

Option A: Update and expand the policy to include more references to the opportunities for regeneration related to heritage.

Option B: As per Option A, but also including more specific reference to particular themes e.g. canals, collieries, old mineral lines etc.

Option C: As above but also in a Heritage Interpretation Framework to help with decision-making.

Objective 8: Support a greener future

We need to make sure that planning policy now reflects up to date national policy as well as the local context. We have therefore included the following options for consideration as to how this might be done.

Option A: Update current policy to reflect up to date evidence base work. Include reference to potential role of canal network in contributing to low carbon technologies and surface water drainage; measures to protect 'controlled waters'; matters to consider in relation to regulated sites; such as waste processing facilities,. Enhance links to the role of green/blue infrastructure (i.e. canals and waterways) in supporting a green future.

Option B: In combination with Option A, continue the current policy approach of encouraging sustainable construction standards (but not setting them as a requirement).

Option C: In combination with Option A, require developments to meet specific building standards, including sustainable construction standards such as water efficiency, energy efficiency, low carbon/renewable technologies and include in local plan policy.

We are also asking a number of questions on this theme, around whether the council can set higher energy efficiency standards, what evidence the council might use to justify setting higher sustainable construction standards (and to what scale of development these might apply) and any further information which might be helpful on new technologies.



Other Issues

The full consultation document is also seeking views on a range of other matters including:

- How developer contributions and infrastructure provision should be considered
- How Neighbourhood Plans should be covered in the Local Plan
- Which policies should be considered to be 'strategic and which should be 'non strategic'
- How planning for growth beyond the plan period should be addressed
- What process should be applied to the selection of sites (the full document presents a suggested methodology for comment).

Consultation Information

We will be consulting from **Monday 13th May to Monday 8th July 2019.**

We will be holding a series of drop in events around the District (see page 24). We will publicise these on our website and social media pages, via the local press, and via posters which we will leave at a range of venues in the District. We will also write to/email everyone who is registered on the Planning Policy consultation database.

Documents can be viewed at the following locations during normal office hours:

- Cannock Chase District Council, Civic Centre, Beecroft Road, Cannock WS11 1BG
- Cannock Library, Manor Avenue, Cannock WS11 1AA
- Rugeley Library, Anson Street, Rugeley WS15 2BB
- Hednesford Library, Market Street, Hednesford WS12 1AD
- Norton Canes Library, Burntwood Road, Norton Canes WS11 9RF
- Brereton Library, Talbot Road, Brereton WS15 1AU
- Heath Hayes Library, Hednesford Road, Heath Hayes WS12 3EA
- Burntwood Library, Sankeys Corner, Bridge Cross Road, Burntwood, WS7 2BX

All information is also on our website at www.cannockchasedc.gov.uk/planningpolicy


How do I Respond?

To give us your views you will need to fill in a comments form which is available to download via the web link above. Alternatively if you wish we can send you a form to fill in or you can pick one up at our drop in events. Please submit these using the contact details for Planning Policy set out below.

Planning Policy

Cannock Chase District Council,
Civic Centre
PO BOX 28
Beecroft Road
Cannock
WS11 1BG

 planningpolicy@cannockchasedc.gov.uk

Comments Form 

Cannock Chase Council is consulting on its Local Plan Review (Issues and Options) document; a Sustainability Appraisal Report; a Habitat Regulations Assessment Report; and Local Plan supporting evidence base documents (including an Infrastructure Delivery Plan; Economic Development Needs Assessment; a Housing Needs Assessment; and a Gypsy, Traveller and Travelling Showpeople Accommodation Assessment). We would like to hear your views on these documents.

You can view the Local Plan Review and associated documents via <http://www.cannockchasedc.gov.uk/planningpolicy> or hard copies of the documents are available (for reference only) in reception at Cannock Chase District Council Civic Centre and all of the Districts' libraries during normal office hours. We would like to receive your comments by the **8th July 2019**.

PRIVACY NOTICE
The comments form is set out in two parts. Please read the information below carefully.

PART 1: In order for your comments to be taken into account please provide your contact details on Part 1 of this form. Your address and contact details will not be shared with anyone else and will be protected. You can decide whether to not be added to our planning policy consultation database (see Question a) on Part 1). By requesting your details to be added to the planning policy consultation database you are providing your consent for us to retain your personal information so we can keep you up to date with progress on the local plan and other planning policy consultations. Our consultation database is held confidentially by the Planning Policy team and is not shared with anyone else. We will retain your details on record until you a) request that we update them to you unsubscribe or if we have evidence that the contact is no longer active for example returned letters or email bounce-back. You can update your preferences by emailing planningpolicy@cannockchasedc.gov.uk or writing to Planning Policy at the address on this form.

PART 2: Please provide your name and comments on Part 2 of this form (name must be the same as that entered on Part 1). Please note that your views will not be confidential and will be made publicly available. Only your name (or organisation name, if applicable) will be attributable publicly. If you are representing someone else you MUST declare that you have their consent to do so or else we will not be able to count their response as being valid (see Question b) on Part 1). Once processed, your comments will be used to help formulate policy and therefore will not be able to be withdrawn. Any comments received which are considered to be inflammatory, offensive or otherwise inappropriate will be rejected and will not be published.

Cannock Chase Council is the data controller and will only use your personal information for the purposes of informing decisions related to our planning policy work and keeping you up to date on the local plan and other planning policy consultations where you have requested. A copy of our full Privacy Notice is available to view at www.cannockchasedc.gov.uk/consultation or hard copies are available on request to the Planning Policy team (contact details below).

Please return your completed comments forms by the closing date via email to planningpolicy@cannockchasedc.gov.uk or by post to the following address:

Planning Policy
Cannock Chase District Council
Civic Centre
PO BOX 28
Beecroft Road
Cannock
Staffordshire
WS11 1BG

Our Consultation Events

DATE	VENUE	TIME
Monday 3 rd June	Norton Canes Library (small meeting room) Burntwood Road, Norton Canes, WS11 9RF	4-6pm
Tuesday 4 th June	Rugeley Tesco (entrance hall) Power Station Road, Rugeley, WS15 2HS	12-2pm
Thursday 6 th June	Heath Hayes Library (meeting room) 194 Hednesford Road, Heath Hayes, WS12 2EQ	4-6pm
Friday 7 th June	Cannock Library Manor Avenue, Cannock, WS11 1AA	10am-12pm
Tuesday 11 th June	Brereton Parish Hall (conference room) Ravenhill Park, Main Road, Brereton, WS15 1DS	4-6pm
Wednesday 12 th June	Rugeley Library 12 Anson Street, Rugeley, WS15 2BB	10am-12pm
Monday 17 th June	Rugeley Leisure Centre (reception area) Burnthill Lane, Rugeley, WS15 2HZ	5-7pm
Tuesday 18 th June	Cannock Leisure Centre (reception area) Stafford Road, Cannock, WS11 4AL	5-7pm
Wednesday 19 th June	Hednesford Tesco (entrance hall) Victoria Street, Hednesford, WS12 1BT	10am-12pm
Thursday 20 th June	Cannock Sainsbury's (entrance hall) Voyager Drive, Cannock, WS11 8XP	12-2pm
Friday 21 st June	Cannock Wood & Gentleshaw Village Hall Buds Road, Gentleshaw, WS15 4NB	5-7pm
Tuesday 25 th June	Cannock Chase Council Civic Centre (reception) Beecroft Road, Cannock, WS11 1BG	10am-12pm & 2-4pm

The Next Steps

PREPERATION	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 are looking at the issues and scope which the plan needs to cover.	July 2018
Regulation 18 Issues & options consultation	This is the stage we are currently consulting on. At this stage we consider the feedback from the Issues and Scope consultation, look at any further issues, and then suggest options for dealing with these.	February 2019. (report to Cabinet to seek authority to consult)
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 consultation and using the evidence available. The will contain draft policies and site allocations, for example.	October 2019
Pre-Submission (Regulation 19) consultation	Once we have considered the feedback from the previous 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 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?	July 2020
Submission	This is the stage where the plan is submitted to the Planning Inspectorate.	December 2020
Examination in Public	A planning inspector is assigned to examine the plan to see whether it can be found 'sound' (see above) and 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.	March 2021
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.	September 2021