



Please ask for: Matt Berry
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14 August 2024

Dear Councillor,

Cabinet

6:00pm on Thursday 22 August 2024

Meeting to be held in the Esperance Room, Civic Centre, Cannock

You are invited to attend this meeting for consideration of the matters itemised in the following Agenda.

Yours sincerely,

T. Clegg
Chief Executive

To: Councillors:

Johnson, T.B.	Leader of the Council
Preece, J.P.T.L.	Deputy Leader of the Council and Parks, Culture, and Heritage Portfolio Leader
Williams, D.W.G.	Community Wellbeing Portfolio Leader
Wilson, L.J.	Environment and Climate Change Portfolio Leader
Thornley, S.J.	Housing and Corporate Assets Portfolio Leader
Freeman, M.A.	Regeneration and High Streets Portfolio Leader
Prestwood, J.	Resources and Transformation Portfolio Leader

Agenda

Part 1

1. Apologies

2. Declarations of Interests of Members in Contracts and Other Matters and Restriction on Voting by Members

To declare any interests in accordance with the Code of Conduct and any possible contraventions under Section 106 of the Local Government Finance Act 1992.

3. Minutes

To approve the Minutes of the meeting held on 18 July 2024 (enclosed).

4. Updates from Portfolio Leaders

To receive oral updates (if any), from the Leader of the Council, the Deputy Leader, and Portfolio Leaders.

5. Forward Plan

Forward Plan of Decisions for August to October 2024 (Item 5.1 - 5.3).

6. Cannock Chase Local Plan 2018-2040: Response to Regulation 19 Consultation

Report of the Head of Economic Development and Planning (Item 6.1 - 6.502).

7. Great Crested Newt District Level Licensing Scheme

Report of the Head of Economic Development and Planning (Item 7.1 - 7.11).

8. Renewal of Public Spaces Protection Order (Alcohol Restrictions) and Introduction of Additional Prohibited Activities

Report of the Head of Wellbeing (Item 8.1 - 8.15).

9. Flaxley Road Play Area - Refurbishment

Report of the Head of Operations (Item 9.1 - 9.8).

10. Aelfgar Development Scheme

Joint Report of the Deputy Chief Executive-Resources & S151 Officer and the Head of Housing & Corporate Assets (Item 10.1 - 10.6).

11. Housing Services

Report of the Head of Housing and Corporate Assets (Item 11.1 - 11.8).

12. Exclusion of the Public

The Leader to move:

That the public be excluded from the remainder of the meeting because of the likely disclosure of exempt information as defined in Paragraph 3, Part 1, Schedule 12A of the Local Government Act 1972 (as amended).

Agenda

Part 2

13. Cannock Town Centre Regeneration

Not for Publication Report of the Head of Economic Development and Planning (Item 13.1 - 13.5).

The report is confidential due to the inclusion of:

- Information relating to the financial or business affairs of any particular person (including the Council).

Notice of Decision to Be Taken Under the Special Urgency Rule of the Council's Access to Information Procedure Rules

In accordance with Rule 11.2 (Procedure Prior to a Private Meeting of Cabinet) and Rule 15 (Special Urgency) of the Council's Access to Information Procedure Rules, the above agenda item, which was not included on the Forward Plan of Decisions for August to October 2024, is notified as urgent and cannot reasonably be deferred until a future meeting of the Cabinet.

Agreement for this decision to be taken as urgent has been obtained from the Leader of the Council and the Chair of the relevant Scrutiny Committee.

Cannock Chase Council
Minutes of the Meeting of the
Cabinet

Held on Thursday 18 July 2024 at 6:00 p.m.
In the Esperance Room, Civic Centre, Cannock
Part 1

Present:

Councillors:

Johnson, T.	Leader of the Council
Preece, J.	Deputy Leader of the Council and Parks, Culture, & Heritage Portfolio Leader
Williams, D.	Community Wellbeing Portfolio Leader
Wilson, L.	Environment and Climate Change Portfolio Leader
Thornley, S.J.	Housing and Corporate Assets Portfolio Leader
Freeman, M.	Regeneration & High Streets Portfolio Leader
Prestwood, J.	Resources and Transformation Portfolio Leader

17. Apologies

None received.

18. Declarations of Interests of Members in Contracts and Other Matters and Restriction on Voting by Members

No other Declarations of Interest were made in addition to those already confirmed by Members in the Register of Members' Interests.

19. Minutes

Resolved:

That the Minutes of the meeting held on 12 June 2024 be approved.

20. Updates from Portfolio Leaders

(i) Leader of the Council

The Leader updated in respect of the following:

- **General Election - Local Result and Accompanying Changes**

We were in elections mode for several months. That period was now over, so now we need to deliver. This we would do as a Cabinet and as a Council, on behalf of the people we serve.

Councillor Josh Newbury MP had resigned as deputy leader of the Council and his portfolio for regeneration and high streets. I think we understood why he had resigned.

Although he would be greatly missed, we congratulate him on his victory, and I think I speak for us all when I say he would be an excellent MP for the people of Cannock Chase.

At this point I welcome Councillor Maureen Freeman to her first Cabinet meeting as portfolio leader for regeneration & high streets. Councillor Freeman would bring drive, skills, knowledge and experience to her new role. We are very pleased to have you with us, Councillor Freeman. Also, this was Councillor Wilson's first attendance at Cabinet, so welcome to Councillor Wilson.

I have congratulated Councillor Newbury on becoming our MP. However, I must place on record my thanks to Dame Amanda Milling for her services to Cannock Chase. We as a Cabinet may be political opponents, but she had always been keen to co-operate with this Council for the mutual benefit of the people of our area. I wish Dame Amanda well for the future.

I am sure we would hear more regarding Councillor Newbury MP and Dame Amanda at our upcoming Council meeting.

(ii) **Community Wellbeing**

The Portfolio Leader updated in respect of the following:

- **Work Update**

I recently had a productive meeting with the Head of Wellbeing. It was encouraging that there were now managers in place to help the head of service with her workload and to lead individual workstreams. Moreover, I now had a better understanding of my portfolio and workstreams.

I was assured that community safety and disabled facilities grants were the more effective areas of the Community Wellbeing portfolio. My focus this year would be on homelessness, health, and leisure. There was a golden thread of "health in all policies" and health inequalities which ran through the portfolio and wider work within the Council.

I noted that the Health & Wellbeing Strategy was behind schedule. This was multifunctional but was partly due to delays to publication of a wider strategy from the relevant Integrated Care Board (ICB). This would provide an overarching plan that would inform Cannock Chase's strategy. I would be writing to Staffordshire and Stoke-on-Trent ICB to ascertain progress of their wider health inequalities strategy.

I would be meeting with Cannock Chase Can and I believed that work to highlight their excellent work needed to be carried out.

We have agreed to a meeting schedule which was currently being arranged with the Wellbeing team.

I would be proactive in driving improvements across the Community Wellbeing Portfolio to improve the health and wellbeing of all within our community.

- **Council Motion - Bleed Kits**

Work was still ongoing regarding this motion, which was presented by the Leader of the Opposition in April 2024.

I have had a further conversation with Burntwood First Responders.

The policy and response were now being formulated.

Once sufficiently updated, the outcome would be reported back to the full Council and motion proposer.

- **Council Motion - Supporting Our Armed Forces Community**

Work was ongoing to implement this motion.

I recently attended the North Staffordshire Armed Forces and Veterans Celebration with Vice-Chair Councillor Fred Prestwood and the Vice-Chair's Consort, Councillor Jacquie Prestwood, for Armed Forces Day. The celebration was an example of best practice, and this learning had been brought back to the Council.

I continued to have meetings with external stakeholders within the community to build relations going forward regarding this work. An example of this, is that I recently met with the British Legion to understand how the Council could help promote and facilitate the Poppy Appeal to Cannock Chase.

A meeting had been arranged with senior officers and the West Midlands Reserve Forces and Cadets Association.

- **Summation**

In conclusion, work was ongoing to improve health and wellbeing in Cannock Chase. Furthermore, work continued to develop the motions regarding bleed kits and supporting the Armed Forces Community at Cannock Chase District Council.

(iii) **Environment and Climate Change**

The Portfolio Leader updated in respect of the following:

- **Green Solution Fund**

Earlier today, along with the Head of Regulatory Services, I attended Cannock Chase radio to promote the 'Green Solution Fund'. This was funding of £2million available for all businesses in Cannock Chase district to apply for to help their business to reduce their carbon footprint. Funding started at £1,000 and went up to £100,000. Businesses would get an advisor who would assess their business and advice on the best way forward to help them with their carbon reduction, but more importantly helping them to reduce their costs. Carbon literacy training was also available to help the businesses work forces understand more about what changes we all faced.

- **Great Imagining**

The Great Imagining Cannock Chase had been a huge success, resulting in 14 out of 16 schools that were involved in the project waiting for another project. The Cannock Chase Can team were hoping to start another project in September when the new school term starts.

- **Aims for the Year**

My aims for the coming year were focused on being green on a budget (there was already lots of things everybody could do to reduce their carbon footprint that didn't cost much to implement), looking for an available plot to start a community garden (where members could grow food and share it), and also keen to get the composting campaign up and running again.

(iv) **Parks, Culture, and Heritage**

The Portfolio Leader updated in respect of the following:

- **Official Opening of Cannock Stadium Skatepark and Learn to Ride Area**

On Thursday 11 July I attended the official opening of the Cannock Stadium skatepark and 'learn to ride' area. It was encouraging to see so many enthusiastic faces there, despite the torrential rain.

I would like to say a special thank you to everyone who had played a part in bringing this project to fruition, including officers, external contractors and community volunteers who had dedicated their time and effort to making this project possible. This facility was not just about opening a new recreational facility, it was an opportunity to improve health, wellbeing, and community spirit within the Cannock Chase district.

Physical activity was crucial for our overall wellbeing and having these facilities provided a space where young people and adults alike could engage in physical exercise was essential. By encouraging our community to get outside and be active, we were taking a proactive step toward enhancing both the physical and mental health of our residents.

These facilities were not just about sports either; they were about coming together, sharing experiences, and building friendships. They provided a safe and inclusive environment where people of all ages and abilities could learn, grow, and support one another. This sense of community was vital, particularly for our younger residents, who would find mentors, role models and friends here.

The 'learn to ride' area was an excellent resource for encouraging new skills and confidence. It ensured that our young ones had a safe/supportive environment to learn, make mistakes, and improve. As all were aware, the importance of road safety should be paramount in any young person's upbringing and I'm proud to be able to say this was a facility that we could provide as a Council. Thanks were also given to the Police for attending and providing a bike marking service.

(v) **Regeneration and High Streets**

The Portfolio Leader updated in respect of the following:

- **Work Update**

As the new portfolio leader, I met with the Deputy Chief Executive-Place, Head of Economic Development & Planning and the Development & Policy Manager this morning. It was an excellent meeting and there was clearly a lot of work being done around Cannock town centre and more still to be done. It was encouraging to see that in the pipeline there would be face to face communications with the public about the scheme. Added to that, other major projects ongoing, including the West Midlands Designer Outlet and the former Rugeley Power Station site.

Whilst the Cannock town centre scheme had to take priority, I wanted to give reassurance to residents that the Council had not forgotten about Hednesford, Rugeley and other areas of the district.

An update was also provided regarding the Council's Local Plan, the report for which would now be coming to Cabinet in September.

It was important to be very positive about what was coming forward, as sadly, there had been a lot of negative comments online in recent months.

Resources and Transformation

The Portfolio Leader updated in respect of the following:

- **General Election**

Thanks were given to the Electoral Services team for how hard they had worked in organising and delivering the General Election for the Cannock Chase constituency so soon after the district elections had taken place. It was appreciated how much work had been put into making it a successful event. The Head of Transformation & Assurance had been asked to pass on thanks to everyone involved in delivering the election.

- **West Midlands Combined Authority Audit, Risk & Assurance Committee**

I had attended a meeting of the West Midlands Combined Authority Audit, Risk & Assurance Committee on Monday, at which an explanation was given about the investments made by the Authority, and the £2million of additional monies received as a result, some of which this Council had benefited from. Matters also raised included public transport across the region and its was likely changes would be forthcoming from the new Combined Authority Mayor.

21. **Forward Plan**

Resolved:

That the Forward Plan of Decisions for the period July to September 2024 (Item 5.1 - 5.23 be noted.

22. **Charging Schedule for Monitoring of Legal Agreements for Biodiversity Net Gain Sites**

Consideration was given to the joint report of the Head of Economic Development & Planning and the Head of Operations (Item 6.1 - 6.11).

Resolved:

- (A) That the charging schedule for monitoring of legal agreements for Biodiversity Net Gain sites as set out in report appendix 1 be approved.
- (B) That the date of implementation of the charging schedule be agreed by the Head of Economic Development & Planning and the Head of Operations in consultation with the Portfolio Leaders for Environment & Climate Change and Regeneration & High Streets.

Reasons for Decisions:

The introduction of a charging schedule for the monitoring of Biodiversity Net Gain sites will provide a means to recoup the cost of council officers' time monitoring legal agreements that secured the delivery of significant on-site habitat enhancement or registered off-site biodiversity gains within Cannock Chase District.

There were no charging models provided by the Planning Advisory Service or central government so local authorities had discretion to set their own fee levels.

The charging scheduled presented at appendix 1 of the report split sites into difference bands dependent on their size and difficulty of habitat enhancement/creation so as to be proportionate and fair. This complied with government guidance in that charges should reflect the actual cost of monitoring.

23. Permission to Spend - Swimming Pool Support Fund

Consideration was given to the report of the Head of Wellbeing (Item 7.1 - 7.3).

Resolved:

- (A) That Council, at its meeting to be held on 24 July 2024, be recommended to include £238,275 in the capital programme for the installation of Photo Voltaic Panels at Rugeley leisure centre.
- (B) That subject to Council agreeing decision (A), above, permission to spend the funds be approved.

Reason for Decisions:

Funding had been awarded to Cannock Chase District Council for energy efficiency measures at Rugeley leisure centre. To proceed with the interventions, permission to spend was required.

24. Local Electric Vehicle Infrastructure Fund

Consideration was given to the report of the Head of Regulatory Services (Item 8.1 - 8.75).

Resolved:

- (A) That the collaborative partnership with Staffordshire County Council and others be continued with to facilitate and coordinate the delivery of electric vehicle infrastructure in District locations with Local Electric Vehicle Infrastructure programme funding.
- (B) That it be noted that any formal consideration or use of the Local Electric Vehicle Infrastructure programme (including funding draw down) would be subject to business cases and further reports would be required to come to Cabinet for decision and formal approval requirements. At this stage, the Council was not under any contractual commitment.
- (C) That the draft list of potential sites that may be considered in future for the Local Electric Vehicle Infrastructure programme, as included at report appendix 1, be noted.
- (D) That the timescales and key dates around the next stages of the Local Electric Vehicle Infrastructure programme be noted and acknowledged, and that the Council participates across these next stages including the draft list of potential sites for consideration (as set out in report appendix 2).

Reason for Decisions:

The opportunity to access the Local Electric Vehicle Infrastructure programme funding enabled ongoing improvement to the electric vehicle infrastructure in the District and helped to support the sustainability aspirations to move to Carbon Net Zero by 2040.

The meeting closed at 6:42 p.m.

Leader

Forward Plan of Decisions to be taken by the Cabinet: August to October 2024

For Cannock Chase Council, a key decision is as an Executive decision that is likely to:

- Result in the Council incurring expenditure or making savings at or above a threshold of 0.5% of the gross turnover of the Council.
- Affect communities living or working in two or more Council Wards.

Representations in respect of any of matters detailed below should be sent in writing to the contact officer indicated alongside each item via email to membersservices@cannockchasedc.gov.uk

Copies of non-confidential items will be published on the Council's website 5 clear working days prior to the relevant meeting date.

Item	Contact Officer / Cabinet Member	Date of Cabinet	Key Decision	Confidential Item	Reasons for Confidentiality	Representations Received
August 2024						
Cannock Chase Local Plan - Responses to Regulation 19 Consultation	Head of Economic Development and Planning / Regeneration and High Streets Portfolio Leader	22/08/24	No	No		N/A
Renewal of Public Spaces Protection Order (Alcohol Restrictions) and Introduction of Additional Prohibited Activities	Head of Wellbeing / Community Wellbeing Portfolio Leader	22/08/24	Yes	No		N/A
Great Crested Newt District Level Licensing Scheme	Head of Economic Development and Planning / Regeneration and High Streets Portfolio Leader	22/08/24	No	No		N/A
Flaxley Road Play Area - Refurbishment	Head of Operations / Parks, Culture, and Heritage Portfolio Leader	22/08/24	No	No		N/A
Aelfgar Development Scheme	Deputy Chief Executive-Resources / Head of Housing & Corporate Assets / Housing and Corporate Assets Portfolio Leader	22/08/24	No	No		N/A
Housing Services	Head of Housing & Corporate Assets / Housing and Corporate Assets Portfolio Leader	22/08/24	Yes	No		N/A

Item No. 5.2

Item	Contact Officer / Cabinet Member	Date of Cabinet	Key Decision	Confidential Item	Reasons for Confidentiality	Representations Received
September 2024						
Cannock Chase Local Plan 2018-2040: Regulation 22 Submission	Head of Economic Development & Planning / Regeneration and High Streets Portfolio Leader	26/09/24	No	No		N/A
Local Development Scheme Update 2024	Head of Economic Development & Planning / Regeneration and High Streets Portfolio Leader	26/09/24	No	No		N/A
Chadsmoor Family Centre Play Area Improvements and Chadsmoor High Street Improvements - Permission to Spend	Head of Economic Development and Planning / Regeneration and High Streets Portfolio Leader	26/09/24	No	No		N/A
Proposed Charging Schedule for Monitoring of S106 Agreements	Head of Economic Development and Planning / Regeneration and High Streets Portfolio Leader	26/09/24	No	No		N/A
Proposed Charging Schedule for Invalid Planning Applications	Head of Economic Development and Planning / Regeneration and High Streets Portfolio Leader	26/09/24	No	No		N/A
Staffordshire Climate Change Emergency Shared Statement	Head of Economic Development and Planning / Regeneration and High Streets Portfolio Leader	26/09/24	No	No		N/A
CCTV Circuits - Permission to Spend	Head of Wellbeing / Community Wellbeing Portfolio Leader	26/09/24	No	No		N/A
Housing Services - Resident Involvement Strategy	Head of Housing & Corporate Assets / Housing and Corporate Assets Portfolio Leader	26/09/24	No	No		N/A

Item No. 5.3

Item	Contact Officer / Cabinet Member	Date of Cabinet	Key Decision	Confidential Item	Reasons for Confidentiality	Representations Received
HRA Compensation Policy	Head of Housing and Corporate Assets / Housing and Corporate Assets Portfolio Leader	26/09/24	No	No		N/A
Stile Copy Cemetery Lodge	Head of Housing and Corporate Assets / Housing and Corporate Assets Portfolio Leader	26/09/24	No	No		N/A
Vehicle Replacement	Head of Operations / Environment & Climate Change Portfolio Leader	26/09/24	Yes	No		N/A
Parks Rationalisation	Head of Operations / Parks, Culture, and Heritage Portfolio Leader	26/09/24	Yes	No		N/A
October 2024						
Weekly Food Waste Collections & Inclusion in Capital Programme and Permission to Spend	Head of Operations / Environment & Climate Change Portfolio Leader	24/10/24	No	No		N/A
Parks Public Toilets	Head of Operations / Parks, Culture, and Heritage Portfolio Leader	24/10/24	Yes	No		N/A
Parks Community Facilities	Head of Operations / Parks, Culture, and Heritage Portfolio Leader	24/10/24	Yes	No		N/A
Housing Assistance Policy	Head of Wellbeing / Community Wellbeing Portfolio Leader	24/10/24	Yes	No		N/A

Cannock Chase Local Plan 2018-2040 - Responses to Regulation 19 Public Consultation

Committee:	Cabinet
Date of Meeting:	22 August 2024
Report of:	Head of Economic Development and Planning
Portfolio:	Regeneration and High Streets

1 Purpose of Report

- 1.1 To present Cabinet with summaries of all representations received during the public consultation on the Pre-Submission Local Plan held 5th Feb 2024 - 18th March 2024 and set out the next steps in progressing the Local Plan review.

2 Recommendations

- 2.1 That Cabinet note the summaries of responses received on the Cannock Chase Local Plan Pre-Submission consultation and officer responses to issues raised (Appendix A).
- 2.2 That Cabinet notes the next steps in progressing the Local Plan Review.

Reasons for Recommendations

- 2.3 Consultation is a vital part of the preparation of the Local Plan. The Council needs to show how it has considered the representations, and that the consultation was in conformity with its Statement of Community Involvement (SCI).
- 2.4 It is important for Cabinet to review the responses to the public consultation to understand the feedback on the final draft of the Local Plan. At this stage, the comments will not inform the development of the Local Plan, as it is at the final stage of production. The comments will be of significance should the Council subsequently determine to submit the Local Plan to the Secretary of State for examination as all comments will be passed to the independent Inspector appointed by the Planning Inspectorate. An understanding of the key issues raised during this consultation highlights any risk to the Council in proceeding to the next stage.
- 2.5 The Council can continue to work through identified issues with statutory consultees and those who raised concerns with the plan, informing Statements of Common Ground and any additional work that may need to be commissioned or produced to support the Local Plan. It is therefore recommended that Cabinet consider the key issues raised, officer responses and the next steps in the plan process detailed in this report.

3 Key Issues

- 3.1 Local Plans are subject to public consultation in line with the Town and Country Planning (Local Planning) (England) Regulations 2012 and in accordance with the Council's own Statement of Community Involvement (SCI)¹. Representations are published for transparency. Should the Council subsequently resolve to submit the Local Plan to the Secretary of State for examination (determined through a separate report to Cabinet and Full Council); all responses to the Regulation 19 consultation will be provided to the Planning Inspector appointed to undertake the examination of the Local Plan.
- 3.2 The Council have produced the final version of the Local Plan and the final 6-week public consultation ended on 18th March 2024. This report presents a summary of the feedback of the consultation and sets out any key issues raised in the representations. The representations which have been received will be published in full in due course as this is a requirement for submission of the Local Plan and enables the Inspector to consider all comments made on the final draft Local Plan (should the plan proceed to the next stage).
- 3.3 The Plan has been subject to four separate rounds of public consultation so far, which has helped shape the policies and sites in this final version of the plan. A total of 118 respondents commented on the plan during the recent Reg 19 consultation. Many respondents made multiple comments on different sections of the plan and supporting documents, which varied in detail and complexity. Some of the representations were also accompanied by additional supporting statements or evidence.
- 3.4 Of the issues raised through the Reg 19 consultation, some could potentially be resolved through meeting with key stakeholders and developers, preparing Statements of Common Ground and through modifications recommended by the Inspector during the Examination. It is also important to note that any long-term plan for development is complex and its content is unlikely to satisfy all parties. Therefore, not all issues raised are able to be resolved and would require consideration by an Independent Inspector at Local Plan examination to reach a conclusion on the issue.
- 3.5 The report contains an appendix which presents a summary of the issues raised and a response by officers to those points. Whilst it is not mandatory in national policy and legislation for the Council to respond to each individual comment, this is helpful to show how each comment has been considered. At this stage it is also useful in addressing any identified issues and queries and providing justification for the policy approach. This also supports the production of the Consultation Statement which is required by legislation as a key submission document² and the SCI.
- 3.6 The report presents more detail regarding how the recent consultation was carried out, the representations made and next steps in the Local Plan process.

¹ Cannock Chase Statement of Community Involvement (March 2022)

<https://www.cannockchasedc.gov.uk/residents/planning-and-building-control/planning-policy/statement-community-involvement-sci>

² The Town and Country Planning (Local Planning) (England) Regulations 2012 - Regulation 22

4 Relationship to Corporate Priorities

5.1 This report supports the Council's Corporate Priorities as follows:

- Priority 1 - Economic Prosperity - attract investment to develop the district's economy, rejuvenate our town centres.
- Priority 2 - Health and Wellbeing - provide opportunities for residents to lead healthy and active lifestyles and recognise the importance of mental health and wellbeing.
- Priority 3 - The Community - ensure our communities are well designed, accessible, and inclusive environments.

5. Report Detail

Introduction

5.1 The Cannock Chase Local Plan Review Publication (Reg. 19) consultation was undertaken between 5th February and 18th March 2024. The consultation included a number of supporting documents that were published at the same time. These documents included the non-technical summary, Sustainability Appraisal and Habitat Regulations Assessment Report which included the Health Impact Assessment and Equalities Impact Assessment, alongside additional evidence, and Topic Papers. The consultation was approved by Cabinet on 14th December 2023.

5.2 Consultation is a vital part of the preparation of the Local Plan and the Council needs to show how it has considered the representations. The consultation was on the fourth iteration of the review of the Local Plan and represents the final version of the document.

5.3 The consultation was undertaken in accordance with the SCI and in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). The consultation was prepared following advice from the Communications and Risk Management teams.

5.4 Development of the plan commenced in 2018. The plan has been subject to four separate rounds of public consultation as it has developed to significant stages:

- Issues and Scope - 2nd July - 28th August 2018
- Issues and Options - 13th May - 8th July 2019
- Preferred Options - 19th March - 30th April 2021
- Pre-Submission - 5th February - 18th March 2024

5.5 The Plan has been formed on the basis of evidence, options have been tested and subject to public consultation. After each stage of consultation, the Council has considered the representations and developed the Local Plan in response to the issues raised.

5.6 Throughout the preparation of the Local Plan the authority has acted in accordance with the Duty to Cooperate. The plan has been informed by joint working across the Greater Birmingham and Black Country housing market area as well as consultation and engagement with statutory organisations such as

Natural England, the Environment Agency and Historic England, Staffordshire County Council, and infrastructure providers as well as National Highways and developers, landowners, and agents.

- 5.7 The most recent Reg 19 consultation was the final opportunity for the public, stakeholders, agents, developers, and landowners to comment on the draft Local Plan. This report provides detail about the most recent consultation on the Draft Local Plan that took place during Feb-March this year and presents a summary of the responses received.

Regulation 19 Consultation

- 5.8 Public consultation on the Cannock Chase Local Plan 2018-2039 pre-submission document was approved by Cabinet at the meeting held 14th December 2023. The consultation took place from 5th February to 18th March 2024.
- 5.9 The consultation was advertised and conducted in accordance with the Councils Statement of Community Involvement (2022) using methods such as publicising the link on the front page of the Councils website, using social media, a newspaper advert and through the residents magazine Chase Matters. Posters were provided to libraries and a stand was visible in the reception of the Civic Centre. Hundreds of emails and letters were sent out to recipients on the contact database including statutory consultees, developers and agents and members of the public who had requested to be notified about the Local Plan.
- 5.10 Most people view the Local Plan documents electronically, however in person events provide the opportunity for attendees to ask any questions and to have in depth discussions with officers regarding the proposed policies and sites contained in the Local Plan. It also helps to present the information visually using largescale versions of the Policies Map of the District as well as summaries of the contents of the plan, and leaflets and response forms to take away. Many authorities choose to hold less events at the end point of plan production as there is not the opportunity to amend the plan at this stage. However, the Council has sought to ensure that the consultation was widely publicised and that a variety of events were organised to ensure that as many local people were aware of proposals in the Local Plan as possible, particularly as it was not possible to hold events at Preferred Options stage due to Covid restrictions at that time.
- 5.11 During this period 13 consultation events were held across the District at a variety of locations including supermarkets, libraries, and community centres, at various dates and times, which offered a wide range of opportunities for the public to find out information about the Local Plan. The drop in events contained leaflets and information material as well as display boards and were staffed by officers from the Planning Department and senior staff with attendance at some events from Councillors. Approximately 163 people attended drop in events. The busiest events were those held in Norton Canes and Heath Hayes, especially evening sessions. Officers and members found the public were very interested in proposals in the plan, and whilst not all agreed with the site allocations, they asked questions, sought information, and provided their views on the future development of the District, highlighting key issues of concern. This also helped encourage others to attend events or to comment on the document.

5.12 The table below shows the number of attendees according to different venues and provides a comparison with events held in previous years from the start of production of the Local Plan Review. At this stage, venues were selected in central locations but also close to where allocations are proposed in the Reg 19. Plan with a number of sessions being planned in the Heath Hayes area which were well attended. Not all venues responded to requests to host events, which affects how comparisons can be made across previous years. The Council has consistently held at least 13 events for consultations on the new Local Plan in locations across the District at different times and dates to maximise public engagement with the Local Plan, except for in 2021 where in person events were restricted due to the pandemic.

Venue	2024	2019	2018
Norton Canes Community Centre <i>5pm to 7pm</i>	6	NA	10
Norton Canes Library <i>10.30am to 12.30pm</i>	34	5	NA
Rugeley Leisure Centre	NA	20	Not Noted
Rugeley Library <i>10.30am to 12.30pm</i>	28	16	15
Rugeley Tesco	NA	12	12
Rugeley Rose Theatre <i>5pm to 7pm</i>	6	NA	NA
Brereton Library (space restrictions apply) <i>2.30pm to 4.30pm</i>	12	NA	NA
Brereton Parish Hall	NA	0	4
Prospect Village Hall	NA	NA	4
Cannock Wood & Gentleshaw Village Hall	NA	28	24
Hednesford Library <i>10.00am to 12.00pm</i>	10	NA	3
Hednesford Tesco <i>5pm to 7pm</i>	30	11	24
Hayes Green Community Centre <i>5pm to 7pm</i>	43	NA	NA
Heath Hayes Library <i>10.00am to 12.00pm</i>	30	36	17
Wimblebury Community Centre (Adj development proposal) <i>6pm to 8pm</i>	40+	NA	NA
Cannock Chase Council Civic Centre	0	6	NA

Venue	2024	2019	2018
Cannock Library <i>10.00am to 12.00pm</i>	6	2	9
Cannock Leisure Centre	NA	12	Not Noted
Longford Sports Club (Adj development proposal) <i>5pm to 7pm</i>	6	NA	NA
Cannock Sainsbury's <i>10.00am to 12.00pm</i>	12	5	2
Cannock VCSE Forum (Voluntary, community and social enterprise sector) aka Support Staffordshire	NA	25	NA
Total	Approx. 163	178	124

- 5.13 This consultation differed from all previous consultations on the plan as this is the point in plan making where the Council is unable to make any more amendments to the plan. As such, in accordance with guidance produced by the government, a form was created with respondents asked to consider whether they considered the plan to be legally compliant, sound or in accordance with the Duty to Cooperate. This recording process assists an Inspector to consider any issues with the plan at examination, but all responses that contained the minimum information required to register the response were accepted regardless of whether these boxes were ticked.
- 5.14 A total of 118 respondents commented on the plan, many making multiple representations on different parts of the Local Plan. This is similar to the previous stage of consultation where 99 respondents commented on the plan. However, the complexity, breadth, and detail of responses on the Reg 19 stage differs from previous stages now that policies and site proposals in the plan are in their final form and because these comments will be considered by an independent Inspector at Examination. The Council also received a petition with 304 signatures. Details of the petition and the response to the petition is addressed in this report and therefore will not be reported to Cabinet separately. In addition, 6 representations were received after the consultation deadline and have been marked as late reps. For 7 representations, the respondents have not used the provided form and have also not responded to requests to submit the minimum contact information on the form required to register the representation.

Summary of Regulation 19 Consultation

- 5.15 The breadth and detail of representations makes it difficult to present an accurate high-level summary in this report, therefore it is recommended that consideration is provided to the more comprehensive summary in Appendix A of this report. This summarises all responses for each policy in the plan, alongside an officer's response. The appendix also presents summaries of each individual representation and provides officer responses. The full representations received will be published prior to submission of the plan, following the redaction of personal contact details.

- 5.16 The majority of individual representations concerned development proposed for Heath Hayes, particularly Site SH1: Land East of Wimblebury Road and SH2: Land south of Cannock Road. Aside from the redevelopment of Rugeley Power Station, these are the largest housing developments proposed in the plan and they do require the release of land from the Green Belt, of which there was considerable resistance from the public and environmental groups such as CPRE.
- 5.17 Many of the public highlighted concerns about the capacity of local infrastructure, services, and facilities to cater for new residents and considered new houses may exacerbate existing issues such as parking and congestion on Wimblebury Road, as well as Five Ways roundabout. Potential flood risk and drainage issues were raised, and many were concerned about the impact on local wildlife and loss of habitat connectivity.
- 5.18 In addition to the many individual responses received from the public; a petition was submitted to the Council containing 304 signatures, which sought to oppose the housing development proposed east of Wimblebury Road, Heath Hayes (site allocations Policy SH2). The petition states: "We, the undersigned, are against any proposed housing development on fields to the East of Wimblebury Road, Heath Hayes. It will destroy Greenbelt, the natural environment, open countryside, spoil the view, cause pollution, overwhelm schools, medical practices, roads with increased traffic, and all of our village infrastructure. These houses are not required by local people."
- 5.19 Officers have provided the following response: It is acknowledged that new development proposed at Heath Hayes will impact local infrastructure. The impact has been considered with infrastructure providers which has informed the Infrastructure Delivery Plan and the policy requirements for Site Allocations SH1 Land south of Cannock/Lichfield Road and SH2 Land east of Wimblebury Road. The scale of development proposed will generate contributions to existing services such as GP's and will provide a new 2FE primary school and relief road, as well as improvements to existing junctions. Surveys will be required to identify potential impacts on local wildlife species and habitats and specific mitigation measures may be required to avoid adverse effects. All development is required to deliver biodiversity net gain.
- 5.20 Staffordshire County Council Highways team have undertaken modelling with regards to the sites individual and cumulative impacts on Five Ways Island and the policy requirements for the Site Allocations require a Transport Assessment and Travel Plan to support the application with particular regard to impact on the Five Ways junction and mitigation of any adverse impact on air quality and traffic congestion.
- 5.21 The Council have considered Green Belt release in order to meet development needs and have exhausted all reasonable alternative options before reaching this conclusion, as set out in the Green Belt Topic Paper. The need for new development is based on the Governments standard methodology which takes into account factors such as projected population growth and affordability ratios in the District up to year 2040. Local Plans must meet development needs in order to be adopted.
- 5.22 There were also concerns raised about some of the safeguarded sites particularly residential sites S1 East of Wimblebury Road and land at Hednesford Road,

Norton Canes with similar concerns raised to those for Sites SH1 and SH2. Comments were received by The Environment Agency for Site S2, land at Newlands Lane due to its proximity to the operational waste site and by the Inland Waterways Association at S4 Jubilee Field, Watling Street due to the potential impact on the Canal, its ecology, and its occupants.

- 5.23 Some of the representations questioned the level of housing need, suggesting it was too high and queried the contribution to the unmet needs of the Housing Market Area, and were critical of the proposed housing sites which they felt wouldn't cater to buyers seeking affordable properties. Others, primarily developers and land agents sought a higher housing target based on factors such as the need to extend the plan period, the lack of conclusive testing of higher growth figures and the need to deliver more housing to increase affordable housing provision, as well as to address the shortfall from the Housing Market Area pointing to evidence that this is increasing.
- 5.24 There were a number of detailed representations from agents and developers objecting to the plan on grounds of soundness where the development sites they had put forward had not been allocated. The results of the process of site selection and sustainability appraisal were challenged, as well as evidence such as the Green Belt Harm Assessment. There was also a degree of questioning of the employment target and supply, although the proposed strategic employment sites received less comments or objections than the strategic residential sites. Representatives of both proposed allocated strategic residential and employment sites, whilst in support of the allocations commonly objected to clauses in the policy wording, proposing amendments.
- 5.25 Specialist housing providers and house building companies as well as the Home Builders Federation commented on the plan, providing detailed consideration of the policies and specific wording. Some considered modifications were required to make the plan sound. The issue of viability was raised with regard to detailed policy requirements, and this was also reflected in comments by many of the agents and developers.
- 5.26 Individual Councillors, Town and Parish Councils within the District also engaged with the plan by providing comments. Objections were made by some due to the potential impact of proposals in areas of growth and some pointed to errors in the text regarding factual information about their local area.
- 5.27 Responses were received from statutory consultees, including the Environment Agency, Natural England, Coal Authority, Historic England, NHS Property and Sport England as well as Staffordshire County Council. All provided advice regarding the evidence and policies of relevance to their remit, and some recommended further work to be undertaken to support the plan. Objections were received with regard to some of the proposed allocated sites by Historic England (where they considered Heritage Impact Assessments were required) and Sport England (where they considered pitch provision was affected). Natural England objected on the basis that the impact of growth on air quality and its effects on designated sites including Cannock Chase SAC and Cannock Extension Canal SAC are not fully understood and therefore the Habitats Regulation Assessment for the plan cannot conclude that there would be no significant effect. This is explored further in this report due to the substantive nature of the issue.

- 5.28 Staffordshire County Council provided detailed information from all departments including about the impact of development on school places and the local highways network. They stressed the need for consideration of the phasing of development to enable funding for the delivery of infrastructure in Heath Hayes to serve both developments to come forward at the same time. A late representation was received from National Highways. Infrastructure providers including Severn Trent Water, National Grid and National Gas Transmission also provided comments.
- 5.29 Representations were received from neighbouring authorities and some within the wider Housing Market Area. Whilst all authorities that commented considered the plan to be legally compliant and complied with the Duty to Cooperate, objections to the soundness of the plan were received from three of the local authorities in the Black Country (Dudley, Walsall and Sandwell) who considered that the plan text should specify that the contribution provided to the unmet need of the Housing Market Area should also be made to the Black Country.

Sustainability Appraisal

- 5.30 The Sustainability Appraisal (SA) is a technical supporting document which is designed to demonstrate how the Council has tested the preferred policy approach against reasonable alternatives to identify the most sustainable options in the Local Plan. It is one of the required submission documents and is developed alongside the Local Plan to test emerging options against a set of sustainability criteria.
- 5.31 A number of comments referenced the SA, predominantly from the development industry and in particular agents and developers representing sites promoted for development in the Local Plan. Many challenged individual scores for criteria relating to the site being promoted noting inaccuracies or inconsistencies in the scoring, or suggesting how the issue had, or could be overcome to improve the score.
- 5.32 Some challenges were also made to the options tested, suggesting that not all reasonable alternatives had been subject to testing. This was particularly prevalent in relation to the housing and/or employment requirement, as well as the distribution of housing and/or employment which represent fundamental aspects of the Spatial Strategy for the Local Plan.

Habitats Regulation Assessment

- 5.33 All plans and projects (including planning applications) which are not directly connected with, or necessary for, the conservation management of a habitat site, require consideration of whether the plan or project is likely to have significant effects on that site. This consideration – typically referred to as the ‘Habitats Regulations Assessment screening’ – should take into account the potential effects both of the plan/project itself and in combination with other plans or projects. Where the potential for likely significant effects cannot be excluded, a competent authority must make an appropriate assessment of the implications of the plan or project for that site, in view the site’s conservation objectives.
- 5.34 The Habitats Regulation Assessment (HRA) for the Local Plan was published alongside the Local Plan at the Reg 19 consultation and is one of the key submission documents. However, there is one issue that the HRA has been

unable to fully assess and that relates to the cumulative impact of growth on air quality and the effect that has on the protected features of designated habitat sites including the Cannock Chase SAC and the Cannock Chase Canal Extension SAC (amongst others). This issue has been subject of cooperative work and joint discussion by members of the Cannock Chase SAC Partnership for a number of years.

- 5.35 Natural England made the request to Cannock Chase SAC Partnership Members (Cannock, Lichfield, Stafford, South Staffs, Walsall, Wolverhampton) to undertake work to assess the distribution and potential impacts of future development on the deposition of atmospheric Nitrogen and Ammonia on Cannock Chase SAC (Special Area of Conservation). This was due to concerns about the increase in these pollutants captured by national Air Quality monitoring devices in the wider area the potential negative impact on the protected heathland. The cumulative impact of all authorities in the vicinity of the designated sites required consideration, meaning data was required from all the authorities to undertake the study. This has prevented any one Local Authority from being able to make a separate commission to undertake the work to suit the timescale of any one Local Plan in production.
- 5.36 Pollution could come from a variety of sources including agriculture, traffic, house boilers, heavy industry, and others, and therefore it is not currently known the extent to which new development impacts air quality, comparative to other sources.
- 5.37 Work has been ongoing for around 2 years to collect air quality and traffic counts. This data is currently being analysed and modelled by a specialist consultant to produce a report for the Local Authorities Local Plan evidence base, which was due for completion in May/June 2024 to help meet the requirements for the HRA (Habitats Regulation Assessment) prior to Submitting the Local Plan for Examination in Summer 2024. However, a number of delays have been encountered throughout the project, and further data requests as well as more funding has been sought to complete the analysis. Part of the issue is that this is an emerging issue which has not previously been tested, rather than an update to existing studies adding to the complexity.
- 5.38 Natural England are involved with the SAC Partnership and therefore are aware that the timing of evidence is outside the Councils control. Officers have engaged with Natural England separately to outline the imperative to meet the timetable for submission of the plan and with the aim to achieve a Statement of Common Ground or interim solution to ensure that the plan can progress. The main issue and risk for all local authorities at an advanced stage of plan making is that the outcome of the study is still not known and therefore the level of mitigation required is still uncertain.
- 5.39 The study is at a significantly advanced stage and there is a degree of confidence that the timings will align, and a satisfactory resolution will be achieved, potentially through modifications to the plan prior to examination. However, the Habitats Regulation Assessment to support the plan must be able to conclude, based on evidence, that proposals in the plan will not have a significant adverse effect on the integrity of designated sites. At this point it cannot present that conclusion and therefore this does present a key risk.

Emerging issues

- 5.40 This report only recommends that Cabinet note the feedback to the Reg 19. Consultation, and does not seek approval to submit the Local Plan to the Secretary of State for examination. It was originally intended that one report would encompass both recommendations to enable submission of the Local Plan to take place in Summer 2024. This would accord with the timetable outlined in the Councils Local Development Scheme (LDS) which was agreed by Cabinet on 14th December 2023.
- 5.41 The delay is linked to two key parts of the evidence base: The Air Quality Study (detailed in the section on the Habitats Regulation Assessment) and the Local Plan Viability Assessment.

Air Quality

- 5.42 The initial findings of the Air Quality Study are due to be reported to the SAC Partnership in early August and will therefore be reported at a later stage. As previously stated, the intention is to work with Natural England to consider the findings and determine whether mitigation is required. Having an initial report of the findings will help to isolate which (if any) of the designated sites is particularly at risk of harm from vehicular emissions both now, and in future and therefore determine the program of work arising to address this. Initial indications from the traffic modelling suggest that there may be implications for the Cannock Chase Extension Canal SAC which in part is within the Cannock Chase District. Therefore, it would be helpful to have the full results of both the traffic modelling and air quality assessments to determine the next steps with Natural England.

Viability

- 5.43 The latest updates to the Housing Needs Assessment and Economic Development Needs Assessment were published just prior to the release of the Reg 19. Local Plan for consultation. This did result in some amendments to some of the final draft policies in the plan to align with the latest evidence, for example Policy SO3.2 Housing Choice which set the recommended housing mix and SO3.4 Delivering High Quality Housing which sought larger developments to provide a percentage of homes built to higher accessibility standards and suitable for those with disabilities.
- 5.44 The Councils Viability Assessment was originally produced by Aspinall Verdi and published in August 2022. A number of representations highlighted that the newly amended policies should be tested to determine whether this had an impact on the viability of development. Following the regulation 19 consultation, the Council commissioned the original consultants Aspinall Verdi to update the study to align with the latest version of the Local Plan. The update would also take account more recent data on building costs and national policy requirements such as Biodiversity Net Gain and the introduction of the Future Homes Standard. The updated study was originally scheduled to report in alignment with the LDS timetable, however, has been subject to delay. The findings will require consideration prior to seeking approval to submit the Local Plan.

Next Steps

- 5.45 Officers will continue to address outstanding issues raised in the representations, where it is considered a discussion with the consultee, a Statement of Common Ground, or some additional internal work by officers such as a Topic Paper or minor update or addendum to existing evidence could resolve the identified issue. An issue with the evidence on heritage has been raised by Historic England. In this case it will be necessary to procure specialist consultants to produce around 15 additional detailed Heritage Impact Assessments. These would form an addendum to the existing Cannock Chase Heritage Impact Assessment produced by AECOM in 2020.
- 5.46 Officers will report on progress of the Air Quality work, Viability Assessment and Heritage Impact Assessments at a meeting of the Local Plan Officers and Member Working Group and share the findings internally. The LPMOWG has not met since early 2024 and nominations are awaited to complete representation. Consideration will be given to the findings of these reports which will ultimately inform the work program. At this stage there is no indication that any document should result in a deviation to the planned progression of the Local Plan, although this has had an impact on the timetable.
- 5.47 A revised LDS timetable will be brought to Cabinet and Council for consideration alongside a separate report seeking approval to submit the Local Plan to the Secretary of State in due course.
- 5.48 Subject to agreement of Cabinet and Council to submit the Local Plan for independent examination, the Council will submit the draft Local Plan, along with the prescribed documents set out in national regulations to the Secretary of State. The date of submission will be dependent on completion of any necessary revisions to the prescribed documents and agreement of minor modifications to the Local Plan which will be overseen by the Head of Economic Development and Planning in consultation with the Leader for Portfolio - Regeneration and High Streets. Following submission, the Secretary of State will appoint an Inspector through the Planning Inspectorate who will then arrange for an Examination in Public.
- 5.49 The Council are required to sign a Service Level Agreement with the Planning Inspectorate and it is important that in preparing to submit their plan that it is ready for examination, the evidence base is complete, representations are properly ordered and collated, and a Programme Officer (PO) and an examination website are in place. Some elements are in progress in readiness for submission.
- 5.50 This timeframe for the Examination is outside the Councils control as it depends on the Planning Inspectorate who will appoint a Planning Inspector. There are a limited number of Planning Inspectors qualified to undertake Local Plan Examinations and therefore the timing of any examination is largely dependent on the availability of an Inspector.

Changes to National Planning Policy and Guidance

- 5.51 Over the past 2 years the Conservative Government outlined a wide range of proposals which would affect plan making in future through the Levelling Up and Regeneration Bill. It is important to note that whilst intentions from government were clear, and potentially significant, the only change that has immediate effect

since the Reg 19. Plan was presented to Cabinet in December last year has been the amendments to the National Planning Policy Framework on 19th December 2023.

5.52 The key amendments to the NPPF were set out in “The Next Stage in Our Long-Term Plan for Housing Update” Written Ministerial Statement. This summarises, in the former Conservative Government’s words, the key changes to the NPPF and the reasoning behind them:

- facilitate flexibility for local authorities in relation to local housing need.
- clarify a local lock on any changes to Green Belt boundaries.
- safeguard local plans from densities that would be wholly out of character.
- free local authorities with up-to-date local plans from annual updates to their five-year housing land supply.
- limit the practice of housing need being exported to neighbouring authorities without mutual agreement.
- bolster protections from speculative development for neighbourhoods that develop their own plans.
- support self-build, custom-build and community-led housing; and
- cement the role of beauty and placemaking in the planning system.

5.53 Arguably the most significant amendments to plan-making were those that affected the housing requirement and Green Belt release. It was made explicitly clear that the standard methodology was an advisory starting point for calculating housing need, that there was no requirement for Green Belt boundaries to be reviewed or changed when plans are being prepared or updated and that urban areas must accommodate the housing need uplift within their areas, unless there is agreement through voluntary cross boundary agreements. As the Cannock Chase consultation started on 5th February 2024, it will be examined under the previous version of the Framework. Therefore, the amendments introduced in December are not applicable to the Cannock Chase Local Plan. The Council can commence a review of the Local Plan at any time after adoption or wait until the new style of plan making is introduced.

5.54 The newly elected Labour Government have already made a number of significant announcements in relation to the planning system. Most notably they have indicated their intention to reverse some of the amendments made to the NPPF by the Conservative Government last December and release a consultation on the NPPF this Autumn. As the Cannock Chase Plan was produced in compliance with the NPPF before it was recently revised this could potentially be favourable. However, it is important to monitor developments to national policy and legislation closely and determine whether these have any implications for the emerging Cannock Chase Local Plan. It should be noted changes to National Planning Policy and Guidance does not affect the recommendations of this report but could potentially affect the next steps in progressing the plan to submission.

6 Implications

6.1 Financial

There are no direct financial implications for the Council as a result of this report.

6.2 Legal

Legal implications are set out within the report.

6.3 Human Resources

There are no direct implications on human resources.

6.4 Risk Management

Noting the summary of responses to the consultation and officer comments as well as next steps is not considered to have any direct risk to the Council, although it is acknowledged that some consultees will disagree with the officer response presented in Appendix A of this report. At this stage, the report does not seek authorisation to submit the Local Plan, and therefore comments and responses will be published as information only and do not carry any material weight in planning policy or decision making.

Some of the issues raised during the consultation with regard to the soundness, legal compliance, and alignment with the Duty to Cooperate of the Local Plan do present risks going forward, and key issues raised through the consultation have been identified in this report.

In the event that the Council continues to progress the plan (which is not the subject of a recommendation in this report) it should be noted that all objections identified in the representations present some risk. The Inspector will consider the validity of the objection with regard to the soundness and legal compliance of the plan and with consideration of the accordance with the Duty to Cooperate. This is the nature of the examination, and the Council will be required to defend the policies and proposals in the Local Plan citing evidence and reasoning for the proposed strategy.

It may be necessary to organise meetings and produce Statements of Common Ground with other parties to resolve issues prior to, and during the examination. It may also be necessary to commission additional evidence during the examination or produce reports or Topic Papers internally on the request of the Inspector to further justify proposed policies. In addition, external companies that produced evidence for the Council may be called upon to help defend the recommendations made in their studies and reports at hearing sessions. These measures can reduce the risk of the Local Plan being found unsound by the Inspector. It is important sufficient resources are put in place during the resource intensive period prior to, and during the examination, as without this it will not be possible to address or resolve some of the issues raised in the representations prior to the hearing sessions which will increase the risk of being found unsound.

One risk that has prevailed over a number of years and which did affect the examination of Lichfields Local Plan (prior to the plan being withdrawn from

examination) is the issue of air quality raised by Natural England. The timing of submission is important in this respect, as well as the efforts to work collaboratively with Natural England to reach a mutually agreed interim solution. To avoid risk at Examination it will be necessary to consider the results of the air quality work and whether any mitigation measures are required with Natural England and for this to be subject to consideration in an update or minor addendum to the HRA for the plan.

Lesser risks that will primarily impact on costs and timetable are linked to staff resources being available to defend the Local Plan at examination. Present resources may not be sufficient to manage the increased workload, and day to day tasks in planning policy may need to be delayed or resourced differently.

6.5 Equalities and Health

The Local Plan Review is supported by an Equality Impact Assessment.

6.6 Climate Change

Publication of the comments and responses to the consultation has no direct implications on climate change. The Local Plan will be a key vehicle for the delivery of the Council's commitment to address the impacts of climate change and help to make Cannock Chase a more environmentally sustainable place.

7 Appendices

Appendix A: Summary of the feedback to the Local Plan consultation

8 Previous Consideration

[Local Plan Preferred Options Consultation Feedback and Next Steps - Cabinet - 16th December 2021](#)

[Cannock Chase Local Plan 2018-2039 Regulation 19 Consultation Report - Cabinet - 25 August 2022](#)

[Cannock Chase Local Plan 2018-2039 Regulation 19 Consultation Report - Cabinet - 14th December 2023](#)

9 Background Papers

None

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Telephone Number: 01543 464 326

Ward Interest: All

Report Track: Cabinet: 22/08/24

Key Decision: No

CANNOCK CHASE LOCAL PLAN REVIEW

**Summary of Representations of the
Regulation 19: Pre-Submission Draft of
the Cannock Chase Local Plan**

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Introduction

- 1.1. Following approval by Cannock Chase Council's Cabinet, the Regulation 19: Pre-Submission Draft of the Cannock Chase Local Plan and its supporting documents were published 5th February 2024, in order to invite representations from all parties on its soundness, legal compliance, and compliance with the duty-to-cooperate. Representations were invited by 5pm on Monday 18th March 2024.
- 1.2. The Regulation 19: Pre-Submission Draft of the Cannock Chase Local Plan represents an advanced and fully formed version of the Local Plan. It identifies a vision and objectives for the future development of Cannock Chase to 2040; addresses needs and opportunities in relation to housing, the local economy, community facilities and infrastructure; and seeks to safeguard the environment, enable adaptation to climate change and helps to secure high-quality and accessible design. It contains:
 - Draft strategic policies which set the priorities and objectives for the Local Plan
 - Detailed policies which respond to the eight Local Plan Strategic Objectives
 - Site allocations to meet development needs to 2040.
- 1.3. To assist in making representations a two-part Representation Form (adapted from the Planning Inspectorate's model form), was made available for all interested parties to complete and submit. Part A: Representation Form was for personal details and needed to be only completed once. Part B: Representation Form was for interested parties to provide their representation(s). A separate Part B: Representation Form was requested for each representation about a relevant paragraph, policy (including its summary text) or site an interested party wished to make.
- 1.4. Representations could address any of the Supporting Documents and/or Evidence prepared to support the Regulation 19: Pre-Submission Draft of the Cannock Chase Local Plan, by relating them to the resulting paragraph, policy (including its summary text) or site in the Regulation 19: Pre-Submission Draft of the Cannock Chase Local Plan.
- 1.5. Representations were also invited on the Sustainability Appraisal and Habitats Regulations Assessments undertaken to inform the Regulation 19: Pre-Submission Draft of the Cannock Chase Local Plan.
- 1.6. A Guidance Note which sought to assist all parties who wished to submit representations, including on how to best to complete the two-part Representation Form was also provided.
- 1.7. During this consultation, around 117 unique respondents submitted around 214 duly-made representations. Respondents included local residents, businesses, parish councils, neighbouring local authorities, statutory consultees and a range of other organisations. A petition with 304 signatures was also received during the consultation.
- 1.8. Appropriately redacted versions of these representations are provided on the Cannock Chase website.
- 1.9. 13 non-duly made representations were also received.
- 1.10. This document contains three schedules, these are:
- 1.11. **Schedule 1:** A high-level summary of the key issues raised, within duly-made representations received, including those of soundness, legal compliance and compliance with the duty-to-cooperate for:

- a. The overall draft document/consultation, where these are not considered under a relevant draft Policy;
- b. The draft Spatial Vision and draft Objectives, where these are not considered under a relevant draft Policy;
- c. Each draft Policy (for allocation policies this includes relevant schedules of proposed allocations);
- d. The Appendices of the Regulation 19: Pre-Submission Draft of the Cannock Chase Local Plan, where these are not considered under a relevant draft Policy;
- e. The sustainability Appraisal of the Regulation 19: Pre-Submission Draft of the Cannock Chase Local Plan, where these are not considered under a relevant draft policy; and
- f. The Habitats Regulations Assessment of the Regulation 19: Pre-Submission Draft of the Cannock Chase Local Plan.

1.12. A high-level response to the key issues raised, including those of soundness, legal compliance and compliance with the duty-to-cooperate for each of the above is also provided by Cannock Chase Council.

1.13. **Schedule 2:** A high-level summary of the duly-made representations received. This summary is presented in 11 sections, these are:

- **Sections 1 and 2:** The unique reference for the respondent (A reference) and their representation(s) (B reference). Please note each individual respondent is registered once (A reference). However, each respondent may have multiple representations (B references), which are identified alphabetically i.e. B0001A, B0001B etc.
- **Section 3:** Summarises the response to **Question 1: To which document does this representation relate?** Of the Part B Representation Form. The summary indicates a document to which the representation relates. It is acknowledged that many representations relate to a number of documents.
- **Section 4:** Summarises the response to **Question 2: To which part of the document does this representation relate?** of the Part B Representation Form. The summary indicates a part of the document to which the consultation response relates. It is acknowledged that many representations relate to numerous draft policies and/or site allocations.
- **Sections 5-7:** Summarises the response to **Question 3: Do you consider the Cannock Chase Local Plan is: A. Legally Compliant; B. Sound; and C. Compliant with the Duty to Co-operate** of the Part B Representation Form.
- **Section 8:** Summarises the response to **Question 4: Please give details of why you consider the Cannock Chase Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Cannock Chase Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments** of the Part B Representation Form. The summary identifies the main issues raised within representations. It should be noted that these responses represent the views of the relevant party and are not necessarily shared by Cannock Chase Council.
- **Section 9:** Summarises the response to **Question 5: Please set out the modification(s) you consider necessary to make the Cannock Chase Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at Q4 above. Please note that non-compliance with the duty to co-operate is incapable of modification at examination. You will need to say why each modification will make the Regulation 19: Pre-Submission Draft of the Cannock Chase**

Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible of the Part B Representation Form. The summary identifies the main proposed modifications raised within representations. It should be noted that these responses represent the views of the relevant party and are not necessarily shared by Cannock Chase Council.

- **Sections 10 and 11:** Provides a high-level response from Cannock Chase Council to the representation and indicates if a minor modification to the draft Cannock Chase Local Plan is proposed in response. Please note: in some instances, a minor modification to the draft Cannock Chase Local Plan may be proposed which is informed by and addresses some or all of the issues raised within a representation, but it is not always possible to indicate every representation that has ultimately informed a proposed minor modification.

- 1.14. *Please note: Schedule 2 of this document only provides a high-level summary of the representations received and a high-level response (in some instances due to technical constraints this may be curtailed). Appropriately redacted copies of these representations will be made available to view on the Cannock Chase Council website.*
- 1.15. **Schedule 3:** A list of the names/agents names and unique reference (A reference) assigned to respondents.

CANNOCK CHASE LOCAL PLAN REVIEW

Schedule 1: High-level summary of the key issues raised including those of soundness, legal compliance and compliance with the duty to co-operate within the duly-made representations received on the Regulation 19: Pre-Submission Draft of the Cannock Chase Local Plan

Policy	Key Issues Raised Including Those of Soundness, Legal Compliance and Compliance with the Duty to Cooperate	Cannock Chase Council Response
General / Overarching Comments	<ul style="list-style-type: none"> • A number of comments were received regarding the plan period, suggesting it should be extended to 2042 to ensure that the plan covered a period of 15 years on adoption • Many of the statutory consultees provided general advice on policy development and implementation relevant to their specific remit. • A high number of comments from the public objected to the plan as a whole due to proposed residential development in Heath Hayes. The grounds for objections are detailed in the summaries for SH1 and SH2. • Concern that there is no specific reference in the plan with regard to developer contributions to health infrastructure. This would ensure that the assessment of existing healthcare infrastructure is robust, and that mitigation options secured align with NHS requirements. • It is considered unclear from the policy layout which policies the Council consider strategic and which are not. They need to be clearly identified. • Some considered the plan was too weak in terms of mitigating the impact of climate change, and suggested higher standards should be required in terms of building adaptations and renewable energy, Biodiversity Net Gain and open space provision. • The Heritage Impact Assessment (HIA) raised a number of suitable mitigation and enhancement measures relating to specific site allocations and that these have not been accurately included within the design considerations of the site allocation policies • Would have liked to have seen the Plan make reference to the 'building homes for life' standard and suggest this could be included in a future design guide 	<p>The Council identify a 15year period from the point of adoption to be 2025 leading to an end date of 2040 for the Local Plan, it is considered that this is an appropriate calculation for the Plan and to be used in calculating housing and employment land requirements.</p> <p>Whilst it may not be possible to amend policies at this stage, advice on implementation is welcomed and further work and engagement can be undertaken where necessary to address concerns. See response to SH1 and SH2.</p> <p>It was intended that financial contributions to health infrastructure was encompassed in the wording for Policy SO2.2 which states: 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 relevant Local Design Guide and the requirements of other relevant Local Plan Policies, particularly by: Safeguarding existing community facilities and ensuring that new development makes sufficient provision for community facilities (of which health facilities, GP surgeries and health centres is listed under the Councils definition of community facilities). The Council would be happy to work with the ICB to ensure any specific infrastructure requirements relating to growth in the Local Plan are recorded in the Infrastructure Delivery Plan which is a 'living' document.</p> <p>The Council acknowledge the issue with regards to distinguishing Strategic Policies. It is considered that at this stage it would not be appropriate to alter the policy numbering, however the Council will look to provide a list of the policies considered strategic and non-strategic on submission.</p> <p>The plan has been informed by evidence including the Staffordshire Climate Change Adaptation and Mitigation Report and does incorporate policies which seek to promote more sustainable construction and development. The Council have struck a balance to ensure development can come forward without being unviable and considers the wider context of neighbouring areas and proposals which are likely to be mandated nationally such as the future homes standard. The plan must also balance this with other costs on developers such as the need for affordable homes and for adaptable dwellings for residents with different needs which is considered in the Local Plan Viability Assessment Report.</p> <p>With regards to the site selection, factors relating to the historic environment, such as whether the site was in close proximity to any heritage assets have been provided detailed consideration in the Sustainability Appraisal and Site Selection Methodology in order to make a balanced judgement on the most suitable locations for development.</p> <p>It is appreciated that there is concern regarding some proposed site allocations which are within close proximity to, or could have an impact on, designated sites. The Council seeks to work with Historic England on a satisfactory resolution to enable the Local Plan to be progressed whilst ensure that appropriate mitigation is delivered, if found to be required. It is anticipated this will be set out in a Statement of Common Ground. The appropriate HIAs will be updated where deemed necessary, with regards to the proposed Site Allocations.</p> <p>Consideration will be given to signposting to guidance and best practice when producing the Design Guide.</p>
The District Context	<ul style="list-style-type: none"> • Suggests deletion of references to climate change mitigation (pages 22/23) which exceed building regs requirements contrary to ministerial statement. Suggests deletion of para 4.11 as not justified - the District is able to meet its own housing need. 	<p>The District Profile represents a series of key issues for the District and contains facts and references to evidence to support this. The general support for this section is noted. It is not considered any information in this section, or in the supporting text requires deletion to make the plan sound as it comprises a series of factual statements and general summaries and observations, is accurate based on available information and does not represent policy.</p>

	<ul style="list-style-type: none"> The Local Plan should be corrected to reflect the adoption of Cannock Wood’s Neighbourhood Plan and a number of factual inaccuracies were noted in the District Profile relating to Cannock Wood. 	<p>The Neighbourhood Plan was approved by the Council for use in planning decisions after the approval of the Local Plan for consultation. The Local Plan references should be updated to take into account the made (adopted) status of the Cannock Wood Neighbourhood Plan. Any factual errors identified can be corrected as minor modifications to the plan.</p>
<p>Vision and Strategic Objectives</p>	<ul style="list-style-type: none"> Seeks greater clarity over the Vision which should be set out as policy. Should be clear how the objectives will achieve the overall vision by 2040. As part of the Vision and objectives for the district, the delivery of high quality sustainable development and the need to deliver much needed homes should be given greatest priority. Some considered the strategic objectives were contrary to proposals for development at Heath Hayes (SH1 and SH2), highlighting references such as ‘Retaining and enhancing the distinct and separate character of the District’s settlements’ (SO1) and ‘the highest degree of protection will be given to ... the Green Belt’ (SO7) The Strategic Objectives are too weak and are therefore not positively prepared, justified or effective as they do not set out particular requirements or exclusions in relation to protection of Green Belt, the environment, promoting Biodiversity Net Gain, prioritising brownfield development and mitigating the impact of climate change. The Vision should make reference to the Councils target date for achieving net zero. Welcome the comprehensive section in the vision around the District’s strong and distinct local heritage, as well as the reference to the challenges and opportunities that the historic environment can bring to an area, and the inclusion of Strategic Objective 1 for the historic environment and its specific reference for the historic environment at this stage. 	<p>The Vision and Priorities are identified in the Councils Corporate Plan and is documented in Para 4.1 - 4.3. These have informed the Strategic Objectives - and each policy links to these 8 objectives, which ultimately will deliver the Councils Vision. The Vision and Objectives have not been formatted in the same style as the plan policies however they differ in nature as they set out the overarching aims of the plan. SO1 seeks high quality design and SO3 places strong emphasis on housing provision.</p> <p>The Strategic Objectives should be read as a whole although they have been drafted to reflect different topic areas of the plan. The Strategic Objectives present an overview of what the plan seeks to achieve to meet the Vision for the District. New development is required to meet objectively assessed needs for housing and employment and therefore must be balanced with protection of the Green Belt, environment and climate change mitigation. The objectives are not intended to be set requirements but present aims for which the policies should achieve. The Council has created a costed plan to achieve net zero and this has resulted in reconsideration of date targets.</p> <p>Support for references to heritage in the Vision and Strategic Objectives is noted.</p>
<p>Spatial Strategy</p>	<ul style="list-style-type: none"> Concern is raised with regard to the Spatial Strategy in terms of its status within the plan, and linkages to the rest of the plan with some elements appearing to be like ‘policy’ which is confusing for the reader. The Strategy should be set out in its own strategic level policy identifying the three settlements which are the most sustainable and their overarching objectives relative to new development including the potential for Green Belt release to deliver sustainable development. Specific reference to development around existing town centres, neighbourhood centres and employment centres is however misleading and not consistent with the proposed direction of growth through the Plan. There are references to net zero carbon development being prioritised in the Cannock/Hednesford/Heath Hayes section but it is questioned why this is not applied to other locations. Specific reference to ‘centres’ is not consistent with national policy which supports development within or adjoining settlements. Greater emphasis should be placed on the role of strategic development sites in meeting housing requirements. A number of comments were made regarding Norton Canes suggesting that its status in the hierarchy was not reflected by development allocated, either for housing or employment. Respondents considered it to be a sustainable location for further growth in terms of services and facilities, and insufficient allocations had been identified. Similar comments were also made regarding Rugeley and Brereton, with further allocations sought to balance the hierarchy. A number of additions were sought in relation to the Spatial Strategy for Norton Canes. This included support for the relocation of unauthorised Gypsy and Travellers encampments at Stokes Lane and Long Lane, for the provision of specialist housing accommodation for the elderly and for the creation of a network of recreational footpath/cycle routes connecting the urban area with the surrounding Green Belt, rural countryside, and recreational areas 	<p>The Spatial Strategy was not intended to be read as policy but to provide an overview of the spatial distribution of growth set through policies and allocations in the Local Plan.</p> <p>The Spatial Strategy has not been formatted in the same style as the plan policies however it differs in nature as it is designed to provide a context and overview for the policies in the Local Plan. It does however emphasise the most sustainable locations for growth and development.</p> <p>The plan has an overarching policy on Achieving Net Zero Carbon Development (SO8.2) which is applicable District wide. The reference in the Cannock/Hednesford/Heath Hayes section is not binding policy but useful to highlight the priority to achieve net zero development in the location which has the greatest opportunity to be able to do so (simply in terms of the scale of growth proposed).</p> <p>The use of the term centres is a recognisable reference to locations where services and facilities are concentrated and where development should be prioritised. It is also recognised in Para 5.9 that residential and employment sites have been identified within the Local Plan to meet identified needs, these will be within the existing urban area or accessible and sustainable locations within the Green Belt.</p> <p>The Council recognises the Spatial Strategy has developed over time in response to evidence and feedback to public consultations. Whilst Norton Canes does offer opportunities for growth in the longer term, there are current issues with infrastructure provision due to a high level of development being delivered prior to adoption of the Local Plan, and it would be unsustainable to allocate more development until this is resolved (and is likely to adversely affect the delivery of sites). Other locations for development such as Brereton have been considered and the sites which have not been allocated have been discounted for reasons outlined in the Site Selection Methodology and Sustainability Appraisal.</p> <p>The occupants of the site at Stokes Lane/Long Lane have not indicated a desire to relocate and no suitable, available and deliverable alternative sites have been identified through the Local Plan for Gypsy and Travellers. The Plan (with the exception of the site(s) already granted planning permission) has not specifically allocated any residential sites for Specialist Housing</p>

		<p>Accommodation but appropriate applications would be supported in line with policies within the Plan. The Council at Policy SO5.1 identify that development proposal will set out, as appropriate, how and when the development will contribute to sustainable travel options including walking and cycling, and the provision of well-designed safe and convenient routes for active travel. The Council consider that the continued work on this aspect within the NP will assist in guiding developers to providing appropriate contributions to the delivery of the footpath/cycle network.</p>
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Policy	Key Issues Raised Including Those of Soundness, Legal Compliance and Compliance with the Duty to Cooperate	Cannock Chase Council Response
STRATEGIC OBJECTIVE 1: DELIVERING HIGH QUALITY DEVELOPMENT THAT IS DISTINCTIVE, ATTRACTIVE & SAFE	<ul style="list-style-type: none"> One comment was received stating the greater emphasis on the historic environment has slightly diluted emphasis on delivering high quality development. The term appropriate development lacks clarity and justification. Support Green Belt release to meet the minimum housing requirement 	<p>Additional emphasis on the historic environment was added following the response at Preferred Options stage, it was not intended that this would result in a dilution of emphasis on delivering high quality development. The term appropriate could be supplemented by additional wording such as appropriate to the context and setting but was kept simple to remain concise.</p>
SO1.1 Protecting, Conserving and Enhancing the Distinctive Local Historic Environment	<ul style="list-style-type: none"> Some considered that the policy was treating all heritage assets in the same way, regardless of their importance or significance inconsistent with national policy. Some sought inclusion/recognition of sensitive/heritage led regeneration It was commented that national planning policy also makes no reference to '<i>artistic or architectural</i>' significance so it should not be included, but others noted general support for the policy as a whole. References to the district's agricultural, industrial, transport and military heritage and archaeological features were supported. Replace wording 'preserve' with 'conserve' in line with national policy and legislation Support references to a Heritage Statement but consider additional detail is required The wording on 'less than substantial harm' should be stronger Policy requires a paragraph on archaeology and the need for relevant assessments and at what stage A clause on enhancement opportunities and the policy actively seeking enhancement opportunities would be welcomed 	<p>This is a local planning policy and therefore does not repeat requirements of the NPPF or legislation. The policy requirements related to non-designated or designated heritage assets seek to conserve and enhance these assets, and as such, applicants should consider the impact on all heritage assets that could be affected by the proposal.</p> <p>The consideration of artistic or architectural significance, which would only be necessary where applicable to the historic significance of the asset.</p> <p>Acknowledge the use of 'preserve' is not in keeping with National Policy and for the change to be considered through the examination process.</p> <p>The inclusion of sensitive/heritage led regeneration within the policy is considered appropriate however it does not explicitly require reference in the policy and is covered by the wording in the third paragraph.</p> <p>With regards to the detailed requirements of Heritage Statements, the policy sets out the parameters of a Heritage Statement if required to be submitted, paragraphs 6.6 and 6.7 further outline the minimum requirements expected of a Heritage Statement. This can potentially be supplemented by additional advice in the Design Guidance documents to be produced to support the plan.</p> <p>The Council consider that the approach towards unavoidable loss has been considered in line with guidance within National Policy.</p> <p>Paragraphs 6.20 and 6.21 of the supporting text set out further details with regards to non-designated archaeology. The policy contains an overview of the requirements relating to archaeology and the supporting text presents more detail of how this works in practice. This is considered appropriate and user friendly.</p> <p>With regards to the clause on enhancement opportunities, whilst the policy does not explicitly seek enhancement opportunities, the policy wording does consider that designated heritage assets and their settings will be conserved and enhanced and given the highest level of protection.</p>
SO1.2 Enhancing the Quality of the Built Environment	<ul style="list-style-type: none"> Some welcome reference to its 'Active Design Guidance' at paragraph 6.24 though it is unclear how the principles are reflected within Policy SO1.2 or its supporting text. Others objected to the reference to Active Design stating that this effectively exceeded national policy requirements through the introduction of non-statutory guidance within policy. proposed development should utilise and reflect the local character and heritage in a positive way The ambition to maintain a degree of separation between settlements was welcomed by some and disputed by others on the basis that not all areas had distinct character to protect or had already merged to a significant extent. concerns that the policy is trying to achieve too much and therefore lacks focus. It may benefit from either being split into more focussed policies, or be made more overarching and be supported by a SPD. Other comments suggested that the policy should be refined further to make clear that different approaches to character may be required depending on the location within the district The policy is repetitive in linking to other policies in the plan and not all of the linked policies will be relevant in all circumstances One comment sought specific reference in the plan to the Building for Life standard 	<p>The policy sets out the requirements for a Design and Access Statement which links to requirements of other relevant policies in the plan to Active Design principles such as SO5.1 Accessible Development. Collectively the plan policies promote the principles of Active Design. Many of the principles of Active Design can be achieved through consideration of design, layout and open space within the development as well as connectivity to areas adjoining the site. The plan has been subject to viability testing and the policy wording does not set explicit requirements which would have a bearing on the viability of any proposal.</p> <p>Policy SO1.2 does cover a range of design parameters including local character and heritage, It also contains a specific clause on major proposals and Listed Building Consents on how the design will respect the local distinctiveness and character of the surroundings in terms of heritage.</p> <p>The requirement to retain and enhance the distinct and separate character of each of the districts settlements is a clause that is considered appropriate to ensure that new developments do not erode the characteristics, design and qualities that make a settlement unique.</p> <p>This policy is intended to be overarching and be supported by a SPD in the form of a Design Guide, as referenced in supporting text. These Guides will be able to provide more detailed consideration of character in different areas of the District to aid implementation of the policy. Policy SO1.2 helps signpost the reader to other relevant policies which set requirements for information within Design and Access Statements. This could be moved to the supporting text if the Inspector considers this necessary to make the plan sound.</p>

		The policy approach is not to be overly prescriptive to one particular design standard but the principles of good design practice can be further considered in the Design Guidance which will support the implementation of the plan
SO1.3 Creating Safe Places which Deter Crime and Reduce the Fear of Crime	<ul style="list-style-type: none"> • A suggestion was put forward on the design and safety of footpaths and cycleways and on providing a safe environment whereby schemes have considered the safety of women and girls • Parking facilities should be developed to Park Mark standards, to ensure a safe and secure environment. Lorry parks should be designed to Park Mark Freight standards, as it has been proven these facilities experience less crime. • The development or refurbishment of venues, shopping complexes, town centres etc which provide a service to the public, will need to meet the standards of proposed Martyn’s Law. Martyn’s Law will ensure the security and safety provided have taken precautions for acts of terrorism. 	
STRATEGIC OBJECTIVE 2: CREATING COMMUNITY INFRASTRUCTURE AND HEALTHY LIVING OPPORTUNITIES ACROSS THE DISTRICT	<ul style="list-style-type: none"> • Consider that this objective should be refined to make a distinction between the loss of existing community facilities and those elements dealing with the provision of new community facilities associated with development proposals. • The objective should make reference to how major development can contribute to providing new community infrastructure. In addition, the policy should recognise how major development can provide new facilities to help meet the needs of existing and future residents • The objective should be strengthened to include references to Stadia in the list of examples • A suggestion was made that text could be added with regard to increasing community cohesion, specifically in relation to new community facilities. • There is no policy under SO2 that has specific restrictions towards developments that potentially have a negative impact on health and wellbeing. 	<p>It is unclear how it would be beneficial to reword the strategic objective itself. A response relevant to these points is provided in Policy SO2.1.</p> <p>Stadia would not come under the term ‘community facilities’ but would be applicable to policies regarding sports provision.</p> <p>The plan seeks to promote community cohesion through a number of policy initiatives such as providing for a mix of types, tenures and sizes of dwellings in new residential development, even if not specifically mentioned in the objective.</p> <p>The plan does contain restrictions in relation to harm resulting from pollution or that would have a detrimental impact on residents amenity but in general the plan seeks to take a positive stance where possible, informing applicants what type of development proposals will be permitted rather than restricting uses.</p>
SO2.1 Safeguarding the Provision of New Community Infrastructure	<ul style="list-style-type: none"> • The policy should make reference to the viability of existing community infrastructure where facilities are no longer viable for their existing use. The policy should allow for alternative uses to come forward on a site that is no longer viable for its existing use. • There should be a clearer distinction between those policy provisions dealing with the loss of existing community facilities and those elements dealing with the provision of new community facilities associated with development proposals. • The Policy needs to give greater recognition to the opportunity for major development to contribute towards providing new community infrastructure where no current capacity exists • It is unclear if recreation facilities and sports stadia such as Hednesford Hills Raceway are regarded as community facilities, but this should be included in the list of facilities. • The Local Plan should support the principle of alternative uses for NHS sites with no requirement for retention of a community facility use on the land 	<p>Whilst sub-headings could potentially have helped to clarify the differentiation; the first part of the policy addresses the loss of existing facilities and the second half addresses new facilities. The policy recognises that major development must contribute towards new community facilities to meet the needs arising from the development. Whilst this may benefit existing residents as noted in the representation, the authority can only seek to address the impact of the development - serving the need of new residents and therefore the policy is in accordance with national policy and legislation.</p> <p>Whilst not explicitly mentioned, viability is an aspect which would be considered if an applicant were to undertake an assessment which has clearly shown the facilities or sites to be surplus to requirements.</p> <p>Sports stadiums for motorised vehicles are not classed as a community facility in local planning policy but would be considered as sports and recreational buildings and land.</p> <p>The text states loss will be resisted unless it can be demonstrated that demand can be met from alternative facilities in a suitable and accessible location. It also allows for loss where an appropriate and qualified assessment has been undertaken which has clearly shown the facilities or sites are surplus to requirements. It does not require the development to be reused for alternative community facilities - this is only in the case that the other two policy criteria cannot be satisfied.</p>
SO2.2 Safeguarding Health and Amenity	<ul style="list-style-type: none"> • Provides insufficient detail to be implemented effectively. A requirement for a Health Impact Assessment on significant residential development should be included or this should be the subject of supplementary guidance • Some felt that the policy is repetitive in cross referencing other policies in the plan in the context of the Design and Access Statement and this text should be deleted. • Some disagreed with the statements made in the policies that were cross referenced 	<p>Consideration will be given to the suggestion of the development of detailed guidance (possibly as part of the wider Design work) to link to the Local Plan policies to aid implementation of policies in the plan related to health.</p> <p>Policy SO2.2 helps signpost the reader to other relevant policies which set requirements for information within Design and Access Statements. This could be moved to the supporting text if the Inspector considers this necessary to make the plan sound.</p>
SO2.3 Providing Active Leisure and Sport Facilities	<ul style="list-style-type: none"> • Reference to the Playing Pitch Strategy (PPS) should be within the supporting text of the policy as opposed to be within the policy itself and a few commented stating that it should be acknowledged that other projects could also come forward which are not identified within the PPS • The policy should make reference to the viability of existing community infrastructure. The policy should allow for alternative uses to come forward on a site that is no longer viable. 	<p>Reference to the Playing Pitch Strategy and subsequent updates in the plan policy provides certainty to applicants on the source evidence used to determine the identified need. It is recognised that the Playing Pitch Strategy will need to be updated regularly.</p> <p>Whilst not explicitly mentioned, viability is an aspect which would be considered if an applicant were to show the playing fields were surplus to requirements.</p> <p>The policy reads ‘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.’</p>

	<ul style="list-style-type: none"> • Further comments were made in reference to promoting Active Design in the policy which some felt would have a negative impact on viability, effectively exceeding national policy requirements through the introduction of non-statutory guidance within policy. • The wording “Where there are anticipated deficiencies, financial contributions to appropriate projects will be sought...” suggests that it is not directly related to the impact of the development and therefore is inconsistent with national policy and is not justified. • It was noted the table in the supporting text had no reference and it was unclear how this related to the policy. • The Policy should clarify that in the case of overprovision against one typology there is no basis to seek new provision either on or off site. • Specific reference should be made in the policy to Sports stadia 	<p>It is unclear how this has a direct or unacceptable impact on viability, as many of the principles can be achieved through consideration of design, layout and open space within the development as well as connectivity to areas adjoining the site. The plan has been subject to viability testing and the policy wording does not set explicit requirements which would have a bearing on the viability of any proposal.</p> <p>There is no intention to seek contributions which are not directly related to development. This is therefore a misinterpretation of the wording which could be rectified with a modification if necessary to make the plan sound.</p> <p>The table aligns with the recommendations of the Open Space Assessment 2023 and is relevant in relation to the wording with regard to local minimum standards in the policy text. References and a table header could be added for clarification as a minor modification.</p> <p>The policy is not intended to be overly prescriptive. The Council will consider the quality of local provision in the area as well as the quantity of open space in considering the application of financial contributions from development to mitigate the impact of new occupants. In some cases improvements to existing spaces in the area could be more appropriate than provision of new space.</p> <p>Sports stadia would be encompassed in the policy wording, and this policy would apply to any proposals for a change of use of such facilities</p>
<p>SO2.4 Allotments and Community Food Growing</p>	<ul style="list-style-type: none"> • One site promoter highlighted that their development proposal could provide 2 community orchards. • Reference could be given to support being given for new developments, which can deliver additional allotments/community food growing sites. In particular, it is new housing development that is the potential delivery mechanism for new facilities of this type and this ought to be recognised in the policy. 	<p>The policy clearly supports development proposals that will deliver allotments and community gardens for the purpose of growing food, and it is acknowledged this could be part of a wider mix of uses including residential but this is not the only means by which such proposals can come forward.</p>
<p>SO2.5 Providing Opportunities for Healthy Living and Activity</p>	<ul style="list-style-type: none"> • Request from an infrastructure provider for amendments to wording to include a clause which would require applicants to take a comprehensive and co-ordinated approach to development including respecting existing site constraints including utilities situated within sites. • Some felt the policy was repetitive and considered the cross referencing to other policies in the plan unnecessary. • Some elements of the policy are unclear. One criterion refers to providing infrastructure that will enable sport and physical activity to take place inside and around buildings. It is unclear what this policy criteria is aimed at achieving, particularly the reference to 'around buildings'. This requires further clarification. • Further comments were made in reference to promoting Active Design in the policy which some felt would have a negative impact on viability, effectively exceeding national policy requirements through the introduction of non-statutory guidance within policy. • Some specifically welcomed the policy approach noting its promotion of healthy living opportunities and alignment with Objective 2. 	<p>It is not considered that any modifications are required to the Policy SO2.5 Providing opportunities for healthy and activity through active design to make the plan sound, as it is noted that this is covered by national policy. However, the advice will be utilised when updating the more detailed local design guides and overarching Design SPD.</p> <p>Policy SO2.5 helps signpost the reader to other relevant policies which set requirements for information within Design and Access Statements. This could be moved to the supporting text if the Inspector considers this necessary to make the plan sound</p> <p>The policy seeks to support the principles of Sport England’s Active Design Guide and therefore aligns some aspects of the local planning policy with these principles. Principle 8 of the Guide promotes active buildings inside and out considering aspects such as convenient cycle parking and making staircases in large developments inviting and integral to the design to discourage use of elevators, for example.</p> <p>The plan has been subject to viability testing and the policy wording does not set explicit requirements which would have a bearing on the viability of any proposal.</p>
<p>STRATEGIC OBJECTIVE 3: PROVIDING FOR HOUSING CHOICE</p>	<ul style="list-style-type: none"> • A number of respondents noted that the objective does not reflect the Government's overall objective for housing which is to significantly boost the supply of homes and sought reflection of this in the overall wording of the Strategic Objective 3. 	<p>The Strategic Objectives are designed to deliver the Council’s vision, which in this case is to deliver a sufficient supply of homes to provide for housing choice and ensure all people are able to live in a decent home which meets their needs.</p>
<p>SO3.1 Provision for New Homes</p>	<ul style="list-style-type: none"> • A few commented on the detailed figures used to calculate the supply querying figures in the evidence base including the SHLAA and Development Capacity Study and assumptions such as the windfall rate either suggesting the plan had an oversupply of sites and therefore Green Belt should not be released or an undersupply meaning more sites should be allocated depending on the point of view of the respondent. • Some considered that the figures used in the plan to calculate housing supply could be clearer • Some supported the principle of contributing towards the unmet need of the Housing Market Area (HMA), however considered this contribution should be offered to those with an emerging shortfall (within the Black Country) as well as the shortfall identified in an adopted plan (Birmingham) • Others felt the contribution to the HMA was insufficient given the scale of unmet need identified in emerging Local Plans under production by authorities in the Black Country and Birmingham and considered that the Local Plan should deliver more housing to meet this need. 	<p>Where specific queries have been made, the figures are explained in the response to the individual representation. The figures are evidence based and accurate at the time of developing the Reg 19 plan based on annual monitoring of delivery rates and the database of sites known to the authority. The selected allocations are required to meet the residual housing target for the plan period, after counting all sites permitted and under construction.</p> <p>Cannock Chase seeks to ensure that the contribution offered is clearly required which can only be established where the plan requirement and supply has been subject to independent examination and any shortfall has been agreed in an adopted plan.</p> <p>Should the plan require reformatting or an alternative way of presenting the figures to provide clarity, the Inspector could suggest modifications to the plan should it be necessary to make the plan sound.</p> <p>The Sustainability Appraisal tested growth scenarios above the minimum housing need requirement. The major issue is the extent of Green Belt release required to meet housing need which has negative implications for a number of SA objectives. The 500-dwelling contribution</p>

	<ul style="list-style-type: none"> • The proposed density assumptions were questioned by some including the high rate of 50dph for urban town centres and whether this was achievable given factors such as BNG. • However others sought an increased density on sites, particularly brownfield land to deliver higher housing rates. • Some respondents suggested that there was too heavy reliance on historical completions in the plan period and that this resulted in issues with the housing trajectory as at points it does not show sufficient supply to meet the annual need or five year supply • Some considered that an uplift to the standard housing calculation was needed to increase delivery of affordable houses as the Councils Viability Assessment demonstrates only a proportion can be delivered on each site before it is not viable which restricts the amount that can be delivered. • A number of respondents raised the issue of the plan period and considered that additional years should be added (at least 2) due to the likely length of the examination period and allowing for the minimum 15 years timeframe after adoption. • Many objected to the policy on the basis that it meant allocation of sites SH1 (land south of Cannock Road) and SH2 (land east of Wimblebury Road) and provided detailed comments on those sites. • Some suggested that the proposed spatial strategy fails to facilitate sufficient residential development in other areas of the District such as Norton Canes despite its sustainable credentials and the economic growth that is directed to it or Brereton, Rugeley where land is available and new residential development could deliver wider benefits to the community. 	<p>by the Council has been tested through the Plan making process and through Duty to Cooperate.</p> <p>The density requirements were informed by evidence. The approach to density is set out in the Green Belt Topic Paper, and the highest achievable density for each area has been selected to avoid further Green Belt release. Biodiversity Net Gain can take various forms including green roofs and green walls or balconies therefore it does not necessarily impact land requirements, and some brownfield sites will be exempt. The Council will consider any proposal for increased density on brownfield sites to maximise the efficient use of land, provided this does not have an unacceptable impact on other requirements.</p> <p>The trajectory will be tested at Examination and has been developed using the most up to date assumptions on build out rates. The aim is to deliver the right number of homes within the plan period to meet identified need both locally, and with a contribution towards the unmet need of the HMA.</p> <p>The HNA has concluded that there is no justification to deviate from the standard method and maintains that the approach to affordable housing delivery should be pragmatic, delivering as much as is viable on sites in the District.</p> <p>The Council identify a 15year period from the point of adoption to be 2025 leading to an end date of 2040 for the Local Plan, it is considered that this is an appropriate calculation for the Plan and to be used in calculating housing and employment land requirements.</p> <p>Detailed responses to objections to sites SH1 and SH2 are recorded in the site allocations policy for those specific sites.</p> <p>The Council recognises the Spatial Strategy has developed over time in response to evidence and feedback to public consultations. Whilst Norton Canes does offer opportunities for growth in the longer term, there are current issues with infrastructure provision due to a high level of development being delivered prior to adoption of the Local Plan, and it would be unsustainable to allocate more development until this is resolved (and is likely to adversely affect the delivery of sites). Other locations for development such as Brereton have been considered and the sites which have not been allocated have been discounted for reasons outlined in the Site Selection Methodology and Sustainability Appraisal.</p>
<p>SO3.2 Housing Choice</p>	<ul style="list-style-type: none"> • Many commented on the policy saying it was too restrictive with regard to the proposed housing mix and that the wording should be amended to allow for site specific viability considerations to be taken into account. Others stressed that with a marginal land supply, and no consideration of viability or density there is insufficient evidence to justify the policy approach. Some also felt it did not reflect the recommendations of the HNA which support more flexibility in how housing mix is applied. • The published Local Plan and CIL Viability Assessment dated August 2022 should be reviewed to ensure it's based on up-to-date national policy guidance and supporting evidence base. A representation points to elements in the updated HNA and local and national policy which have not been tested through the Viability Assessment. • A few respondents noticed an error in Table E Housing Mix where the calculations of one row added to 105% as opposed to 100%. • Some opposed the overage clause; the requirement to review planning obligations if the site takes longer than 2 years to build out. They considered this unreasonable and restrictive and would delay the delivery of housing. • The specific inclusion of affordable rented homes for older people within the policy is considered unnecessary and a duplication of policy in light of the provisions set out within Policy SO3.3 (Delivering High Quality Housing). • The Council should consider the need for affordable housing for NHS staff and those employed by other health and care providers in the local authority area 	<p>The Council have specified that proposals must take the HNA and housing mix table into account - this is not the same as stating they must adhere to the mix. The HNA provides more detailed assessment into the characteristics of areas of the district which may support deviation from the standard mix. The policy also states that the Council will consider evidence set out in Housing Mix Statements in instances where a variation to this mix is sought. There is considered sufficient flexibility in the policy wording.</p> <p>It is acknowledged that the Viability Assessment requires updating to align with the latest evidence and this is in preparation but this is not considered to present an issue with the policy direction, as the policy requirements do not differ substantially</p> <p>The housing mix table contains an error in column 3 Market Housing where it is meant to state 40% not 45% in line with the HNA. This will be rectified through a modification.</p> <p>The Council would not seek to require more affordable housing than the ratio's set in the policy, and it is important that the right level of affordable housing is delivered where sites are being built out over a number of years.</p> <p>The ratios for affordable rented are based on evidence in the HNA.</p> <p>Comments are noted with regard to the provision of affordable homes for NHS workers. This will be given further consideration in the implementation of policy, and assessment of planning applications</p>
<p>SO3.3 Delivering High Quality Housing</p>	<ul style="list-style-type: none"> • Comments were received with regard to the requirement for buildings to meet Nationally Described Space Standards (NDSS). Some respondents welcomed this requirement whilst others objected. Objections were mainly with regard to the lack of evidence to support the requirement and the negative impact on viability. One respondent considered it could restrict choice in the market for smaller properties and some felt it would reduce affordability. 	<p>The justification for NDSS is provided in the supporting text for the policy (6.115) where it sets out that poor design will not be tolerated, health and wellbeing of residents will be prioritised and it supports working from home which in turn reduces commuting, helping to support net zero carbon objectives. The Local Plan has been subject to viability testing in the Viability Report 2022 and NDSS has been taken into consideration.</p>

	<ul style="list-style-type: none"> • Many commented that the requirements for M4(2) Accessible and Adaptable dwellings and M4 (3) wheelchair user friendly had not been shown to be viable through the Councils Viability Assessment with some expressing it would have an impact on density. Some felt larger developments should have exceptions. • The requirement to meet M4(2) will be superseded by changes to residential Building Regulations. There is no need for this policy when it will be mandated nationally in due course. • It is not clearly justified why the 'exceptions' defined under this policy are only applicable to minor developments and not major developments. 	<p>The policy reflects the evidence in the Housing Needs Assessment which suggests that there is a clear need to increase the supply of accessible and adaptable dwellings and wheelchair user dwellings as well as providing specific provision of older persons housing. Given the evidence, the Council could consider (as a start point) requiring all dwellings (in all tenures) to meet the M4(2) standards and around 5% of homes meeting M4(3) – wheelchair user dwellings in the market sector (a higher proportion of around a tenth in the affordable sector) (pg 173, HNA). Once adopted, the plan can implement the requirement until the government amends building regulations at the national level.</p> <p>In terms of the exceptions for minor development, small developments are more likely to be constrained, particularly brownfield urban locations and therefore the policy wording provides additional flexibility for these.</p>
<p>SO3.4 Gypsies, Travellers and Travelling Show People</p>	<ul style="list-style-type: none"> • Comments were made in relation to unauthorised GT encampments at Stokes Lane/Long Lane where it was expressed that the living conditions were not satisfactory and the existence of these camps is considered to cause a significant loss of visual amenity in relation to use of the two bridleways. • It was suggested that the existing site for Travelling Showpeople should be relocated to enable the heritage led regeneration of Grove Colliery • Penultimate paragraph should ensure that development appropriately considers the relevant environmental considerations and does not harm heritage assets, including their settings 	<p>The occupants of the site at Stokes Lane/Long Lane have not indicated a desire to relocate and unfortunately no suitable, available and deliverable alternative sites have been identified through the Local Plan.</p> <p>It is recognised the existing occupants at Grove Colliery are seeking to relocate which has generated the need reported in the Councils evidence base. The Council are working with the occupant to assist but no confirmed deliverable site has been identified through the Local Plan. The Council considers that Policy SO3.4 does cover the relevant environmental and heritage considerations as it references that proposals should be compatible with landscape, environment, biodiversity and heritage assets as well a physical and visual character of the area.</p>

Policy	Key Issues Raised Including Those of Soundness, Legal Compliance and Compliance with the Duty to Cooperate	Cannock Chase Council Response
STRATEGIC OBJECTIVE 4: CREATING A VIBRANT LOCAL ECONOMY AND WORKFORCE	<ul style="list-style-type: none"> One comment raised support for the overarching policy on the economy. 	
SO4.1 Safeguarding Existing Employment Areas for Employment Uses	<ul style="list-style-type: none"> Raised that the first paragraph wording which refers to “non-town centre offices, industry and warehousing (formerly Class B of the Use Classes Order” as misleading to suggest that these are all formerly Class B as Use Classes B2 (general industry) and B8 (warehousing) remain A comment has raised that the Brereton Business Park Existing Employment Area should be extended to include the existing staff car park of the business to ensure it is also protected under Policy SO4.1 and to include an area of Green Belt land for additional parking for the business park. 	<p>The Council note that the policy wording does not clearly state the Council’s intention with regards to the policy. An amendment to the wording through a minor modification with regards to the wording on use classes to ensure that the Use Class Order is correctly presented without altering the context of the policy as a whole.</p> <p>The Council note the importance of the car park, and it is considered that development on the car park would not be supported at the planning application stage due to the economic implications the loss of the car park would pose to the business, as well as it being a necessary requirement to meet the needs of the business. It is considered that there is no evidence provided to support the expansion of the EEA over an area of Green Belt for the use as an additional car park for the business park. The Council do not consider that there is sufficient evidence forthcoming to alter the boundary of the EEA.</p>
SO4.2 Provision for New Employment Uses	<ul style="list-style-type: none"> Some considered that the 74ha provision of employment land identified should be a higher figure identified in the range within the EDNA One comment sought further detailed modelling to be undertaken to justify the employment land target proposed Concerns were raised with regards to the figures shown in the Employment Topic Paper One comment sought for a review mechanism on supply 	<p>The Council’s identification of a need to provide 74ha (gross) of employment land across the plan period to 2040 sits at the upper range of the net requirement and within the range if losses are replaced at an appropriate rate. The major issue presented by the higher figure considered appropriate in representations is the extent of Green Belt release required to meet employment need and that any additional allocations beyond those identified in the Plan would result in additional Green Belt release as shown within the Local Plan that the presumption has been placed on the identification of brownfield sites first and the further intensification of Existing Employment Areas.</p> <p>The Council has considered reasonable alternatives through modelling different distribution scenarios at earlier stages of the plan process. The only reasonable option is to deliver an employment need target which is evidence based. The source is therefore the range provided in the Council’s EDNA. Modelling different targets within this range is unlikely to have resulted in any significant differences in scores in the SA, as the range is relatively narrow. There are a number of options in how growth can be distributed across the District, some of which are more sustainable than others and this does result in variations in the scores which is shown in the SA. An update to the Employment Topic Paper will be undertaken prior to submission to check the employment land calculations.</p> <p>The authority reports housing and employment land monitoring in the Authorities Monitoring Report. Any major discrepancy between employment need and supply or any significant changes to the local or national economy can be considered at that point, and may trigger a review if the issue is able to be addressed through planning policy.</p>
SO4.3 Intensification of Existing Employment Sites	<ul style="list-style-type: none"> One comment sought a change to the element of intensification planned for Watling Street Business Park and that the existing business park has not been included in the proposed allocation at SE2. 	<p>Whilst the Council recognise that the redevelopment of the existing business park as part of the intended plans for the wider site, as the Watling Street Business Park is an Existing Employment Area it is already accounted for within the Local District for employment purposes and as such has not been included within the policy allocation for the proposed extension of the business park (SE2), the Council consider this to be an appropriate approach within the Local Plan.</p>
SO4.4 Sustainable Tourism and the Rural Economy	<ul style="list-style-type: none"> One comment noted that the significance of Hednesford Hills Raceway to the local tourist economy does not appear to be either recognised or safeguarded Some raised that the reference to Grove Colliery in the supporting text to the policy is insufficient It was recommended that the supporting text refers to the mitigation for Cannock Chase Special Area of Conservation It was considered that a reference is needed to heritage tourism, historic farmsteads, and the canal network as a heritage asset within the policy The requirement for proposals to demonstrate ‘no adverse impacts’ on such assets is overly prescriptive and restrictive goes beyond the scope for national policy 	<p>Paragraph 6.23 of the Plan identifies that the preparation of a Local List for the District will be taken forward through the Design Guide SPD, if assessed as part of this process and deemed to meet the requirements the sites may potentially form part of the proposed Local List for the District. Further to this, whilst specific named sport facilities are not referenced in the Local Plan, Policy SO2.3 would be used to determine any planning applications which would affect such assets.</p> <p>The Council assessed the Grove Colliery sites in the Site Selection Methodology, the site was not identified for further consideration as part of the allocation process and was deferred to masterplan/neighbourhood plan discussions. The evidence gathered as the Plan developed has not identified a specific need for this type of development (leisure/tourism) within Cannock Chase District and therefore the Council has not sought to make allocations for this use.</p>

		<p>Paragraph 6.142 of the supporting text for the policy makes reference to the heritage of the area and the heritage sector having an important role in supporting sustainable tourism and the rural economy and Paragraph 6.144 references the reuse of rural buildings and the retention of attractive buildings.</p> <p>The Council considers that when drafting the policy, a balanced approach was undertaken whilst there is reference to the canal network within the policy, it is acknowledged that there is no specific reference identifying it as a heritage asset. Additional references could be added to the policy to express the significance of heritage in tourism and the rural economy, should an Inspector determine such modifications are required to make the plan sound.</p> <p>The policy wording is in line with policies SO7.1 and SO7.3. Further to this Natural England has not raised concerns within their representations over the wording of the policies.</p>
SO4.5 Live Work Units	<ul style="list-style-type: none"> Some raised that the policy should also include reference to the Grove Colliery site as an opportunity for live work units 	<p>The Council is of the opinion that the sustainability of a site with regards to access to public transport, and services and amenities are still required to be considered, and as outlined in paragraph 6.147 of the supporting text the employment use class supported within the policy (E(g)i (offices)) would in general be directed towards town centres, but that within the District there are instances of isolated buildings in employment uses often within largely residential areas which can provide opportunities for live-work accommodation.</p>
SO4.6 Provision for Local Employment and Skills		
STRATEGIC OBJECTIVE 5: SUPPORTING THE PROVISION OF SUSTAINABLE TRANSPORT AND COMMUNICATIONS INFRASTRUCTURE		
SO5.1 Accessible Development	<ul style="list-style-type: none"> The policy could provide guidance on whether additional weight could be afforded to developments that deliver more than 'minimum' and provide significant public benefits through the investment in all forms of infrastructure. Considered that the inclusion of reference to other policies is duplicate and repetitive in nature The policy requirement for all major development proposals to meet certain accessibility requirements that will be clearly less relevant to certain sites is considered inconsistent with paragraph 110a of the NPPF. 	<p>All developments will be considered on a case-by-case basis in relation to their location and access/proposed access to sustainable transport modes and other types of infrastructure.</p> <p>Policy SO5.1 helps signpost the reader to other relevant policies and is intended to provide an overview of all the factors which should be considered in proposals for development to make them more accessible. Elements such as the linking policy references could be moved to the supporting text if the Inspector considers this necessary to make the plan sound.</p> <p>The policy seeks to ensure major developments are accessible to local services and facilities to reduce the reliance on the private car. This is captured in the first paragraph and is not considered to be overly prescriptive in nature.</p>
SO5.2 Communication Technologies		
SO5.3 Low and Zero Carbon Transport	<ul style="list-style-type: none"> The wording of the first bullet point is considered to be imprecise and as such to not comply with paragraph 16d) of the NPPF Considered that insufficient evidence has been provided to justify the second bullet point - Part S of the building regulations covers the provision of EV charging infrastructure 	<p>Policy SO5.3 is seeking to ensure that new developments promote low and zero carbon transport. The wording 'support changes to the road network where they are related to the reduction of environmental impacts and the enhancement of public transport' is a general point but developers could consider how the routes within and immediately surrounding the site will minimise congestion and promote walking/cycling and public transport use, by design.</p> <p>The provision of electric vehicle charging points and related infrastructure was evidenced in the Staffordshire Climate Mitigation and Adaptation Strategy and has been subject to testing in the Viability Assessment.</p>
SO5.4 Maintaining and Improving the Transport System	<ul style="list-style-type: none"> Considered that there should be a clause relating to the historic environment within this section and how the historic environment will be conserved and enhanced. It is considered that in the context of new development and relationship to transport, that the requirement for proposals to mitigate 'demonstrable' impact seeks to set a lower benchmark and thus goes beyond the scope of national policy Considered that the policy contradicts the approach under separate policies dealing with transport issues (Policy SO5.1) which refers to 'unacceptable impact on the highway network' 	
SO5.5 Hatherton Canal Restoration Corridor	<ul style="list-style-type: none"> The policy would benefit from references to the historic environment within it and the role of the canal in Cannock Chase through history and as a heritage asset 	<p>It is acknowledged that there is no reference to the historic environment within the policy, whilst the supporting text does provide some of the canal's history within Cannock Chase. References could be added to the policy text if the Inspector considers this necessary to make the plan sound.</p>

SO5.6 Safeguarding Proposed Recreational Footpath and Cycle Routes	<ul style="list-style-type: none"> Support is expressed for the policy, and it is raised that the safeguarded land in Norton Canes can play a critical role in supporting the delivery of that proposed recreational footpath and cycle route 	Support for the policy is noted with regard to the potential recreational route. In the longer term, if allocated in a subsequent plan, connectivity with the safeguarded land at Hednesford Road would be supported.
SO5.7 Parking Provision		
STRATEGIC OBJECTIVE 6: CREATING ATTRACTIVE TOWN AND LOCAL CENTRES		
SO6.1: Hierarchy of Town and Local Centres		
SO6.2 Provision of Main Town Centre Uses and Town Centre Services		
SO6.3: Safeguarding Existing Town Centre Services		
SO6.4: Town Centre Design Guide	<ul style="list-style-type: none"> Reference to the historic environment within this policy is welcomed, it is considered that the policy needs to ensure that all heritage assets are protected and opportunities for enhancement sought It is raised that design considerations should be made to ensure that any new design is appropriate in the context of Conservation Areas and when affecting the significance of heritage assets 	The Council welcomes the support to the reference of the historic environment within the policy. It is considered that in conjunction with other policies within the Local Plan all heritage assets are protected with the requirement for new design to respect and reflect local character and distinctiveness.
SO6.5: Cannock Town Centre Redevelopment Areas	<ul style="list-style-type: none"> The policy should refer to 'heritage assets' rather than 'historic assets' 	The Council acknowledge the request for the reference to heritage assets in place of historic assets and it is considered that this can be undertaken through a minor modification to the plan.
SO6.6: Rugeley Town Centre Redevelopment Areas		
SO6.7: Hednesford Town Centre Redevelopment Areas		

Policy	Key Issues Raised Including Those of Soundness, Legal Compliance and Compliance with the Duty to Cooperate	Cannock Chase Council Response
STRATEGIC OBJECTIVE 7: PROTECTING AND ENHANCING THE NATURAL ENVIRONMENT	<ul style="list-style-type: none"> General support for strategic objective and note Green Belt is a policy tool, not a protected landscape. Landscape character and Green Belt should be protected, therefore the proposed developments are not in line with national policy requirements The policy should be renumbered to reflect the importance of the environment 	CCDC welcomes the detailed comments of support to various Strategic Objectives and Policies. The Vision and Priorities identified in the Councils Corporate Plan have informed the strategic objectives. The difference between Green Belt and a protected landscape is noted. Whilst not all policies or proposals in the plan have a positive effect on every objective, they are considered and assessed against reasonable alternative options, and the plan is required to fulfil development needs. It is the Policy wording, not the order of the content that recognises the importance of issues covered.
SO7.1 Protecting, Conserving and Enhancing Biodiversity and Geodiversity	<ul style="list-style-type: none"> Support the general principles but policy is an unnecessary duplication of Chapter 15 of the NPPF on 'Conserving and Enhancing the Natural Environment'. Support for the policy vision but concern at focus on preventing adverse impacts and object to the policy position that development proposals which are likely to result in the loss or deterioration of irreplaceable habitats will be refused Additional weight should be afforded to the public benefits associated with the delivery of ecological enhancement. Make specific reference to swift bricks as per national planning guidance No need to reference Policy SO7.2 	<p>The NPPF is a material consideration in decision making whereas Local Plan policies have full weight and the policy has the flexibility clause stating that such proposals will not be permitted, unless where there are wholly exceptional reasons. The policy is clear that development proposals whose primary objective is to conserve or enhance biodiversity will be supported and the policy says that enhancement features for wildlife within the built environment will be sought where appropriate.</p> <p>The cross reference to Policy SO7.2 is designed to link the policies and aid the reader to know what is expected in terms of BNG.</p>
SO7.2 Biodiversity Net Gain	<ul style="list-style-type: none"> The policy is considered by some to be an unnecessary duplication of national policy and not to reflect the latest policy updates, while others support the emphasis on BNG There are a range of views on the minimum Biodiversity Net Gain (BNG) requirement including support for the 10% minimum target, a fixed 10% amount and that it should be increased to 20% with assessments of viable alternatives to 10% Related points include that developers should pay more for off site provision, ensuring that BNG is provided in a more flexible manner on land that is functionally related to it and that the Council should identify specific sites for the delivery of off-site BNG Clarify BNG is not applied to irreplaceable habitats and to make reference to the Statutory Biodiversity Metric Support policy but object to reference to higher targets in Neighbourhood Plans Include the target date for net zero 	<p>The policy meets the legally required minimum percentage threshold for Biodiversity Net Gain and does not prevent developers from providing a higher % BNG where it is practical and viable - Neighbourhood Plans will require supporting evidence to support a higher target. The percentage is in line with Government requirements, information in the plan was correct at the time of writing but any factual information is able to be updated through the modifications process</p> <p>The policy aims to set out expectations for development in relation to BNG and to provide this within the Local Plan. The Council will prioritise on site mitigation, but where this is not possible there will be a wide range of potential providers for off site mitigation, including potential improvements on Council sites. Para 6.292 sets out that opportunities for off-site provision will be identified in future guidance to ensure biodiversity net gain is provided within the District where the loss occurs. The policy wording is used to require development is to be provided on site in the first instance, rather than financial penalties.</p> <p>The Council consider the wording of policies to be sound and legally compliant but respects the expertise of Natural England in relation to the natural environment.</p> <p>The Council has published a study to assess the cost of implementing net zero and are reviewing the target date to ensure this is achievable.</p>
SO7.3 Special Areas of Conservation (SAC)	<ul style="list-style-type: none"> Support approach and policy aims, but Policy should reference 15KM zone and supporting text should set out mitigation measures and information required. It is noted that the Habitat Regulations Assessment (at p.63) states that "adverse effects on integrity have not been able to be ruled out in relation to air pollution from vehicles at Cannock Chase SAC, but there is also support from several respondents for the nitrogen deposition work and commitment to partnership wide mitigation strategy to protect the SAC. It is noted the plan is not currently sound or legally compliant due to the impacts of increased vehicle movement on air quality in relation to internationally designated nature conservation sites, with wording amendments required once the assessments being undertaken are complete. The Policy should recognise other European sites that may be at risk and Ammonia added to the list of identified pollutants. 	<p>The policy text references the existing Cannock Chase SAC mitigation payment and is worded flexibly in case the scheme is amended to take account of the air quality work. Additional guidance on SAC mitigation payments exists on the Councils website.</p> <p>The Cannock Chase SAC Partnership has commissioned evidence to ascertain the detail of the issue raised and any actions that may be required to address the issue raised by Natural England - the work is nearing completion. It should also be noted that monitoring in other areas of the District has shown a decrease in pollution and removal of AQMAs. The Council is working with Natural England on this issue and seek to form a Statement of Common Ground as suggested which will set out an agreed approach to address this issue.</p> <p>The policy reflects the recommendations of the Habitats Regulations Assessment. This does not preclude consideration of other European sites or other pollutants in applications, but the policy focuses on the pollutants and sites of greatest relevance to Cannock Chase District.</p>
SO7.4 Protecting, Conserving and Enhancing Landscape Character	<ul style="list-style-type: none"> The policy aims are generally supported Negative impact on landscape character against national and local policies including reducing gap between settlements 	New development will be designed to be locally distinctive and will be subject to a masterplan and design code which should reflect the locality and community aspirations for the sites. It is

	<ul style="list-style-type: none"> • Object to the requirement to provide sensitive edges to the adjacent areas. • Recognise heritage as a component of landscape that needs protecting 	<p>accepted that for development where there is no impact on the landscape (for example urban infill development) then the policy would not apply.</p> <p>It is considered that in conjunction with other policies within the Local Plan all heritage assets are protected with the requirement for new design to respect and reflect local character and distinctiveness.</p>
<p>SO7.5 Protecting, Conserving and Enhancing the Cannock Chase National Landscape</p>	<ul style="list-style-type: none"> • Policy wording is misleading, the supporting text does not adequately reflect the special qualities of the National Landscape and the full list of relevant evidence • The policy is not consistent with NPPF paragraphs 176 and 32 	<p>Government legislation and guidance, and guidance produced by other stakeholders are not required to be repeated in Planning Policies and the policy sets out that the National Landscape designated area will receive the highest degree of protection. Local planning policy must be consistent with, but should not duplicate, national policy.</p>
<p>SO7.6 Protecting, Conserving and Enhancing the Green Belt</p>	<ul style="list-style-type: none"> • The policy wording is not consistent with national policy • Negative impact on Green Belt against national and local policies including reducing gap between settlements • Release of green belt land for development will bring opportunities in terms of recreational, biodiversity and landscape enhancements alongside much needed homes • Support community parkland south of Lichfield Road, the role in mitigating against the loss of Green Belt should be noted. 	<p>The policy was drafted with the intention it added to national policy and sought protection for the Green Belt. There are exceptional circumstances to support removal of land from the Green Belt and this is a last resort after consideration of all reasonable alternative options.</p> <p>The policy is considered sound as drafted but any modifications such as the suggestions in relation to the use of the term Community Parkland will be considered by the Inspector if required to make the Plan sound.</p>
<p>SO7.7 Amendments to the Green Belt</p>	<ul style="list-style-type: none"> • Objection to development which will impact on Cannock Extension canal SAC, pollution impacting user groups and potential for other employment options in non-greenbelt areas. Does not fit NPPF definition of safeguarded land and no exceptional circumstances for greenbelt removal. • Objection to proposed safeguarded sites in Norton Canes as unsustainable, flood risk and does not respect natural assets. Pollution, highways issues and lack of amenities are also noted by objectors. • There are several objections to new housing in the Heath Hayes area due to the loss of green belt land, loss of land for wildlife and reduced gap between settlements. It is also noted that each household should be given the chance to object to the removal of Green Belt areas • Disused industrial sites in the midlands and brownfield sites in Cannock Town Centre are suggested as more suitable for large scale housing developments than the Green Belt • It is suggested that if the Planning Inspector finds that the development allocations are excessive then proposals on greenfield Green Belt sites outside the urban areas should be removed as a priority • It is considered by some that Green Belt boundary amendments are required to meet the local demand for housing and employment as well as from the GBBCHMA, with some respondents commenting on the accuracy of Green Belt boundaries against physical features on the ground. Some consider discounted sites should be allocated to meet the demand, whilst others consider too many sites have been allocated. • Where the authority falls short of meeting it's housing requirements over the Plan period, clear provisions should be made within the policy for the early release of identified safeguarded sites which have the capability of delivering sustainable housing developments • Grove Colliery has the potential to be a live/work hub in the Green Belt connected to the footpath network • The plan relies on large brownfield sites that may be difficult to deliver and should also consider smaller greenfield sites that will come forward sooner to meet demand • the impact of re-moving land from the Green Belt should be offset by compensatory improvements to the environmental quality and accessibility of the remaining Green Belt land • Wording on mitigation should be flexible to fit context of site. • Concerns are raised about several of the 'Strategic Residential Site Allocations' which could potentially impact on designated sites including SACs as a result of increased recreational pressure, water quantity and quality and air. • Green Belt policy is likely to change during the plan period. 	<p>All development sites have been subject to a site selection process and sustainability appraisal against alternative options and has been considered against the strategic objectives for the Local Plan. Whilst not all policies or proposals in the plan have a positive effect on every objective, they are considered and assessed against reasonable alternative options, and the plan is required to fulfil development needs. Any future iteration of the Local Plan would explore all options for residential development on additional suitable, available and deliverable land. Planning permission for the permanent development of safeguarded land will only be granted following a Local Plan review which proposes the development. At this present time the Council has been unable to identify sufficient sites outside the Green Belt to meet residential development needs and is therefore seeking to safeguard land in line with the provisions in the NPPF. Should a site be allocated in future, surveys will be required to identify potential impacts on local wildlife species and habitats and specific mitigation measures may be required to avoid adverse effects. All development is required to deliver biodiversity net gain. Developer contributions would be required to mitigate the impact of development on local infrastructure, including the highway network and schools. Flood risk would require further investigation. The Council have considered Green Belt release in order to meet development needs and have exhausted all reasonable alternative options before reaching this conclusion, as set out in the Green Belt Topic Paper.</p> <p>There are exceptional circumstances to support removal of land from the Green Belt and this is a last resort after consideration of all reasonable alternative options. The Council has sought to allocate all deliverable brownfield sites and identify sites in urban locations before consideration of releasing land from the Green Belt. The process of exhausting all reasonable options before Green Belt release is set out in detail in the Green Belt Topic Paper. Site that have been assessed by the Council but have not been selected for allocation have the reasoning detailed in the site selection pro-forma and SA. The SA tested growth scenarios above the minimum housing need requirement. The major issue is the extent of Green Belt release required to meet housing need which has negative implications for a number of SA objectives. Detailed justification for release of Green Belt sites is set out in the Green Belt Topic Paper. Evidence base documents including the SHLAA and ELAA are updated annually to monitor the need for future housing and employment land needs. The plan has been supported by evidence which has informed an appropriate contribution to the HMA shortfall.</p> <p>A reassessment of sites was undertaken and in line with NPPF (September 2023) paragraph 141a the Plan makes as much use a possible of suitable brownfield sites and underutilised land, leading to the Council's decision to reduce the number of sites to be removed from the Green Belt. It is considered that the Councils approach to the plan and the inclusion of large strategic sites to meet the housing need is in line with national policy.</p>

		<p>The Green Belt boundaries where possible use identifiable features including natural ground features, manmade structures and where relevant land ownership. Compensatory mitigation for loss of Green Belt would be considered as part of an application submission in line with Policy SO7.7's consideration of Green Belt mitigation. The intention was not to be overly prescriptive or restrictive, but to highlight compensatory measures sought - it is acknowledged that not all would apply</p> <p>The Council is seeking to support existing business parks which have potential to expand in future to encourage longer term investment planning and to ensure a future supply of employment land. Any future iteration of the Local Plan would explore all options for employment development on additional suitable, available and deliverable land. Planning permission for the permanent development of safeguarded land will only be granted following a Local Plan review which proposes the development. At this present time the Council has been unable to identify sites outside the Green Belt to meet economic development needs and is therefore seeking to safeguard land in line with the provisions in the NPPF.</p> <p>It is recognised that there are a number of sensitivities relating to development adjacent to Cannock Extension Canal SAC which would require further detailed assessment, and consultation with organisations responsible for protecting the Canal and local residents if the site were to be required for employment development in future. The Council will liaise with Natural England to ensure the appropriate assessments are undertaken for sites close to protected areas and that mitigation strategies in place to avoid any adverse effect.</p> <p>The Council have undertaken consultation events within the Local Area in line with legislation and all documents have been made available at all stages within the local libraries, at the Civic Centre and on the Council's website in line with the Statement of Community Involvement. The Local Plan will be examined in line with the transitional arrangements set out in the NPPF.</p>
<p>SO7.8 Protecting, Conserving and Enhancing Green Infrastructure</p>	<ul style="list-style-type: none"> • Support policy, include reference to Natural England green infrastructure standards and Local Nature Recovery • Disagree that all new homes should contribute to sport and recreation where no identified need. • Require public open space in all developments based on an amount per dwelling 	<p>Residents in all parts of the District will use sport and recreation facilities, and existing facilities will also need to be upgraded and replaced. The policy wording provides the basis to use locally defined minimum standards to determine where facilities are required and the relevant contributions towards them. Policy wording is included in the Local Plan and supporting evidence to support green infrastructure and local nature recovery.</p>
<p>STRATEGIC OBJECTIVE 8: SUPPORTING A GREENER FUTURE</p>	<ul style="list-style-type: none"> • General support is expressed for the strategic objective • The policy should be renumbered to reflect the importance of the environment 	<p>The Vision and Priorities identified in the Councils Corporate Plan have informed the strategic objectives. It is the Policy wording, not the order of the content that recognises the importance of issues covered.</p>
<p>SO8.1 Low and Zero Carbon Energy and Heat Production</p>	<ul style="list-style-type: none"> • Support presumption for low and zero technology but concerned tests for renewable energy facilities may impact deliverability • Better energy efficiency of buildings should based on strict viability tests • Encourage green energy in rural areas and district heating systems in urban areas • Provide more information on renewable power, larger scale generation and carbon sinks • Recognise supporting infrastructure including battery storage 	<p>The policy supports the provision of low and zero carbon energy and heat production in all development proposals, and does not exclude energy storage as part of an installation, while Policy SO8.2 ensures that all development should achieve the highest level of building performance standards. The findings of the Staffordshire Climate Change Adaption and Mitigation Strategy have been considered in the development of the final policy approach.</p> <p>The Council will use Design Guidance to support implementation of proposals in the plan.</p>
<p>SO8.2 Achieving Net Zero Carbon Development</p>	<ul style="list-style-type: none"> • Support is given to the promotion of carbon neutral development • Several points are made regarding that the policy is a duplication of national building regulations, that SO8.3 already includes net zero carbon development, and that Local carbon reduction targets are therefore unnecessary and may be technically difficult to deliver. • Standards should be standardised and not set by the Council to reduce costs and complexity for developers • The policy should require all development to use non-fossil fuel heating and the highest level of building performance standards. 	<p>Support for addressing carbon emissions at source in the plan is welcomed.</p> <p>The developments will be required to detail how they will achieve the lowest carbon emissions that can practically and viably be achieved and how they incorporate sustainable design. Policy SO8.1 supports the provision of low and zero carbon energy and heat production in development proposals while Policy SO8.2 ensures that all development should achieve the highest level of building performance standards. This approach is supported through the Staffordshire Climate Mitigation and Adaption Strategy. The policy was drafted with the intention to ensure the most sustainable construction and design is implemented</p> <p>To achieve the policy aims the Council are placing more responsibility on developers to show what is possible, the policy is flexible where viability does not support this approach. The Council consider that the policy has been written in line with the findings of the relevant evidence to</p>

		support the local plan. It is considered that the viability of the site and the development's accordance with the Local Plan policies would be considered at the Planning Application stage.
SO8.3 Sustainable Design	<ul style="list-style-type: none"> The policy repeats national policy and has not been subject to a viability assessment. Objection to the requirement for all major development proposals to incorporate sustainable design Water standards are best set by Building regulations and not Local Plans Policy should consider building regulations updates and impacts on viability of affordable housing Ensure the policy is compatible with the aims of the historic environment 	<p>The policy was drafted with the intention to ensure the most sustainable construction and design is implemented in all new developments to maximise the potential to mitigate the impact of climate change. The Local Plan works alongside other legal frameworks and is not intended to replace them. The plan has been subjected to testing of the financial impact of policies in the Viability Report 2022.</p> <p>It is considered that in conjunction with other policies within the Local Plan all heritage assets are protected with the requirement for new design to respect and reflect local character and distinctiveness.</p>
SO8.4 Managing Flood Risk	<ul style="list-style-type: none"> The policy is supported but include reference to SUDS in all major development Policy is only considered necessary in areas at risk of flooding Concern at age and detail of flood risk assessment Building on fields potentially causes flooding issues which could worsen with climate change and affects surrounding residents 	<p>All major development will be subject to local and national policy regarding flood risk mitigation. Developments will require a drainage strategy and will be required to incorporate Sustainable Urban Drainage Systems (SUD's).</p> <p>The policy intention is to avoid sites at risk of flooding if there are alternative sites available in areas of lower risk, not to apply the policy to sites where it is not required.</p> <p>Comments by The Environment Agency at the previous consultation stage did not suggest the evidence required updating, it is anticipated that planning applications for strategic sites will require flood and drainage strategies to present a more in depth consideration of potential impacts and mitigation for those sites.</p>
SO8.5 Avoiding Air, Water, Soil, Noise and Light Pollution	<ul style="list-style-type: none"> The impact of development on the natural environment should be assessed with the provision of waste water removed as it is a separate legal process. There is a need to protect groundwater quality, water efficiency, water quality and drainage and recognise impact of pollution on the historic environment The policy is contrary to the NPPF provisions on pollution and AQMAs, while the Council has provided no evidential basis for going beyond national policy for pollution mitigation and AQMAs The policy wording should recognise land instability as a risk to development. There is no definition of best and most versatile (BMV) agricultural land nor high quality agricultural land within the Plan Policy is considered sound but room for improvement on culverts, SUDS and other areas. The Council may seek to update or provide an addendum for the SFRA to confirm that the latest allowances would not represent an increased impact on flood risk on those sites allocated within the Plan. 	<p>The Council does not consider it to be an unreasonable position to seek to avoid unacceptable impact on the natural environment or to seek to avoid pollution through new development. The policy seeks to protect water quality regardless of any separate legal framework.</p> <p>In drafting the policy the Council has used the evidence from the SFRA taking a balanced approach, and has not sought to be overly explicit in terms of the level of detail on each element highlighted in the representation. Local Plan evidence should be proportionate and therefore it was considered that the SFRA was fit for purpose to support the Local Plan.</p> <p>In drafting the policy the Council has used the evidence from the SFRA and WCS taking a balanced approach</p> <p>Factors relating to sustainability such as whether the site is BMV have been provided detailed consideration in the Sustainability Appraisal and Site Selection Methodology. The Council consider the wording of policies to be sound and legally compliant but respects the expertise of Historic England in relation to the historic environment.</p>
SO8.6 Brownfield and Despoiled Land and Under-Utilised Buildings	<ul style="list-style-type: none"> Support policy but note that viability of brownfield sites will be limited and not deliver community benefits. There should also be a focus on brownfield sites in the Green Belt The policy should emphasise it only relates to previously developed land Support opportunities to remediate unstable land in areas of former mining activity to enable development and support developments that enhance soils and reduce disturbance 	<p>The Council welcomes support for the focus on brownfield sites and notes that many brownfield sites have issues with viability, but re use and redevelopment should still be prioritised to make the most effective use of land in line with national policy. The policy notes that it applies to all sites 'where appropriate' so will not apply to all sites.</p> <p>The Council notes the coal mining legacy and supports work by stakeholders to enable development and the policy is clear that development proposals which will cause unacceptable on-site or off-site risk or harm to human health or the natural environment will not be permitted.</p> <p>The Council note the comments with regards to consideration of brownfield sites within the Green Belt, and these sites have been assessed as part of the Plan process</p>
SO8.7 Safeguarding Mineral Reserves	<ul style="list-style-type: none"> The policy is unnecessary and replicates the Staffordshire Minerals Plan. Support policy with word change regarding removal of reference to specific minerals 	The policy was drafted in support of the Staffordshire Minerals Local Plan, CCDC notes the suggested amendments which add clarity
SO8.8 Managing Waste	<ul style="list-style-type: none"> No specific points raised, except in relation to a site specific policy for a housing site near to waste facility. 	The Policy notes the importance of waste facilities and the need to mitigate against any adverse impacts on their operation.

Policy	Key Issues Raised Including Those of Soundness, Legal Compliance and Compliance with the Duty to Cooperate	Cannock Chase Council Response
<p>Site Allocations</p> <p>Strategic Site Specific Policy SH1 Land south of Lichfield Road, Cannock</p>	<ul style="list-style-type: none"> Concerns raised with regards to the strain on local infrastructure including highways network, schools, GPs and Dentists Concerns raised on the additional traffic that the development would bring and the congestion on the roads and at Five Ways Island Loss of Green Belt land Harm to local flora and fauna in particular Deer Concerns raised that local environmental issues including flooding, could worsen with increased development Policy should also include a requirement for an assessment of noise and mitigation measures implemented as part of the housing development to ensure there is no impact on the residents from the permitted operations at Poplars Clarity sought over the 10% BNG requirement and considers that the community parkland should be taken into account One comment raised that the policy guidance for the site is too inward looking and does not reflect that the site sits within existing ecology, green infrastructure and footpath networks. One comment raises that the list of proposed sites should fully identify site vulnerabilities in terms of land contamination, ground water vulnerability, proximity to regulated industrial processes/landfill and flood risk from unmodelled watercourses and recommend these be clearly identified for transparency A number of comments have been raised with regards to Cannock Chase meeting the needs of neighbouring authorities (particularly West Midlands and Birmingham) and that it is considered that there is no obligation to meet the overflow requirements of cities 20 miles away. 	<p>The impact on local infrastructure has been considered with infrastructure providers which has informed the Infrastructure Delivery Plan and the policy requirements for Site Allocations SH1 and SH2. The scale of development proposed will generate contribution to existing services such as GPs and will provide a new 2FE primary school and relief road, as well as improvements to existing junctions.</p> <p>The Council have considered Green Belt release in order to meet development needs and have exhausted all reasonable alternative options before reaching this conclusion, as set out in the Green Belt Topic Paper.</p> <p>The policy requirements for the Site Allocations, require applications to be supported by a Drainage Strategy, and to incorporate new or enhanced attenuation ponds and SuDS features to provide suitable drainage systems on the site and to help flood mitigation. Where possible, porous materials should be incorporated to allow rain to soakaway.</p> <p>Surveys will be required to identify potential impacts on local wildlife species and habitats and specific mitigation measures may be required to avoid adverse effects. All development is required to deliver biodiversity net gain.</p> <p>Policy SH1 already commits to an odour assessment so it is suggested the need for a noise assessment is added to the policy to address the concerns raised.</p> <p>The policy is not explicit with regard to BNG at this stage as this is a newly emerging requirement which will be informed by the habitats and natural features on site.</p> <p>A description of the site is provided prior to Policy SH1 which identifies the sites surroundings and proximity to existing ecology, green infrastructure, and footpath network. The policy intention was to identify site specific criteria that developers would require to consider alongside the wider Local Plan as part of the application process.</p> <p>The Council have used evidence to inform the development considerations of policy and therefore where known, the policies do identify site vulnerabilities in the relevant text.</p> <p>The contribution towards the existing unmet needs of the GBBCHMA is based on the collective evidence set out in the Joint Growth Strategy which presented options including the 500 dwelling figure. The study outlined that if all authorities meet the minimum contribution recommended through the study then the shortfall could be met, although it is acknowledged the position is changing. The CCDC contribution was based on an understanding that under the Duty to Cooperate all authorities in the HMA would exhaust options to accommodate the shortfall, including through Green Belt reviews.</p>
<p>Strategic Site Specific Policy SH2 - Land east of Wimblebury Road, Heath Hayes</p>	<ul style="list-style-type: none"> Concerns raised with regards to the strain on local infrastructure including highways network, schools, GPs and Dentists Concerns raised on the additional traffic that the development would bring and the congestion on the roads and at Five Ways Island Loss of Green Belt Land Harm to local flora and fauna Some comments raised concerns with the proposed relief road and that it will increase the heavy congestion not to mention the pollution levels of more cars in the area Some comments raised concerns with regards to the historic mining in the area and whether it is sensible to build housing on the land One comment raised that the land allocated for the relief road for the development uses land that has been safeguarded and queries whether it is the intention to actually allocate this land anyway A number of comments have been raised with regards to Cannock Chase meeting the needs of neighbouring authorities (particularly West Midlands and Birmingham) and that it is considered that there is no obligation to meet the overflow requirements of cities 20 miles away. 	<p>The impact on local infrastructure has been considered with infrastructure providers which has informed the Infrastructure Delivery Plan and the policy requirements for Site Allocations SH1 and SH2. The scale of development proposed will generate contribution to existing services such as GPs and will provide a new 2FE primary school and relief road, as well as improvements to existing junctions.</p> <p>The Council have considered Green Belt release in order to meet development needs and have exhausted all reasonable alternative options before reaching this conclusion, as set out in the Green Belt Topic Paper.</p> <p>Surveys will be required to identify potential impacts on local wildlife species and habitats and specific mitigation measures may be required to avoid adverse effects. All development is required to deliver biodiversity net gain.</p> <p>Staffordshire County Council Highways Team have undertaken modelling with regards to the sites individual and cumulative impacts on the surrounding highways network and the introduction of the relief road as part of the required infrastructure for the developments. Further to this, the Policy requirements for the Site Allocations require a Transport Assessment and Travel Plan to support the application.</p> <p>The developer will be required to undertake site surveys and the site layout or construction plan may need to account for ground constraints.</p> <p>The relief road is a significant infrastructure requirement to be brought forward to enable the development of sites SH1 and SH2, whilst the relief road does pass through an area of</p>

		<p>Safeguarded Land within the Plan (Site S1) this allocation safeguards the land for future residential development beyond the Plan period and would not prevent the strategic infrastructure route coming forward prior to the release of this land for development.</p> <p>The contribution towards the existing unmet needs of the GBBCHMA is based on the collective evidence set out in the Joint Growth Strategy which presented options including the 500 dwelling figure. The study outlined that if all authorities meet the minimum contribution recommended through the study then the shortfall could be met, although it is acknowledged the position is changing. The CCDC contribution was based on an understanding that under the Duty to Cooperate all authorities in the HMA would exhaust options to accommodate the shortfall, including through Green Belt reviews.</p>
<p>Strategic Site Specific Policy SH3 Land to the rear of Longford House, Watling Street</p>		
<p>Strategic Site Specific Policy SH6 Former Hart School, Burnthill Road, Rugeley (Hagley Park)</p>	<ul style="list-style-type: none"> One comment raised that the site would result in the loss of playing field land and that no details have been submitted demonstrating that the playing field land is surplus to requirement. 	<p>It should be noted that the school closed in 2018 and the pitch has not been utilised the closure, also since the closure of the school there has been improvements to the facilities at the adjacent Leisure Centre and the ongoing commitments for provisions at the All Through School on the Former Rugeley Power Station site.</p>
<p>Strategic Site Specific Policy SM1 Land at the Former Rugeley Power Station</p>	<ul style="list-style-type: none"> One comment raised that the development will be developed following site-specific criteria in the guidance on development close to NGET Assets One Comment raised that the sports provision identified within the policy is not aligned to that proposed to be delivered at the site through planning permission (Lichfield District Council: 19/00753/OUTMEI) One comment raised that there is a discrepancy between the figure stated at Table F of the consultation document (3.5ha) and policy SM1 (5ha) Raised that the changes identified to the scheme should be adopted to ensure that there is sufficient scope for development to come forward under the allocation and respond to the potential for amendments to the outline planning permission to be made and sufficient flexibility for the approval of reserved matters 	<p>Guidance regarding NGET Assets and how to ensure development does not adversely impact on essential infrastructure is welcomed. National Grid have been consulted throughout the plan process to ensure that none of the site allocations would compromise operation of the electricity network. The planning application stage would ensure that development has been designed in consideration of the NGET Design Guide and Principles.</p> <p>Any factual inaccuracies regarding the site were unintentional and can be corrected through modifications to the plan.</p> <p>The figure at Table F is correct an amendment to the figures shown in Policy SM1 can be undertaken through a minor modification to the plan</p> <p>The policy was formed on the basis of the approved outline planning permission for the site, which does not include the changes proposed within the representation, any proposed changes by the applicant to the approved plans would need to be subject to a revised or new planning application for the site.</p>
<p>Strategic Site Specific Policy SE1 Kingswood Lakeside Extension 2, Norton Canes</p>	<ul style="list-style-type: none"> Some comments raised that the link to Norton Canes is important for the sustainability of the site and that the existing public footpath running from the south-west of Norton Canes towards Kingswood, exits on to Washbrook Lane requires realignment and improvement. One comment identified that the development site crossed or is in close proximity to NGET assets. It is raised that the policy should not be considered effective as they cannot be delivered as proposed; unencumbered by the constraints posed by the presence of NGET infrastructure. One comment raised some factual inaccuracies in the description of the site as well as further details considered appropriate for the Policy to consider One comment raised that the reference to a new community park is incorrect and that there is no capacity for this but that the aim is to improve the SBA and publicly accessible area It is raised that the site allocations proximity to designated features could potentially impact on them as a result of increased recreational pressure, water quantity and quality and air, and that specific assessments and mitigation measures are likely to be required to ensure habitats are protected and air and water quality are not adversely affected by development. It is considered that these have not always been listed in the policy wording. 	<p>The policy identifies that provision of a network of pedestrian, cycle and vehicular ways to connect to and integrate with the existing employment site and Norton Canes should be considered as part of any application submitted for the site, whilst the Council recognise that this is not in relation to the specific improvements identified, the scope of improvements provided by a site should be reasonable and evidenced where necessary.</p> <p>Guidance regarding NGET assets and how to ensure development does not adversely impact on essential infrastructure is welcomed. National Grid have been consulted throughout the plan process to ensure that none of the site allocations would compromise operation of the electricity network. The planning application stage would ensure that development has been designed in consideration of the NGET Guide and Principles.</p> <p>Any factual inaccuracies regarding the site were unintentional and can be corrected through modifications to the plan. Some of the information will have been derived from GIS mapping data held by the council so the policy addresses constraints which may require consideration at or prior to the planning application stage.</p> <p>The reference to community park was a reflection of the part of the site which is publicly accessible open space which should be enhanced through the development as compensatory mitigation for the loss of Green Belt land. The label 'community park' did not infer any additional enhancements beyond those agreed through joint working and can be removed if considered necessary by the Inspector to make the Local Plan sound.</p> <p>It is appreciated that there is concern regarding some proposed site allocations which are within close proximity to, or could have an impact on, designated sites. The Council will liaise with Natural England to ensure the appropriate assessments are undertaken and mitigation strategies in place to avoid any adverse effect. It is considered these requirements are explicit in the Local Plan, and that any recommendations through the Integrated Impact Assessment have been</p>

		incorporated in the plan text. The strategic site allocation wording clarifies to landowners and developers the detailed work required to deliver the relevant proposed allocations.
Strategic Site Specific Policy SE2 Watling Street Business Park Extension	<ul style="list-style-type: none"> A number of comments raised that the policy gives no indication of what the compensatory improvements for the release of the Green Belt land might be. Some comments raised that the policy says nothing about the need to connect with Norton Canes, to pick up the crossing of the A5 from the Spatial Strategy and make the site sustainable, or to connect with local green infrastructure, the canal network and heritage assets at the former Grove Colliery, with these being linked to the potential release of the safeguarded site S4 at Para 6.335 of the Plan. One comment raised that the parcel of land adjoining to the proposed allocation should be included within it to enable full delivery of an employment site to allow for employment to be delivered on an appropriate site within the Green Belt, rather than additional land being allocated elsewhere. Further to this, it is considered that this parcel of land can be an employment allocation which offers a mixed use element including the relocation a Travelling Showpeople site on to the parcel of land. One comment raises that the boundary to the site should be altered to incorporate the existing business park and the existing pond to the east One comment raised some factual inaccuracies in the description of the site as well as further details considered appropriate for the Policy to consider 	<p>The Green Belt Topic Paper and relevant policy set out compensatory mitigation where known at the time of writing, negotiations are still ongoing with regards to final mitigation requirements and would be considered as part of an application submission in line with Policy SO7.7s consideration of Green Belt mitigation and in line with national requirements.</p> <p>The concern is noted to the crossing at the A5 being connected to the safeguarded land site S4. The Council are in continuing discussions with County Highways and the agents for site SE2, it is considered that the examination process offers the appropriate forum for consideration of details suggestions, if the Inspector consider ant necessary to make the plan sound.</p> <p>The Council assessed the identified land adjacent to the site allocated as part of a wider site in the site selection methodology, after further review of the site it was not taken forward into the Reg 19 Plan for allocation. It is also noted that no evidence has been provided to demonstrate that the owners of site SE2 have been contacted regards to the required access to the identified site which would reduce the deliverability of this site at this stage.</p> <p>The request for the boundary change is acknowledged, it is considered that the site boundary is appropriate and in line with previous submissions by the representee with regards to the site allocation of SE2. The existing Watling Street Business Park is not considered by the Council to form part of the SE2 site allocation and is identified as a redevelopment of an existing employment area safeguarded under policy SO4.1 of the Plan.</p> <p>Any factual inaccuracies regarding the site were unintentional and can be corrected through modifications to the plan. Some of the information has been derived based on the combined allocation of SE2 and the redevelopment of the Existing Business Park, this is incorrect as site allocation SE2 does not comprise the redevelopment of the Watling Street Business Park.</p>
Site Specific Policy E14 Hill Farm, 84 Hayfield Hill, Cannock Wood	<ul style="list-style-type: none"> One comment raises that the site boundary of E14 to extend the red line boundary to align with the land ownership boundary for Hill Farm and alter the site area to read 0.62ha. It has been asked for a change to the address to show Hill Farm, 82 Hayfield Hill 	<p>The boundary of the site is based on the site boundary within the ELAA promoted through either a Planning Application and/or Call for Sites Submission. The Council used the most up to date information to date to attribute the site boundary and in turn the site area, but it is acknowledged that this may change over time and that an update to the site boundary is being proposed through this representation. If a modification is required to update the site boundary and site area it is considered that this can be undertaken through the examination process.</p>
Site Specific Policy H52 Gregory Works, Armitage Road, Brereton	<ul style="list-style-type: none"> One comment raised that the proposed housing use of the site should be broadened to allow for its potential use in meeting care and the site is readily available and deliverable 	<p>The site specific policy for H52 provides an indicative dwellings yield of 23 dwellings. It does not state the type of housing to be provided on the site and does not prevent the provision of specialist housing on the site, so no changes are required to the policy.</p>
Site Specific Policy H35 Land at Girton Road/Spring Street, Cannock	<ul style="list-style-type: none"> One comment raised that the proposal is sited on playing field land, and that there should be a criteria within the policy stating that the land shall not be developed upon unless it has been demonstrated that the playing field land is surplus to requirement or replacement field land is secured and delivered in line with proposed local plan policy SO2.3 	<p>The Council consider the wording of the policy to be sound and legally compliant but respects the expertise of Sports England. The examination process offers the appropriate forum for consideration of detailed suggestions, if the Inspector considers any necessary to make the plan sound.</p>
Site Specific Policy H61 Cannock Chase High School, Lower Site Campus, Hednesford Road	<ul style="list-style-type: none"> One comment raised that the proposal is sited on playing field land, and that there should be a criteria within the policy stating that the land shall not be developed upon unless it has been demonstrated that the playing field land is surplus to requirement or replacement playing field land is secured and delivered in line with proposed local plan policy SO2.3 	<p>The Council consider the wording of the policy to be sound and legally compliant but respects the expertise of Sports England. The examination process offers the appropriate forum for consideration of detailed suggestions, if the Inspector considers any necessary to make the plan sound.</p>
Site Specific Policy H50 Nursery Fields, St Michaels Road, Brereton	<ul style="list-style-type: none"> One comment raised that the proposal is sited on playing field land, and that there should be a criteria within the policy stating that the land shall not be developed upon unless it has been demonstrated that the playing field land is surplus to requirement or replacement playing field land is secured and delivered in line with proposed local plan policy SO2.3 	<p>The Council consider the wording of the policy to be sound and legally compliant but respects the expertise of Sports England. The examination process offers the appropriate forum for consideration of detailed suggestions, if the Inspector considers any necessary to make the plan sound.</p>
Policy SA1: Site Allocations	<ul style="list-style-type: none"> One comment raised that the capacity in Table B of the policy relating to site E14 requires including along with the address being amended Support regarding certain policy clauses relating to the natural environment One comment raises a factual inaccuracy with the address for site GT1 	<p>It is considered that a minor modification can be undertaken for both of these elements within the policy</p> <p>CCDC welcomes the detailed comments of support to various Strategic Objectives and Policies as the Council sought to ensure the natural environment is provided appropriate consideration, protection and enhancement throughout the Local Plan.</p> <p>Any factual inaccuracies regarding the site were unintentional and can be corrected through modifications to the plan.</p>

CANNOCK CHASE LOCAL PLAN REVIEW

**Schedule 2: High-level summary of the
duly-made representations received**

Respondent						
Mrs Faye Gilbert						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0001	B0001A	Local Plan	Site, Policies Map	Not specified	No	Not specified
8						
Summary of Main Issue(s) Raised Within the Representation						
Concerned with development proposed in Heath Hayes and the impact on local infrastructure including the highways network, local schools and doctors surgeries which are over capacity. Considers it is difficult to staff an additional school. Highlights local environmental issues including flooding, which could worsen with increased development.						
9						
Summary of Main Proposed Modification(s)						
Not specified.						
10						
Cannock Chase Council Response						
It is acknowledged that new development proposed at Heath Hayes will impact local infrastructure. The impact has been considered with infrastructure providers which has informed the Infrastructure Delivery Plan and the policy requirements for Site Allocations SH1 and SH2. The scale of development proposed will generate contributions to existing services such as G.P's and will provide a new 2FE primary school and relief road, as well as improvements to existing junctions. New development will require appropriate drainage solutions determined through a site specific flood risk assessment.						
11						
Proposed Minor Modification(s)						
Not specified.						
Admin						
Officer Ascribed Policy						
SH1, SH2						

Respondent						
Inland Waterways Association, Mr Phillip Sharpe						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0002	B0002A	Local Plan	SO7.7 Site S4 Jubilee Field Watling Street	Not Specified	No	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Objects to proposed Site S4 (employment) Watling St and provides detailed reasoning which is summarised as follows:</p> <ul style="list-style-type: none"> • site lies alongside the Cannock Extension Canal which is a historic waterway and a valuable amenity and recreational corridor It is designated as a SSSI and SAC for its special nature conservation interest; • undisturbed and tranquil part of the canal system where its residents enjoy open rural views; • site has not been subject to consultation at earlier stages of the plan process; • Industrial development of the site would adversely affect the historic setting of the canal as an undesignated heritage asset; • adversely affect the amenity of occupants of residential moored boats through visual impact and noise from industrial activities and associated traffic; • potentially affect the SAC through pollution of drainage into the canal and would require an Appropriate Assessment; <p>Lack of justification for removal from the Green Belt/exceptional circumstances case not evident;</p> <ul style="list-style-type: none"> • Questions feasibility of providing a crossing over the A5; • Does not fit the NPPF definition of safeguarded land • There may be other options for employment in future which are not within the Green Belt 						
9						
Summary of Main Proposed Modification(s)						
Delete Site Allocation S4 – Jubilee Field, Watling Street from Policy SO7.7 and the Policies Map						
10						
Cannock Chase Council Response						
<p>It is recognised that there are a number of sensitivities relating to the position of the site adjacent to the Cannock Extension Canal which would require further detailed assessment, and consultation with organisations responsible for protecting the Canal and local residents if the site were to be required for employment development in future. The Council is seeking to support existing business parks which have potential to expand in future to encourage longer term investment planning and to ensure a future supply of employment land. Any future iteration of the Local Plan would explore all options for employment development on additional suitable, available and deliverable land. Planning permission for the permanent development of safeguarded land will only be granted following a Local Plan review which proposes the development. At this present time the Council has been unable to identify sites outside the Green Belt to meet economic development needs and is therefore seeking to safeguard land in line with the provisions in the NPPF.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						
SO7.7, S4						

Respondent						
Cannock Wood Parish Council - Mrs Chris Gracey						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0003	B0003A	Cannock Chase Local Plan 2018-2040	Paragraphs 1.3 and 2.11	Not Specified	Not Specified	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
The Cannock Chase Local Plan does not make appropriate reference to the Cannock Wood Neighbourhood Plan. It is stated that: 'There is an adopted Neighbourhood Plan for Hednesford, and five designated areas (Brereton&Ravenhill, Heath Hayes and Wimblebury, Norton Canes, Cannock Wood and Rugeley) where Neighbourhood Plans are in preparation.'						
9						
Summary of Main Proposed Modification(s)						
The Local Plan should be corrected to reflect the adoption of Cannock Wood's Neighbourhood Plan.						
10						
Cannock Chase Council Response						
The Neighbourhood Plan was approved by the Council for use in planning decisions after the approval of the Local Plan for consultation. Any factual amendments to wording in the Local Plan to take into account the made (adopted) status of the Cannock Wood Neighbourhood Plan can be undertaken through the modifications process.						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Cannock Wood Parish Council - Mrs Chris Gracey						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0003	B0003B	Cannock Chase Local Plan 2018-2040	Section 5	Not Specified	Not Specified	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>The following factual inaccuracies should be corrected:</p> <ol style="list-style-type: none"> Updated profile of rural areas (page 25). It is stated that 'Slitting Mill, Prospect Village and Cannock Wood village are all situated in the northern area outside the Green Belt'. Updated profile of rural areas (page 25). It is stated that 'Cannock Wood has access to a local primary school (in Lichfield District) and shop'. Updated profile of rural areas (page 25). It is stated that 'Slitting Mill and Cannock Wood have no timetabled bus service'. 						
9						
Summary of Main Proposed Modification(s)						
<p>All factual inaccuracies should be corrected before the plan is put forward for Examination:</p> <ol style="list-style-type: none"> Updated profile of rural areas (page 25) Cannock Wood village centre is delineated by a tightly drawn settlement boundary which is entirely surrounded by Green Belt which makes up the rest of Cannock Wood Parish. The profile provided in the Local Plan is therefore misleading and this is causing concern locally. It would be more appropriate for the Local Plan to state 'Cannock Wood village centre is delineated by a tightly drawn settlement boundary and is entirely surrounded by Green Belt.' From the planning policy map, it appears the same is true of Slitting Mill and Prospect Village, making correction very easy. Updated profile of rural areas (page 25) Cannock Wood does not have access to a shop. It closed in spring 2022. The Local Plan should reflect current circumstances. Updated profile of rural areas (page 25) Cannock Wood does have a timetabled bus service. It is the same bus that serves Prospect Village, number 62, currently a Monday to Saturday service. The Local Plan should reflect this. 						
10						
Cannock Chase Council Response						
<p>The first point raised is factually correct as the villages within the Settlement Boundaries are not designated as being in the Green Belt, however the wording can be revised to make the reference clearer if this modification is required to make the plan sound.</p> <p>The second and third points raised highlight factual inaccuracies which can be corrected using the modifications process to reflect the current situation regarding local service provision in Cannock Wood.</p>						
11						
Proposed Minor Modification(s)						
<p>Change the first bullet point sentence on page 25 to state "<i>Slitting Mill, Prospect Village and Cannock Wood villages are outside of the Green Belt delineated by a tightly drawn settlement boundary and are surrounded by Green Belt.</i>"</p> <p>Remove the reference to a shop and no bus service in Cannock Wood on pages 25-26, Add Cannock Wood to list of villages with a bus service.</p>						
Admin						
Officer Ascribed Policy						

Respondent						
Cannock Wood Parish Council - Mrs Chris Gracey						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0003	B0003C	Cannock Chase Local Plan 2018-2040	GT1 - page 194	Not Specified	Not Specified	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
Site GT1 is said to be at Cannock Wood, Rawnsley - this is factually inaccurate.						
9						
Summary of Main Proposed Modification(s)						
Elsewhere this site is correctly described as Cannock Wood Road, Rawnsley. The word 'Road' should be inserted after Cannock Wood on page 194.						
10						
Cannock Chase Council Response						
A modification is required to correct the site address.						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Cannock Wood Parish Council - Mrs Chris Gracey						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0003	B0003D	Cannock Chase Local Plan 2018-2040	E14	Not Specified	Not Specified	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Key development consideration include two problematic considerations:</p> <ol style="list-style-type: none"> 1. Provide access from Hayfield Hill 2. Existing forklift truck to be retained. <p>There are important omissions from the key development considerations which should be included:</p> <ol style="list-style-type: none"> 3. Ancient woodland 4. Importance of the site to the AONB (National Landscape) 5. Withdrawal of permitted development rights. <p>The site lies within the Green Belt and Cannock Chase National Landscape. If the current employment use is discontinued, the site should either revert to its former use (storage/stables/garage for 84 Hayfield Hill/Hill Farm) appropriate to its Green Belt and National Landscape location, adjoining Ancient Woodland, or those buildings should be demolished and the site used for Nature Recovery.</p>						
9						
Summary of Main Proposed Modification(s)						
<ol style="list-style-type: none"> 1. Provide access from Hayfield Hill. There is already access from Hayfield Hill as shown on the map on page 228 and this key consideration should be removed from the Local Plan. 2. Existing forklift truck to be retained. Provision or otherwise of a forklift truck is not a planning matter and this key consideration should be removed from the Local Plan. 3. The adjacent Ancient Woodland must be recognised as a key development consideration. Government Guidance on Ancient Woodland for making planning decisions' should be incorporated in the Site Specific Policy for site E14 including that 'For ancient woodlands, the proposal should have a buffer zone of at least 15 metres from the boundary of the woodland to avoid root damage (known as the root protection area). 4. The importance of the site to the National Landscape should be recognised as a key consideration. 5. The withdrawal of permitted development rights under planning application CH/19/173 for this site should be recognised as a key consideration. 						
10						
Cannock Chase Council Response						
<p>The site designations (National Landscape/Green Belt) are already shown on the Policies Map and referenced in the Local Plan, so will be taken into account in any future planning decisions. Future land use proposals for the site will be decided through the planning application process.</p> <p>In terms of the Key development considerations, it is considered that significant points were highlighted. However, additional considerations including the National Landscape designation, root protection area for the Ancient Woodland and withdrawal of permitted development rights could be added through the modifications process, if an Inspector considers it necessary to make the plan sound.</p> <p>The reference to the forklift truck is an error and therefore this can be corrected through a modification, but providing access from Hayfield Hill should be retained as this reflects the existing access arrangements for the site.</p>						
11						
Proposed Minor Modification(s)						
Admin						

Officer Ascribed Policy

Respondent						
Miss Jennifer Adams						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0004	B0004A	Not specified	Not Specified	Not Specified	Not Specified	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
Wimblebury Road and Five Ways junction do not have capacity for additional traffic. Development will have a negative impact on roads and playing fields flooding, wildlife including deer and local pumping station. Lack of information provided with regard to improvements to schools, shops and doctors. Local schools oversubscribed and proposed school in Norton Canes has not been provided. Increased pressure on local government money.						
9						
Summary of Main Proposed Modification(s)						
Widen roads, larger island						
10						
Cannock Chase Council Response						
<p>It is acknowledged that new development proposed at Heath Hayes will impact local infrastructure. The impact has been considered with infrastructure providers which has informed the Infrastructure Delivery Plan and the policy requirements for Site Allocations SH1 and SH2. The scale of development proposed will generate contributions to existing services such as G.P's and will provide a new 2FE primary school and relief road, as well as improvements to existing junctions. New development will require appropriate drainage solutions determined through a site specific flood risk assessment. Surveys will be required to identify potential impacts on local wildlife species and habitats and specific mitigation measures may be required to avoid adverse effects. All development is required to deliver biodiversity net gain.</p> <p>With regard to the specific suggestion to widen roads and create a larger island, the proposed relief road should help to take some traffic away from Wimblebury road and there will be improvements to Five Ways junction to mitigate the impact of new development.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						
SH1, SH2						

Respondent						
Mr Robert Pitcher						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0005	B0005A	Local Plan, SA, HRA	Not specified	Not specified	No	No
8						
Summary of Main Issue(s) Raised Within the Representation						
Objects to proposed development in Cannock Road, Heath Hayes and in Wimblebury. Concerns raised regarding loss of Green Belt, impact on wildlife and habitats and impact on local infrastructure including parking, schools and doctors. A new relief road would add to congestion at Five Ways island. Developments would not benefit local area. Cannock and surrounding area is already over developed.						
9						
Summary of Main Proposed Modification(s)						
The plans as proposed should not be modified, they should be cancelled.						
10						
Cannock Chase Council Response						
It is acknowledged that new development proposed at Heath Hayes will impact local infrastructure. The impact has been considered with infrastructure providers which has informed the Infrastructure Delivery Plan and the policy requirements for Site Allocations SH1 and SH2. The scale of development proposed will generate contributions to existing services such as G.P's and will provide a new 2FE primary school and relief road, as well as improvements to existing junctions. This will provide some benefit to existing residents. Surveys will be required to identify potential impacts on local wildlife species and habitats and specific mitigation measures may be required to avoid adverse effects. All development is required to deliver biodiversity net gain.						
Cannock is the most sustainable location for development in the District in terms of service provision and therefore the town and surrounding area is the preferred location for new development.						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						
SH1, SH2						

Respondent						
Miss Laura Whelan						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0006	B0006A	Local Plan	S07.7 Hednesford Rd. Norton Lodge Farm	unknown	No	No
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Objects to proposed safeguarded site S3 Land to the west of Hednesford Road, Norton Canes for the following reasons:</p> <ul style="list-style-type: none"> • Not the most sustainable location, the site floods at the rear of the donkey paddock; • Lack of public transport/reduced bus service; • Does not support a greener future and does not protect and enhance the natural environment, how does it help to achieve carbon net zero; • Does not respect local distinctiveness and natural assets • Does not safeguard the health and amenity of local community; • Unclear how proposal protects, historic environment and is appropriate, distinctive, attractive and safe. • Concerned about impact on local bird population including the Gold Crest • Hednesford Road where site is planned is narrow, busy and well used for crematorium - there is blind spot at junction. 						
9						
Summary of Main Proposed Modification(s)						
Remove site S3, Land to the west of Hednesford Road, Norton Canes						
10						
Cannock Chase Council Response						
<p>The site has been subject to a site selection process and sustainability appraisal against alternative options and has been considered against the strategic objectives for the Local Plan. Whilst not all policies or proposals in the plan have a positive effect on every objective, they are considered and assessed against reasonable alternative options, and the plan is required to fulfil development needs.</p> <p>Any future iteration of the Local Plan would explore all options for residential development on additional suitable, available and deliverable land. Planning permission for the permanent development of safeguarded land will only be granted following a Local Plan review which proposes the development. At this present time the Council has been unable to identify sufficient sites outside the Green Belt to meet residential development needs and is therefore seeking to safeguard land in line with the provisions in the NPPF.</p> <p>Should the site be allocated in future, surveys will be required to identify potential impacts on local wildlife species and habitats and specific mitigation measures may be required to avoid adverse effects. All development is required to deliver biodiversity net gain. Developer contributions would be required to mitigate the impact of development on local infrastructure, including the highway network and schools. Flood risk would require further investigation.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						
S07.7, S3						

Respondent						
Ms Lee Hendon						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0007	B0007A	Local Plan, SA, HRA	"All of it"	"Possibly not"	"Possibly not"	"Possibly not"
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Objects to the plan and provides reasons:</p> <ul style="list-style-type: none"> • Roads busy and subject to flooding • Impact on wildlife • Capacity of schools, need for more than primary and dentist's • Increased pressure on government money • Lack of clarity of funding of new infrastructure • Loss of Green Belt where housing at Wimblebury Road is proposed • Queries the legitimacy of consultations undertaken during covid on the Local Plan • Highlights cultural issues - queries where two traveller families based on Newlands lane and Hednesford Road will be relocated. 						
9						
Summary of Main Proposed Modification(s)						
Not specified						
10						
Cannock Chase Council Response						
<p>It is acknowledged that new development proposed through the Local Plan will impact local infrastructure. The impact has been considered with infrastructure providers which has informed the Infrastructure Delivery Plan and the policy requirements for Site Allocations. Surveys will be required to identify potential impacts on local wildlife species and habitats and specific mitigation measures may be required to avoid adverse effects. All development is required to deliver biodiversity net gain.</p> <p>The Council have considered Green Belt release in order to meet development needs and have exhausted all reasonable alternative options before reaching this conclusion, as set out in the Green Belt Topic Paper. Consultation on the Local Plan has been undertaken in line with the Council's Statement of Community Involvement, provisions were made for consultation to take place during the pandemic although it is acknowledged due to restrictions imposed at the national level it was more difficult to engage with the community during that time.</p> <p>The needs of the Gypsy and Traveller community have been taken into account through the development of the Gypsy and Traveller Accommodation Assessment and there are no proposals in the Local Plan which affect the existing sites.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Mr Gregory Aziz						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0008	B0008A	Local Plan	SO7.7 Hednesford Rd, Norton Lodge Farm	Unknown	No	No
8						
Summary of Main Issue(s) Raised Within the Representation						
Objects to proposed safeguarded site S3 Land to the west of Hednesford Road, Norton Canes for the following reasons:						
<ul style="list-style-type: none"> • Creates light and noise pollution • Highways issues - blind spot junction, heavy road use, narrow road • Does not support greener future or protects and enhances natural environment • Will remove donkey and aged trees affecting bird population • Flooding at rear of donkey paddock • Lack of public transport/reduced bus service; • Lack of amenities and closure of shops • Seeks land to be maintained for agriculture. 						
9						
Summary of Main Proposed Modification(s)						
Remove the Hednesford Road, Norton Lodge Farm site [S3]						
10						
Cannock Chase Council Response						
The site has been subject to a site selection process and sustainability appraisal against alternative options and has been considered against the strategic objectives for the Local Plan. Whilst not all policies or proposals in the plan have a positive effect on every objective, they are considered and assessed against reasonable alternative options, and the plan is required to fulfil development needs.						
Any future iteration of the Local Plan would explore all options for residential development on additional suitable, available and deliverable land. Planning permission for the permanent development of safeguarded land will only be granted following a Local Plan review which proposes the development. At this present time the Council has been unable to identify sufficient sites outside the Green Belt to meet residential development needs and is therefore seeking to safeguard land in line with the provisions in the NPPF.						
Should the site be allocated in future, surveys will be required to identify potential impacts on local wildlife species and habitats and specific mitigation measures may be required to avoid adverse effects. All development is required to deliver biodiversity net gain. Developer contributions would be required to mitigate the impact of development on local infrastructure, including the highway network and schools. Flood risk would require further investigation.						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						
SO7.7, S3						

Respondent

Mr Richard Spalding						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0009	B0009A	Local Plan	Not specified	Not specified	Not specified	Not specified
8						
Summary of Main Issue(s) Raised Within the Representation						
The proposed development of houses in Heath Hayes causes great concern for current residents. The objection I am making is based on infrastructure, the plan, nor the recent meetings, do not adequately explain in detail the plans for how adding 1000 new residencies to the 'village' of Heath Hayes will be mitigated to avoid a reduction in quality of life for existing residents in respect of : 1) GP and Health Care Capacity						
9						
Summary of Main Proposed Modification(s)						
Seeks clear and specific detail on mitigation in order to withdraw the objection. Queries how many more GP surgeries would be added, or planned development/expansion of existing sites (including dentists).						
10						
Cannock Chase Council Response						
It is acknowledged that new development proposed at Heath Hayes will impact local infrastructure. The impact has been considered with infrastructure providers which has informed the Infrastructure Delivery Plan and the policy requirements for Site Allocations SH1 and SH2. The scale of development proposed will generate contributions to existing services such as G.P's and will provide a new 2FE primary school and relief road, as well as improvements to existing junctions. Whilst there are no specific proposals for G.P's and dentists surgeries at this point in time, the Council consult the NHS on proposals in the Local Plan including planned growth and they use this information to assist estate and service planning. Any funding received from development should be used to mitigate the impact of the development in the affected area.						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Mrs Linda Yates						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0010	B0010A	Local Plan	SO3.1 SH2 SO3.1 SH1 Land east of Wimblebury Road, Bleak House Land off Lichfield Road near Newlands Lane SH2 - allocations C279a and C116a	Not Specified	No	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Understands and appreciates there is a local need for additional housing in the area but concerns raised surrounding the building of a considerable number of new homes in Heath Hayes outlined in the plan for the following reasons:</p> <ul style="list-style-type: none"> • Strain that will be put on the existing infrastructure around Heath Hayes and Cannock during the building of the new homes and them by the increase in population of Heath Hayes once residents move in • The amount of extra traffic this will create on the local roads • The extra strain on all the health, education and social and recreational provision in Heath Hayes and the Cannock Chase District Council Area <p>Objection 1 to the proposed Local Plan due to the increase in traffic in Heath Hayes that will be generated by the proposed house building in Heath Hayes for the following reasons:</p> <ul style="list-style-type: none"> • Local roads are now totally overcrowded, congested and dangerous to navigate as a drive, a pedestrian and a cyclist. • The area around Five Ways has been found to have very poor air quality due to pollution caused by the amount of traffic using the roundabout and the buildup of exhaust fumes from vehicles queuing on all roads leading to this roundabout currently. • Both proposals in the Local Plan for the two new housing estates (off Wimblebury Road and off Cannock Road) will cause even more traffic in the area of Five Ways roundabout • Impact of health of residents in Heath Hayes through worsening air quality due to the increase in traffic • Children going to the existing school on Wimblebury Road and all local residents will be more at risk from traffic accidents as the footpaths will be more dangerous to walk along because of the increase in traffic from the new housing • None of the roads coming off Five Ways roundabout are very wide, all have narrow footpaths which in some cases are only on one side of the road, none have any cycle paths and there are no pedestrian crossings • There is a public park on the Wimblebury Road with an entrance by Five Ways roundabout, with more overcrowded roads by this park it will become a less pleasant and health place to visit and spend time in • The park will become a dangerous place for children to access because of difficulties crossing the roads to get into the park due to no pedestrian crossings at Five Ways roundabout • Five ways roundabout has very recently has a huge increase in traffic due to the opening of the Cannock Chase Crematorium on the Hednesford Road 						

- The roads in the area are liable to flooding, more housing and road building on the green field sites in Heath Hayes will lead to there being less land for this rainfall to soak away in naturally leading to more flooding
- The local pumping station will not cope with the demands of all the proposed new housing
- The new road from the proposed new housing estate off the Wimblebury Road that will link onto the A5190 Cannock Road will necessitate a junction on an extra junction on an already very busy and congested road

Objection 2 to the new housing in Heath Hayes in the Local Plan due to the lack of any new health facilities for the following reasons:

- Not aware of any new doctor, dentist, optician, pharmacy or health centre or care home expansion in the Local Plan for Heath Hayes

Objection 3 to the new housing in the Local Plan due to the lack of schools in Heath Hayes for the following reasons:

- The Plan does include a proposal for a new primary school however concern is raised to whether this will actually be built
- School places in Heath Hayes are considered to already be oversubscribed and so there will be nowhere for school aged pupils living in the new housing estates to attend.
- Heath Hayes Academy on Wimblebury Road does not have enough land around it to expand, therefore its school catchment area will have to be changed to accommodate any primary school aged pupils moving into the area
- Ongoing implications for overcrowding at other neighbouring primary schools in the Heath Hayes, Hednesford and Norton Canes areas
- There is no secondary school in Heath Hayes nor a reliable bus service or cycle paths to the secondary schools in the vicinity

Objection 4 to the new housing at Heath Hayes is due to the loss of green belt land to housing and roads for the following reasons:

- Two new big estates are proposed on green fields which help make the boundary between Heath Hayes, Norton Canes and Burntwood.
- The area of fields provides valuable land for wildlife.
- Council should be doing all they can to preserve and improve areas of green belt not building on them

Objection 5 to the new housing at Heath Hayes is due to the influx of new residents in Heath Hayes will put even more pressure on local government spending for the following reasons:

- Council taxes rise every year, yet the services we receive decline every year

Local government cannot support the residents who live in the area already and so services are likely to be stretched to breaking point if any further demands are put on them

9

Summary of Main Proposed Modification(s)

- Infrastructure of Heath Hayes and Hawks Green needs to be vastly improved.
- Existing Heath Hayes Health Centre needs to be expanded.
- Pedestrian Crossings need to be added around Heath Hayes, especially Five Way Roundabout
- Railway Station at Cannock should be improved.
- The Wimblebury Road and Cannock Road toward Burntwood should both be widened with wide footpaths along both sides of the road for dual cycle and pedestrian use.
- The layout of the Five Ways Roundabout should be improved to ease congestion there before building any new roads that link Wimblebury Road and the Cannock Road
- New layby near to Heath Hayes Academy on the opposite side to the proposed development could be included in the plans for the new estate to ease congestion at school drop-off/collection times.
- Expansion to the car park off Wimblebury Road opposite to Stafford Road could be expanded to ease congestion at school drop-off/collection times.

Instead of the proposed park near Newlands Lane in the Local Plan the existing Heath Hayes Park could be improved. The area for the proposed public park near Newlands Lane could then be used as a nature reserve

10

Cannock Chase Council Response

The sites have been subject to a site selection process and sustainability appraisal against alternative options and have been considered against the strategic objectives for the Local Plan. The Council have considered Green Belt

release in order to meet development needs and have exhausted all reasonable alternative options before reaching this conclusion, as set out in the Green Belt Topic Paper.

It is acknowledged that new development proposed through the Local Plan will impact local infrastructure. The impact has been considered with infrastructure providers which has informed the Infrastructure Delivery Plan and the policy requirements for Site Allocations. Surveys will be required to identify potential impacts on local wildlife species and habitats and specific mitigation measures may be required to avoid adverse effects. All development is required to deliver biodiversity net gain.

Staffordshire County Council Highways team have undertaken modelling with regards to the sites individual and cumulative impacts on Five Ways Island and the policy requirements for the Site Allocations require a Transport Assessment and Travel Plan to support the application with particular regard to impact on the Five Ways junction and mitigation of any adverse impact on air quality and traffic congestion.

The Local Plan does not outline any improvements to health care facilities as part of site allocations, these aspects would be considered through Developer Contributions and any Section 106's at the time of submission of a planning application.

Staffordshire County Council Education team have undertaken work to identify the need for the proposed primary school to be provided upon site SH1, the policy requirements for the Site Allocations requires that no substantive housing completions should occur until the funding and phasing of critical infrastructure is agreed by all involved parties.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

SO3.1, SH1, SH2, SO7.7

Respondent						
Mr Graham Yates						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0011	B0011A	Local Plan	SO3.1 SH2 SO3.1 SH1 Land east of Wimblebury Road, Bleak House Land off Lichfield Road near Newlands Lane SH2 - allocations C279a and C116a	Not Specified	No	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Understands and appreciates there is a local need for additional housing in the area but concerns raised surrounding the building of a considerable number of new homes in Heath Hayes outlined in the plan for the following reasons:</p> <ul style="list-style-type: none"> • Strain that will be put on the existing infrastructure around Heath Hayes and Cannock during the building of the new homes and them by the increase in population of Heath Hayes once residents move in • The amount of extra traffic this will create on the local roads • The extra strain on all the health, education and social and recreational provision in Heath Hayes and the Cannock Chase District Council Area <p>Objection 1 to the proposed Local Plan due to the increase in traffic in Heath Hayes that will be generated by the proposed house building in Heath Hayes for the following reasons:</p> <ul style="list-style-type: none"> • Local roads are now totally overcrowded, congested and dangerous to navigate as a drive, a pedestrian and a cyclist. • The area around Five Ways has been found to have very poor air quality due to pollution caused by the amount of traffic using the roundabout and the buildup of exhaust fumes from vehicles queuing on all roads leading to this roundabout currently. • Both proposals in the Local Plan for the two new housing estates (off Wimblebury Road and off Cannock Road) will cause even more traffic in the area of Five Ways roundabout • Impact of health of residents in Heath Hayes through worsening air quality due to the increase in traffic • Children going to the existing school on Wimblebury Road and all local residents will be more at risk from traffic accidents as the footpaths will be more dangerous to walk along because of the increase in traffic from the new housing • None of the roads coming off Five Ways roundabout are very wide, all have narrow footpaths which in some cases are only on one side of the road, none have any cycle paths and there are no pedestrian crossings • There is a public park on the Wimblebury Road with an entrance by Five Ways roundabout, with more overcrowded roads by this park it will become a less pleasant and health place to visit and spend time in • The park will become a dangerous place for children to access because of difficulties crossing the roads to get into the park due to no pedestrian crossings at Five Ways roundabout • Five ways roundabout has very recently has a huge increase in traffic due to the opening of the Cannock Chase Crematorium on the Hednesford Road 						

- The roads in the area are liable to flooding, more housing and road building on the green field sites in Heath Hayes will lead to there being less land for this rainfall to soak away in naturally leading to more flooding
- The local pumping station will not cope with the demands of all the proposed new housing
- The new road from the proposed new housing estate off the Wimblebury Road that will link onto the A5190 Cannock Road will necessitate a junction on an extra junction on an already very busy and congested road

Objection 2 to the new housing in Heath Hayes in the Local Plan due to the lack of any new health facilities for the following reasons:

- Not aware of any new doctor, dentist, optician, pharmacy or health centre or care home expansion in the Local Plan for Heath Hayes

Objection 3 to the new housing in the Local Plan due to the lack of schools in Heath Hayes for the following reasons:

- The Plan does include a proposal for a new primary school however concern is raised to whether this will actually be built
- School places in Heath Hayes are considered to already be oversubscribed and so there will be nowhere for school aged pupils living in the new housing estates to attend.
- Heath Hayes Academy on Wimblebury Road does not have enough land around it to expand, therefore its school catchment area will have to be changed to accommodate any primary school aged pupils moving into the area
- Ongoing implications for overcrowding at other neighbouring primary schools in the Heath Hayes, Hednesford and Norton Canes areas
- There is no secondary school in Heath Hayes nor a reliable bus service or cycle paths to the secondary schools in the vicinity

Objection 4 to the new housing at Heath Hayes is due to the loss of green belt land to housing and roads for the following reasons:

- Two new big estates are proposed on green fields which help make the boundary between Heath Hayes, Norton Canes and Burntwood.
- The area of fields provides valuable land for wildlife.
- Council should be doing all they can to preserve and improve areas of green belt not building on them

Objection 5 to the new housing at Heath Hayes is due to the influx of new residents in Heath Hayes will put even more pressure on local government spending for the following reasons:

- Council taxes rise every year, yet the services we receive decline every year

Local government cannot support the residents who live in the area already and so services are likely to be stretched to breaking point if any further demands are put on them

9

Summary of Main Proposed Modification(s)

- Infrastructure of Heath Hayes and Hawks Green needs to be vastly improved.
- Existing Heath Hayes Health Centre needs to be expanded.
- Pedestrian Crossings need to be added around Heath Hayes, especially Five Way Roundabout
- Railway Station at Cannock should be improved.
- The Wimblebury Road and Cannock Road toward Burntwood should both be widened with wide footpaths along both sides of the road for dual cycle and pedestrian use.
- The layout of the Five Ways Roundabout should be improved to ease congestion there before building any new roads that link Wimblebury Road and the Cannock Road
- New layby near to Heath Hayes Academy on the opposite side to the proposed development could be included in the plans for the new estate to ease congestion at school drop-off/collection times.
- Expansion to the car park off Wimblebury Road opposite to Stafford Road could be expanded to ease congestion at school drop-off/collection times.

Instead of the proposed park near Newlands Lane in the Local Plan the existing Heath Hayes Park could be improved. The area for the proposed public park near Newlands Lane could then be used as a nature reserve

10

Cannock Chase Council Response

The sites have been subject to a site selection process and sustainability appraisal against alternative options and have been considered against the strategic objectives for the Local Plan. The Council have considered Green Belt

release in order to meet development needs and have exhausted all reasonable alternative options before reaching this conclusion, as set out in the Green Belt Topic Paper.

It is acknowledged that new development proposed through the Local Plan will impact local infrastructure. The impact has been considered with infrastructure providers which has informed the Infrastructure Delivery Plan and the policy requirements for Site Allocations. Surveys will be required to identify potential impacts on local wildlife species and habitats and specific mitigation measures may be required to avoid adverse effects. All development is required to deliver biodiversity net gain.

Staffordshire County Council Highways team have undertaken modelling with regards to the sites individual and cumulative impacts on Five Ways Island and the policy requirements for the Site Allocations require a Transport Assessment and Travel Plan to support the application with particular regard to impact on the Five Ways junction and mitigation of any adverse impact on air quality and traffic congestion.

The Local Plan does not outline any improvements to health care facilities as part of site allocations, these aspects would be considered through Developer Contributions and any Section 106's at the time of submission of a planning application.

Staffordshire County Council Education team have undertaken work to identify the need for the proposed primary school to be provided upon site SH1, the policy requirements for the Site Allocations requires that no substantive housing completions should occur until the funding and phasing of critical infrastructure is agreed by all involved parties.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

SO3.1, SH1, SH2, SO7.7

Respondent						
Heath Hayes and Wimblebury Residents Association - Mr Geoffrey Sharp						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0012	B0012A	Local Plan Sustainability Appraisal	All	No	No	No
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>The areas identified for housing in Heath Hayes and Wimblebury are unsuitable for the following reasons:</p> <ul style="list-style-type: none"> • Areas were subject to coalmining (Coppice/Fair Lady Pit) from 1893 to 1964. According to history many seams were dug bell outside boundaries. In these areas many houses have been subject to severe subsidence and have subsequently been demolished. • The area is surrounded by Green Belt that is home to much wildlife and flora • The area is still used for farming, livestock and crops • There have been many new homes built in Norton Canes and now there is regular flooding blocking the road from Five Ways, Heath Hayes to the A5. • The lack of infrastructure - though a 'relief road' has been planned, it will still lead on to already clogged roads • Five Ways Island is increasingly at a standstill at numerous times during the day, any new development would impact tremendously on the health and welfare of the villagers and surrounding areas <p>There are many disused industrial sites in the midlands that are no longer used and would be far more suitable for large scale housing developments to save out dwindling green belt</p>						
9						
Summary of Main Proposed Modification(s)						
10						
Cannock Chase Council Response						
<p>The sites have been subject to a site selection process and sustainability appraisal against alternative options and have been considered against the strategic objectives for the Local Plan. Priority has been given to brownfield sites before the consideration of greenfield and Green Belt site. The Council have considered Green Belt release in order to meet development needs and have exhausted all reasonable alternative options before reaching this conclusion, as set out in the Green Belt Topic Paper.</p> <p>The developers would be required to undertake any work on the suitability of the land with regard to any former Coal Mining on or in the vicinity of the site.</p> <p>It is acknowledged that new development proposed through the Local Plan will impact local infrastructure. The impact has been considered with infrastructure providers which has informed the Infrastructure Delivery Plan and the policy requirements for the Site Allocations. Surveys will be required to identify potential impacts on local wildlife species and habitats and specific mitigation measures may be required to avoid adverse effects. All development is required to deliver biodiversity net gain.</p> <p>Staffordshire County Council Highways team have undertaken modelling with regards to the sites individual and cumulative impacts on Five Ways Island and the policy requirements for the Site Allocations require a Transport Assessment and Travel Plan to support the application with particular regard to impact on the Five Ways junction and mitigation of any adverse impact on air quality and traffic congestion.</p>						

The concerns with regards to the flooding in the local area and in the nearby area of Norton Canes is acknowledged and the policy requirements for the Site Allocations, require applications to be supported by a Drainage Strategy, and to incorporate new or enhanced attenuation ponds and SuDS features to provide suitable drainage systems on the site and to help with flood mitigation.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

SO3.1, SH1, SH2, SO7.7

Respondent						
Mrs Elizabeth Whiteley						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0013	B0013A	Cannock Chase Local Plan 2018-2040	SO7.2	No	No	Not Specified

8

Summary of Main Issue(s) Raised Within the Representation

The Regulation 19 is the only consultation on policy SO7.2 Biodiversity Net Gain (BNG) as it is a new policy since the previous consultation and the plan does not appear capable of meeting net zero in line with Council policy.

There is insufficient consideration of reasonable alternatives/work undertaken to establish whether a higher minimum BNG than 10% is viable in some parts of the District as a reasonable alternative. So7.02 objectives would be better met through a 20% minimum requirement for green belt sites and sites to be removed from the green belt.

Factual inaccuracies need correcting:

1. Paragraph 6.284 Reference is made to The Environment Act 2021 and secondary legislation to set a date for the requirement to come into force, but during the lengthy delays with the Local Plan, the BNG rules have become effective.
2. Paragraph 6.286 states 'Cannock Chase Council has declared a Climate Change Emergency with a target date for achieving Net Zero'. That target date is 2030 – it's a cop out not to include that.
3. Paragraph 6.287 states that as [at the time of writing they were awaiting] "future publication of guidance" Cannock Chase have chosen to adopt the minimum standard. During the lengthy delays with the Local Plan, guidance has been published and BNG requirements are in place. This is not a valid reason to adopt only the minimum standard and reasonable alternatives have not been considered.

9

Summary of Main Proposed Modification(s)

1. There needs to be proper formal consultation on policy SO7.2, not just at Reg 19 stage. Reasonable alternatives to a minimum 10% BNG should be subject to a viability assessment, particularly with a view to setting a higher minimum such as 20% as has been done for the Green Belt in the Cannock Wood Neighbourhood Plan.
2. Paragraph 6.284: This text should be updated. Before the scheduled submission of the Local Plan for examination mandatory BNG requirement will be fully in place. The mandatory requirement came into place on 12 February 2024 for all Town and Country Planning Act development but exemptions and non-major development. BNG will be required for development not defined as non-major development from 2 April 2024.
3. Paragraph 6.286: The target date for Net Zero should be stated. If not, why not? According to the Council's own website it has a 'vision for the District to become carbon neutral by 2030'. The Local Plan should have Objectives and Policies to bring the vision about.
4. Policy SO7.02, first paragraph states '... delivery of mandatory biodiversity net gain arising from the Environment Act 2021'. The word minimum should be inserted between the words mandatory and biodiversity. This would be clearer as for users, both within CCDC and those seeking to apply the policy or to monitor its application.
5. Policy SO7.02, second paragraph states 'where a policy in a made Neighbourhood Plan has set a higher target, this will be applied within the applicable neighbourhood area'. The use of the word 'target' in the policy is inappropriate. The Neighbourhood Plan for Cannock Wood adopted in January 2024 introduced a

minimum 20% requirement within the green belt parts of the Neighbourhood Plan Area. Policy SO7.02 should be corrected to use the word 'requirement' instead of 'target'.

10

Cannock Chase Council Response

In response to the points raised:

1. The Local Plan Policy SO7.2 meets the legally required minimum percentage threshold for Biodiversity Net Gain and does not prevent developers from providing or being encouraged to provide a higher % BNG where it is practical and viable to do so. The Local Plan has been subject to a viability assessment. Cannock Wood village within the settlement boundary is still subject to a 10% minimum BNG, with the rest of the Parish wholly within the Green Belt subject to a minimum 20% threshold, due to the local house price evidence considered as part of the Cannock Wood Neighbourhood Plan Examination. This evidence is specific to Cannock Wood and does not apply to the whole of Cannock Chase District.
2. The wording was accurate at the time of consultation. A modification to Paragraph 6.284 will be suggested to reflect that BNG is now mandatory for all relevant Planning Applications through the modifications process.
3. The Council has commissioned and published a study to assess the cost of implementing net zero. As a result the Council are reviewing the target date to ensure this is achievable
4. The Policy wording clearly states in the second paragraph that at least 10% is required so new wording is not required to define the minimum amount.
5. The wording was not intended to differ in its meaning and therefore could be amended through a modification, if necessary to make the plan sound.

11

Proposed Minor Modification(s)

Paragraph 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."*

Change the word *target* to *requirement* in Policy SO7.02, second paragraph.

Admin

Officer Ascribed Policy

Respondent						
Mr Stuart Ballance						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0014	B0014A	Local Plan	Wimblebury Road Policies Map	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>With regard to the plans at Wimblebury Road for 400 houses, it is not believed that adequate consideration has been given to the impact on the present road itself for the following reasons:</p> <ul style="list-style-type: none"> Plans indicate new development will feed onto and provide access to Wimblebury Road, there is already considerable congestion on the road. There are a number of speed humps on the road, but this does not deter access by heavy vehicles or the great deal of through traffic. Parking on the road is essential at various times of the day for homeowners and parents and visitors to the primary school, consequently it has become a difficult road to travel along The proposed "Wimblebury Road Relief Road" or "WRRR" is a misnomer as it will add to traffic problems on the road and not relieve them 						
9						
Summary of Main Proposed Modification(s)						
<ul style="list-style-type: none"> The relief road should perform the service that is described as doing i.e. relieve congestion on the Wimblebury Road The only access from the new development to Wimblebury Road should be at the intersection of Brickworks Road and WRRR. There should be no other vehicular access from the development to Wimblebury Road. Wimblebury Road could be made safer by the introduction of further traffic calming measures which could defer heavy traffic 						
10						
Cannock Chase Council Response						
<p>It is acknowledged that new development proposed through the Local Plan will impact Local infrastructure and the impact of the site SH2 on local highways infrastructure has been considered which has informed the policy requirements for the Site Allocations. The WRRR has been incorporated into the modelling by the County Highways team and has been assessed to its potential impact on the surrounding road network.</p> <p>Staffordshire County Council Highways team have undertaken modelling with regards to the sites individual and cumulative impacts on Five Ways Island and the policy requirements for the Site Allocations require a Transport Assessment and Travel Plan to support the application with particular regard to impact on the Five Ways junction and mitigation of any adverse impact on air quality and traffic congestion.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Mr Ashley Yates						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0015	B0015A	Local Plan	S03.1 SH2 S03.1 SH1 Land east of Wimblebury Road, Bleak House Land off Lichfield Road near Newlands Lane SH2 - allocations C279a and C116a	No	No	No
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Understands and appreciates there is a local need for additional housing in the area but concerns raised surrounding the building of a considerable number of new homes in Heath Hayes outlined in the plan for the following reasons:</p> <ul style="list-style-type: none"> • Strain that will be put on the existing infrastructure around Heath Hayes and Cannock during the building of the new homes and them by the increase in population of Heath Hayes once residents move in • The amount of extra traffic this will create on the local roads • The extra strain on all the health, education and social and recreational provision in Heath Hayes and the Cannock Chase District Council Area <p>Objection 1 to the proposed Local Plan due to the increase in traffic in Heath Hayes that will be generated by the proposed house building in Heath Hayes for the following reasons:</p> <ul style="list-style-type: none"> • Local roads are now totally overcrowded, congested and dangerous to navigate as a driver, a pedestrian and a cyclist. • The area around Five Ways has been found to have very poor air quality due to pollution caused by the amount of traffic using the roundabout and the buildup of exhaust fumes from vehicles queuing on all roads leading to this roundabout currently. • Both proposals in the Local Plan for the two new housing estates (off Wimblebury Road and off Cannock Road) will cause even more traffic in the area of Five Ways roundabout • Impact of health of residents in Heath Hayes through worsening air quality due to the increase in traffic • Children going to the existing school on Wimblebury Road and all local residents will be more at risk from traffic accidents as the footpaths will be more dangerous to walk along because of the increase in traffic from the new housing • None of the roads coming off Five Ways roundabout are very wide, all have narrow footpaths which in some cases are only on one side of the road, none have any cycle paths and there are no pedestrian crossings • There is a public park on the Wimblebury Road with an entrance by Five Ways roundabout, with more overcrowded roads by this park it will become a less pleasant and health place to visit and spend time in • The park will become a dangerous place for children to access because of difficulties crossing the roads to get into the park due to no pedestrian crossings at Five Ways roundabout • Five ways roundabout has very recently has a huge increase in traffic due to the opening of the Cannock Chase Crematorium on the Hednesford Road 						

- The roads in the area are liable to flooding, more housing and road building on the green field sites in Heath Hayes will lead to there being less land for this rainfall to soak away in naturally leading to more flooding
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- The new road from the proposed new housing estate off the Wimblebury Road that will link onto the A5190 Cannock Road will necessitate a junction on an already very busy and congested road

Objection 2 to the new housing in Heath Hayes in the Local Plan due to the lack of any new health facilities for the following reasons:

- Not aware of any new doctor, dentist, optician, pharmacy or health centre or care home expansion in the Local Plan for Heath Hayes

Objection 3 to the new housing in the Local Plan due to the lack of schools in Heath Hayes for the following reasons:

- The Plan does include a proposal for a new primary school however concern is raised to whether this will actually be built
- School places in Heath Hayes are considered to already be oversubscribed and so there will be nowhere for school aged pupils living in the new housing estates to attend.
- Heath Hayes Academy on Wimblebury Road does not have enough land around it to expand, therefore its school catchment area will have to be changed to accommodate any primary school aged pupils moving into the area
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- There is no secondary school in Heath Hayes nor a reliable bus service or cycle paths to the secondary schools in the vicinity

Objection 4 to the new housing at Heath Hayes is due to the loss of green belt land to housing and roads for the following reasons:

- Two new big estates are proposed on green fields which help make the boundary between Heath Hayes, Norton Canes and Burntwood.
- The area of fields provides valuable land for wildlife.
- Council should be doing all they can to preserve and improve areas of green belt not building on them

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- Council taxes rise every year, yet the services we receive decline every year

Local government cannot support the residents who live in the area already and so services are likely to be stretched to breaking point if any further demands are put on them

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Summary of Main Proposed Modification(s)

- Existing Heath Hayes Health Centre needs to be expanded.
- Pedestrian Crossings need to be added around Heath Hayes, especially Five Way Roundabout
- Railway Station at Cannock should be improved.
- The Wimblebury Road and Cannock Road toward Burntwood should both be widened with wide footpaths along both sides of the road for dual cycle and pedestrian use.
- The layout of the Five Ways Roundabout should be improved to ease congestion there before building any new roads that link Wimblebury Road and the Cannock Road
- New layby near to Heath Hayes Academy on the opposite side to the proposed development could be included in the plans for the new estate to ease congestion at school drop-off/collection times.
- Expansion to the car park off Wimblebury Road opposite to Stafford Road could be expanded to ease congestion at school drop-off/collection times.

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Cannock Chase Council Response

The sites have been subject to a site selection process and sustainability appraisal against alternative options and have been considered against the strategic objectives for the Local Plan. The Council have considered Green Belt release in order to meet development needs and have exhausted all reasonable alternative options before reaching this conclusion, as set out in the Green Belt Topic Paper.

It is acknowledged that new development proposed through the Local Plan will impact local infrastructure. The impact has been considered with infrastructure providers which has informed the Infrastructure Delivery Plan and the policy requirements for Site Allocations. Surveys will be required to identify potential impacts on local wildlife species and habitats and specific mitigation measures may be required to avoid adverse effects. All development is required to deliver biodiversity net gain.

Staffordshire County Council Highways team have undertaken modelling with regards to the sites individual and cumulative impacts on Five Ways Island and the policy requirements for the Site Allocations require a Transport Assessment and Travel Plan to support the application with particular regard to impact on the Five Ways junction and mitigation of any adverse impact on air quality and traffic congestion.

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Staffordshire County Council Education team have undertaken work to identify the need for the proposed primary school to be provided upon site SH1, the policy requirements for the Site Allocations requires that no substantive housing completions should occur until the funding and phasing of critical infrastructure is agreed by all involved parties.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

SO3.1, SH1, SH2, SO7.7

Respondent						
Mrs Valerie Stokes						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0016	B0016A	Local Plan	SO3.1 SH1 Newlands Lane C116a	No	No	No
8						
Summary of Main Issue(s) Raised Within the Representation						
<ul style="list-style-type: none"> • Considers that residents have not been given sufficient information or time to fully digest the impact the plan will have on their community. • Consideration has not been given to the current traffic problems the local community is experiencing. Nor the wear and tear on the already poor road surfaces • The area is already overpopulated. • Do not consider that local residents were made aware that more green space was to be changed to brown space 						
9						
Summary of Main Proposed Modification(s)						
<ul style="list-style-type: none"> • Every individual household affected by this plan should be individually made aware the affect the plan shall have on their community. • They should all be given the opportunity to voice their opinions. • Current GP Practices cannot cope with the current population in the area. • Local schools are full and turning away new pupils. • The local area cannot cope with the current level of traffic. • Local people will not be able to afford the new houses. • The problems caused but the 'refuse tip' previously on local residents has not been considered and they now plan to build even closer to the problem. • The Hawks Green development was built with provisions for a school that has not been built 						
10						
Cannock Chase Council Response						
<p>Concerns with regards to the information provided with regards to the site are noted, the site has been in consideration throughout the process and was included at the Preferred Options (Reg 18) stage as a site under consideration for allocation within the Local Plan, though it is acknowledged that more detailed information in the form of a site allocation policy was not incorporated until Regulation 19. The Council have undertaken consultation events within the Local Area in line with the requirements of Regulation 19 and all documents have been made available at all stages within the local libraries, at the Civic Centre and on the Council's website.</p> <p>The site has been subject to a site selection process and sustainability appraisal against alternative options and have been considered against the strategic objectives for the Local Plan. The Council have considered Green Belt release in order to meet development needs and have exhausted all reasonable alternative options before reaching this conclusion, as set out in the Green Belt Topic Paper.</p> <p>Staffordshire County Council Highways team have undertaken modelling with regards to the sites individual and cumulative impacts on Five Ways Island and the local highway network and the policy requirements for the Site Allocations require a Transport Assessment and Travel Plan to support the application with particular regard to impact on the Five Ways junction and mitigation of any adverse impact on air quality and traffic congestion.</p> <p>Staffordshire County Council Education team have undertaken work to identify the need for the proposed primary school to be provided upon site SH1, the policy requirements for the Site Allocations requires that no substantive</p>						

housing completions should occur until the funding and phasing of critical infrastructure is agreed by all involved parties.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

S03.1, SH1, SO7.7

Respondent						
Mr Mark Lycett						Item No. 6.76
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0017	B0017A	Local Plan	SO3.1 East of Wimblebury Road SH2 C279a	Not Specified	No	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>It is considered that the land is not suitable for development for housing for the following reasons:</p> <ul style="list-style-type: none"> • Loss of a lot of Green Belt land to developments in this area and this would add to that • Movement along the road is already bad enough, especially when school is opening & closing. This would cause even more traffic making problems worse • More housing would mean more cars which would result in more pollution to the environment • More housing will cause more pressure on schools - dentists - doctors • Taking away more fields causes more flooding as there's nowhere for the storm water to go • The Wimblebury and surrounding village area has been swallowed up by more and more development and are no longer villages • The development of land here would have a big impact on local wildlife 						
9						
Summary of Main Proposed Modification(s)						
10						
Cannock Chase Council Response						
<p>The concerns with regards to the loss of Green Belt land has been noted. The Council have considered Green Belt release in order to meet development needs and have exhausted all reasonable alternative options before reaching this conclusion, as set out in the Green Belt Topic Paper.</p> <p>It is acknowledged that new development proposed through the Local Plan will impact local infrastructure. The impact has been considered with infrastructure providers which has informed the Infrastructure Delivery Plan and the policy requirements for Site Allocations. Surveys will be required to identify potential impacts on local wildlife species and habitats and specific mitigation measures may be required to avoid adverse effects. All development is required to deliver biodiversity net gain.</p> <p>Staffordshire County Council Highways team have undertaken modelling with regards to the sites individual and cumulative impacts on Five Ways Island and the local highways network and the policy requirements for the Site Allocations require a Transport Assessment and Travel Plan to support the application with particular regard to impact on the Five Ways junction and mitigation of any adverse impact on air quality and traffic congestion.</p> <p>The Local Plan does not outline any improvements to health care facilities as part of site allocations, these aspects would be considered through Developer Contributions and any Section 106's at the time of submission of a planning application.</p> <p>Staffordshire County Council Education team have undertaken work to identify the need for the proposed primary school to be provided upon site SH1, the policy requirements for the Site Allocations requires that no substantive housing completions should occur until the funding and phasing of critical infrastructure is agreed by all involved parties.</p>						
11						

Proposed Minor Modification(s)
Admin
Officer Ascribed Policy
SO7.7, SH2

Respondent						
Mr Andrew Richard Stokes						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0018	B0018A	Local Plan	SO3.1 SH2 Cannel Mount C279a	No	No	No
8						
Summary of Main Issue(s) Raised Within the Representation						
<ul style="list-style-type: none"> • Considers that residents have not been given sufficient information or time to fully digest the impact the plan will have on their community. • Sufficient consideration has not been given to the massive impact this will have on the local communities • This area is well populated by deer and it is considered that the plan will have a massive impact on their habitat. Believes that we are supposed to protect them and the Green Belt areas. • The local area is already the most populated in Staffordshire per square mile • People from the local area will not be able to afford these planned properties 						
9						
Summary of Main Proposed Modification(s)						
<ul style="list-style-type: none"> • Each household affected by the plan and the effect of the community should be individually contacted to make them individually aware • Each household should be given the chance to object to the removal of Green Belt areas • Current GP Practices cannot cope with the current level of people in this area • The road system in the area is grid locked and cannot cope with the current amount of traffic. The roads are already suffering due to the high levels of traffic. • Local schools are already full and are turning away new people to the area. • The Hawks Green School should have been built and wasn't 						
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Cannock Chase Council Response						
<p>Concerns with regards to the information provided with regards to the site are noted, the site has been in consideration throughout the process and was included at the Preferred Options (Reg 18) stage as a site under consideration for allocation within the Local Plan, though it is acknowledged that more detailed information in the form of a site allocation policy was not incorporated until Regulation 19. The Council have undertaken consultation events within the Local Area in line with the requirements of Regulation 19 and all documents have been made available at all stages within the local libraries, at the Civic Centre and on the Council's website in line with the Statement of Community Involvement.</p> <p>The site has been subject to a site selection process and sustainability appraisal against alternative options and have been considered against the strategic objectives for the Local Plan. The Council have considered Green Belt release in order to meet development needs and have exhausted all reasonable alternative options before reaching this conclusion, as set out in the Green Belt Topic Paper.</p> <p>It is acknowledged that new development proposed through the Local Plan will impact local infrastructure. The impact has been considered with infrastructure providers which has informed the Infrastructure Delivery Plan and the policy requirements for Site Allocations. Surveys will be required to identify potential impacts on local wildlife species and habitats and specific mitigation measures may be required to avoid adverse effects. All development is required to deliver biodiversity net gain.</p>						

Staffordshire County Council Highways team have undertaken modelling with regards to the sites individual and cumulative impacts on Five Ways Island and the local highway network and the policy requirements for the Site Allocations require a Transport Assessment and Travel Plan to support the application with particular regard to impact on the Five Ways junction and mitigation of any adverse impact on air quality and traffic congestion.

Staffordshire County Council Education team have undertaken work to identify the need for the proposed primary school to be provided upon site SH1, the policy requirements for the Site Allocations requires that no substantive housing completions should occur until the funding and phasing of critical infrastructure is agreed by all involved parties.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

Respondent						
Mrs Julie Downs						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0019	B0019A	Local Plan	Not Specified	Not Specified	Not Specified	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Identifies that whilst they are not a lawyer and have no legal knowledge to why the Local Plan is not legally compliant but as a resident of Heath Hayes has a number of concerns as follows:</p> <ul style="list-style-type: none"> • Appreciate that there is no brown belt land left to build on and that there is an expectation by government to build a certain amount of new properties. • Fully aware of the demand for affordable well built and maintained homes. Having over 1000 new houses will bring in money to the area and help the nationwide housing crisis. • This realistically means 2,000 extra adults, 1000/1500 extra children the infrastructure to support this demand has not been considered in the plan and this is what leads me to have significant concerns about the proposals. • All these families will need Drs/Dentists which are already impossible to register with in the local area • A primary school is in the plan but what about high schools - all local schools have been oversubscribed and have larger than ideal classroom sizes <p>A main issue has to be the road network for the following reasons:</p> <ul style="list-style-type: none"> • Most houses are 2 car families. That would mean over 2,000 additional cars on Cannock Roads which cannot cope today. • 2/3 miles from the M6 junction to Heath Hayes takes approx. 5-10min at 6:00am. However, a few hours later at rush hour this same journey can take 20-30minutes due to the volume of traffic. • There is a constant high volume of traffic along the A460 (Orbital) in addition to flooding regardless of time of day • The A5190 to Biffa Island queues as far back as Newlands Pub and then into Cannock Town Centre. • The opposite direction towards Burntwood also the A5190 queues onto Five Ways Island all the way back to the Skoda Garage. • Adding additional traffic to these already highly congested roads will make it a worsen nightmare than what it is currently 						
9						
Summary of Main Proposed Modification(s)						
<ul style="list-style-type: none"> • Doctors Surgery • NHS Dentist Surgery • High School • To help flow of traffic improvements to the road infrastructure, suggestions include: <ul style="list-style-type: none"> - Five Ways Island needs improvement currently this is a single lane roundabout - whilst there is limited room for larger vehicles to access moving the island slightly up the road and using old quarry ground would help - One relief road joining the A5190 towards Burntwood will not help - those living on the Wimblebury Estate will need to still access Wimblebury Road which struggles, it's a road of speed humps and parked cars, a way on as well as off the estate is needed - Utilising the existing Newlands Lane as a relief road to allow traffic to access the existing A5 and not move to use A5190/A460 giving alternative routes to help traffic flow 						
10						
Cannock Chase Council Response						

The site has been subject to a site selection process and sustainability appraisal against alternative options and have been considered against the strategic objectives for the Local Plan. The Council have considered Green Belt release in order to meet development needs and have exhausted all reasonable alternative options before reaching this conclusion, as set out in the Green Belt Topic Paper.

Staffordshire County Council Education team have undertaken work to identify the need for the proposed primary school to be provided upon site SH1, the policy requirements for the Site Allocations requires that no substantive housing completions should occur until the funding and phasing of critical infrastructure is agreed by all involved parties. The site allocations policies also set out that development will be subject to proportionate primary and secondary education contributions as requested by Staffordshire County Council, where evidenced by need.

The Local Plan does not outline any improvements to health care facilities as part of site allocations, these aspects would be considered through Developer Contributions and any Section 106's at the time of submission of a planning application.

Staffordshire County Council Highways team have undertaken modelling with regards to the sites individual and cumulative impacts on Five Ways Island and the local highway network and the policy requirements for the Site Allocations require a Transport Assessment and Travel Plan to support the application with particular regard to impact on the Five Ways junction and mitigation of any adverse impact on air quality and traffic congestion.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

Respondent						
Mr and Mrs Paul & Avril Fairbrother						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0020	B0020A	Local Plan	SO3.1 Land East of Wimblebury Road - Bleak House & Cannock Road SH1&SH2	No	No	No
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Plans for the development of open space of Wimblebury Road, Heath Hayes have already been rejected in the past. The plan for the original proposed development, a much smaller development, were found our solicitor where we purchased out house in 2018. Other neighbours recall this matter, but these plans can no longer be found either by searches to Cannock Chase District Council or to Taylor Wimpey's historical planning application records. Please see attachment that these plans were put forward in 2017. Considers this initial rejection to be for the following issues:</p> <ul style="list-style-type: none"> • There was no need for additional houses in the area then and there is no need now. • There are so many properties for sale in Heath Hayes, Cannock and the surrounding areas that are affordable. In contrast, these schemes tend to offer houses for sale that are in fact, more expensive, despite the claims made in their marketing strategy. • Most people who will be able to buy these houses will not be local and most likely already own a more expensive property. These are the people that the proposed development will help. • The scheme can only be said to be affordable to the real beneficiaries of that affordability. The Council who will receive a generous payment that in 2017 was estimated to be in the region of £1.8m and an annual increase in council tax revenue of £435,000. As we are not in 2024, these figures will obviously increase substantially. • The amount of properties proposed has little to do with local need but more to do with meeting the shortfall of the Greater Birmingham Housing Market Area. This includes Wolverhampton and Coventry. There is no need to develop in this area as all of those cities have many villages and towns that fall within their boundaries that have space for new homes to be built. They also have significant amount of brown sites that could be developed. They are of course more expensive and reduce the profit made by developers. • Destruction of more open space leading to a detrimental impact upon the physical, emotional, and mental health of the community. This is in direct contravention of the ideology set out in Staffordshire County Council policy regarding biodiversity. • Impact on wildlife. (Reference to the above Staffordshire County Council document). The proposed developments will have unacceptable impact upon wildlife in the area. The animals have already been displaced several times due to the continued development of green sites. The animals have an ever-decreasing area available to live in safely that provides them with sufficient food. • Impact upon the physical and emotional health of the population. It is a known fact that access to open spaces improves mental and physical health as well as maintaining emotional wellbeing. • The number of new homes will in effect result in a new town being built • Increase in traffic on roads that are already at capacity. This will be particularly difficult during construction as heavy goods vehicles transporting materials and equipment to and from the sites will inevitably try to access the proposed site on Wimblebury Road via Wimblebury Road. This road is already congested and difficult to negotiate due it being narrow, parked cars and volume of traffic. • An additional risk that will be created by this increased traffic will be created by this increased traffic will be to those children who walk to school. 						

- Construction traffic accessing the proposed site off Cannock Road will cause many problems. The answer is not to build additional roads.
- Increased pollution. Recall that the area around Five Ways Island has an unacceptable and dangerous level of toxic fumes without any additional traffic.
- Increased wear of road surfaces leading to more damage. Will the Local Authority, whether that be Cannock Chase District Council or Staffordshire Highways, or the developers pay for these roads to be maintained?
- Impact of these proposals will, in effect, add to the development of an urban sprawl and accelerate the demise of the semi-rural nature of the local area.
- There will be an unacceptable impact on schools of all stages of education. Schools are already oversubscribed.
- Increase in population will lead to further pressure upon Health Care providers. It is not acceptable for the developers or the Council to state that they will build another Health Centre to meet the creased demand. This concern was identified as a matter for the NHS at a recent consultation event. The buildings are not the issue, being able to recruit and retain Doctors to work as General Practitioners is.
- It is not the responsibility of the NHS to recruit General Practitioners to staff medical centres. General Practitioners are not employed by the NHS.
- An increased population will place an additional burden upon the Ambulance service and all departments of the General hospitals when these services are already under enormous pressure.
- Impact on water supply and the capacity of the South Staffs Water to deal effectively with the increase in sewage and dirty water. Currently there is an over-reliance by the water companies on discharging polluted water into the waterways, thus impacting wildlife, their food, health, and well-being. The same can be said of the detrimental impact upon human health.
- Developments will lead to an increased risk of flooding, as the land needed for the developments will be covered in hard surfaces. Flooding is already problematic in the area.
- Increased population will inevitably lead to an increase in crime. This will put additional strain upon the Police Force.

Suggest that these proposals are withdrawn and instead revisit the plans already agreed for the redevelopment of Cannock Town Centre. Understand that a significant amount of funding has been allocated by central government and indeed that these funds have already been received. This scheme will provide a number of homes but will not have such a significant impact upon the area and the infrastructure.

9

Summary of Main Proposed Modification(s)

- No modifications that would make the scheme acceptable.
- Do not accept that there are no brown sites available and therefore there is no alternative but build upon the Green Belt. Cannock Town Centre has plans in place for redevelopment into a largely residential area.
- There are also large stretches of land on both sides of the A5 that fall within the geographical boundaries of Cannock Chase that are derelict and overdue for redevelopment.
- The scheme should be withdrawn completely and the alternative sites identified used.

10

Cannock Chase Council Response

Part of the site (SH2 Land east of Wimblebury Road) was released from the Green Belt for development in a previous Local Development Document. However, to date this land has not been required to meet development needs. The new Local Plan proposes allocation of the whole site encompassing the part previously released from the Green Belt.

The need for new development is based on the Governments standard methodology which takes into account factors such as projected population growth and affordability ratios in the District up to year 2040. Local Plans must meet development needs in order to be adopted.

The developer will be required to deliver a mix of housing in terms of sizes and tenure including social rented and other types of affordable housing in compliance with proposed Policy S03.2 Housing Choice to suit the needs of a range of occupiers.

The Council has proposed 500 dwellings towards the unmet need of the Housing Market Area (HMA). There are insufficient brownfield sites to meet projected housing need in both Birmingham and the Black Country. This figure is added to the total plan housing requirement and it is not proposed that site SH2 is solely required to meet that need. Rather, the Council has considered the Spatial Strategy as a whole taking into consideration which locations offer the greatest potential to offer sustainable growth in terms of infrastructure provision and access to services and facilities, amongst other factors which have determined the site selection process (see Site Selection Methodology for further detail).

There are exceptional circumstances to support removal of land from the Green Belt and this is a last resort after consideration of all reasonable alternative options. Whilst this will result in development of agricultural fields the developer is obligated to provide at least 10% biodiversity net gain. This could include tree planting, ecological improvements to existing on site habitats such as ponds and requires the developer to consider how to support wildlife at the planning application stage. In addition, an ecological survey will be required to record habitats and wildlife on site and to determine the impact of development on habitats and how to mitigate any negative effect. New open space, and or improvements to existing open space will be required as part of any major new development. This will benefit existing and new residents as it will be publicly accessible whereas the existing agricultural fields are not suitable or available for public access.

The level of development equates to an urban extension. No new towns are proposed in the Local Plan, and the Local Plan does not in itself - cause an increase in population, it seeks to plan for projected increases using statistical data provided by the Office of National Statistics.

It is acknowledged that new development proposed through the Local Plan will impact local infrastructure. The impact has been considered with infrastructure providers which has informed the Infrastructure Delivery Plan and the policy requirements for Site Allocations. Surveys will be required to identify potential impacts on local wildlife species and habitats and specific mitigation measures may be required to avoid adverse effects. All development is required to deliver biodiversity net gain.

Staffordshire County Council Highways team have undertaken modelling with regards to the sites individual and cumulative impacts on Five Ways Island and the policy requirements for the Site Allocations require a Transport Assessment and Travel Plan to support the application with particular regard to impact on the Five Ways junction and mitigation of any adverse impact on air quality and traffic congestion.

The Local Plan does not outline any improvements to health care facilities as part of site allocations, these aspects would be considered through Developer Contributions and any Section 106's at the time of submission of a planning application.

Staffordshire County Council Education team have undertaken work to identify the need for the proposed primary school to be provided upon site SH1, the policy requirements for the Site Allocations requires that no substantive housing completions should occur until the funding and phasing of critical infrastructure is agreed by all involved parties.

11
Proposed Minor Modification(s)
Admin
Officer Ascribed Policy

Respondent						
Mr Robert Matthews						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0021	B0021A	Not stated	Not stated	Not stated	Not stated	Not stated
8						
Summary of Main Issue(s) Raised Within the Representation						
<ul style="list-style-type: none"> • Objects to further large developments. Area is over-saturated with houses. • Seeks retention of agricultural land to sustain growing population. • Proposes use of former mining land which through has little topsoil to promote plant growth following land restoration. • The road layout is inadequate and poorly maintained which will increase traffic issues. Five Ways island is a bottleneck and improvements have not materialised. • Schools, medical facilities and shops have been ignored but there is a pressing need for them. 						
9						
Summary of Main Proposed Modification(s)						
10						
Cannock Chase Council Response						
<p>The Local Plan takes a 'brownfield first' approach to site selection, and any land which could be repurposed or reused has been identified and allocated, however insufficient previously developed land is suitable, available and deliverable to meet identified development needs. This has led to the allocation of green field sites in the Local Plan.</p> <p>It is acknowledged that new development proposed through the Local Plan will impact local infrastructure. The impact has been considered with infrastructure providers which has informed the Infrastructure Delivery Plan and the policy requirements for Site Allocations. Staffordshire County Council Highways team have undertaken modelling with regards to the sites individual and cumulative impacts on Five Ways Island and the policy requirements for the Site Allocations require a Transport Assessment and Travel Plan to support the application with particular regard to impact on the Five Ways junction and mitigation of any adverse impact on air quality and traffic congestion.</p> <p>The Local Plan does not outline any improvements to health care facilities as part of site allocations, these aspects would be considered through Developer Contributions and any Section 106's at the time of submission of a planning application.</p> <p>Staffordshire County Council Education team have undertaken work to identify the need for the proposed primary school to be provided upon site SH1, the policy requirements for the Site Allocations requires that no substantive housing completions should occur until the funding and phasing of critical infrastructure is agreed by all involved parties.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						
SH1 and SH2						

Respondent						
Mrs Margaret Bullock						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0022	B0022A	Not stated	Not stated	No	No	No
8						
Summary of Main Issue(s) Raised Within the Representation						
<ul style="list-style-type: none"> Lack of access and exit roads causing more congestion on already dangerous roads. No safe crossings for pedestrians, especially Five Ways island Light pollution on remaining Green Belt Loss of environment, farmland and Green Belt Cannock Chase District is 6 times the population density of Stafford and Lichfield and this will add pressure to schools, doctors, NHS, local and social amenities This development will lead to further loss of Green Belt which will disappear 						
9						
Summary of Main Proposed Modification(s)						
10						
Cannock Chase Council Response						
<p>It is acknowledged that new development proposed through the Local Plan will impact local infrastructure. The impact has been considered with infrastructure providers which has informed the Infrastructure Delivery Plan and the policy requirements for Site Allocations. Staffordshire County Council Highways team have undertaken modelling with regards to the sites individual and cumulative impacts on Five Ways Island and the policy requirements for the Site Allocations require a Transport Assessment and Travel Plan to support the application with particular regard to impact on the Five Ways junction and mitigation of any adverse impact on air quality and traffic congestion.</p> <p>The Local Plan does not outline any improvements to health care facilities as part of site allocations, these aspects would be considered through Developer Contributions and any Section 106's at the time of submission of a planning application.</p> <p>Staffordshire County Council Education team have undertaken work to identify the need for the proposed primary school to be provided upon site SH1, the policy requirements for the Site Allocations requires that no substantive housing completions should occur until the funding and phasing of critical infrastructure is agreed by all involved parties.</p> <p>Light pollution is an issue that will be considered as part of the masterplan and design code for the site. The sensitive location requiring removal of land from the Green Belt will necessitate a high design standard which includes appropriate lighting to avoid light pollution where possible.</p> <p>There are exceptional circumstances to support removal of land from the Green Belt and this is a last resort after consideration of all reasonable alternative options. The Local Plan looks beyond year 2040 and seeks to identify potential areas for growth in future to prevent the need for an additional review of the Green Belt.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						
SH1 and SH2						

Respondent						
Mrs Janet Jennings						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0023	B0023A	Not stated	Not stated	Not stated	Not stated	Not stated
8						
Summary of Main Issue(s) Raised Within the Representation						
<ul style="list-style-type: none"> • Very busy road causing more congestion. No safe crossings for pedestrians, especially Five Ways island • Loss of farmland and Green Belt • This development will lead to further loss of Green Belt which will disappear 						
9						
Summary of Main Proposed Modification(s)						
10						
Cannock Chase Council Response						
<p>It is acknowledged that new development proposed through the Local Plan will impact local infrastructure. The impact has been considered with infrastructure providers which has informed the Infrastructure Delivery Plan and the policy requirements for Site Allocations. Staffordshire County Council Highways team have undertaken modelling with regards to the sites individual and cumulative impacts on Five Ways Island and the policy requirements for the Site Allocations require a Transport Assessment and Travel Plan to support the application with particular regard to impact on the Five Ways junction and mitigation of any adverse impact on air quality and traffic congestion.</p> <p>There are exceptional circumstances to support removal of land from the Green Belt and this is a last resort after consideration of all reasonable alternative options. The Local Plan looks beyond year 2040 and seeks to identify potential areas for growth in future to prevent the need for an additional review of the Green Belt.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Mr Lee Morrall						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0024	B0024A	Local Plan	SO3.1 Land south of A5190 Lich Rd Heath Hayes SH1 (C116a)	Don't know	No	Not stated
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Objects to development of the land to the south of Lichfield/Cannock Road (SH1) and makes the following points which demonstrate the plan is unsound:</p> <ul style="list-style-type: none"> Negative impact on landscape character and the Green Belt (against national and local policies S07.4 & S07.6) on an historic area once called Spring Valley Development will not respect traditional 'triangular' form of the village of Heath Hayes and in conjunction with the Wimblebury Road development will completely surround Heath Hayes with urban settlement. The current farmland supports a variety of wildlife and deer (with photo evidence), the space to roam is already compromised by development. The countryside is vital to wellbeing of residents and the character of the Newlands Lane area. Population density is 6x more than Stafford District and 4x more than Lichfield, therefore Cannock District is being unfairly urbanised to accommodate the population overspill from the West Mids Metropolitan Districts. Neighbouring authorities should share the burden. Concerned with loss of village/community identity, and the wellbeing of local people and visitors and seeks preservation of Green Belt and even brownfield land bordering the village as this is vital to preserve provincial character when bordering a metropolitan area of 3 million people. Lichfield/Cannock Road has bottlenecks of traffic on a daily basis, consists of freight and domestic traffic causing congestion and pollution. Insufficient local facilities/infrastructure at present. 						
9						
Summary of Main Proposed Modification(s)						
10						
Cannock Chase Council Response						
<p>There are exceptional circumstances to support removal of land from the Green Belt and this is a last resort after consideration of all reasonable alternative options. Local authorities neighbouring Greater Birmingham and the Black Country jointly took part in a strategic growth study at the start of the plan process in 2018 to consider how all authorities could collectively help to share the unmet need and therefore share the same burden as Cannock Chase District Council in this respect. This evidence is available on the Councils website.</p> <p>Whilst development proposed at Heath Hayes will result in the loss of agricultural fields, the developer is obligated to provide at least 10% biodiversity net gain. This could include tree planting, ecological improvements to existing on site habitats such as ponds and requires the developer to consider how to support wildlife at the planning application stage. In addition, an ecological survey will be required to record habitats and wildlife on site and to determine the impact of development on habitats and how to mitigate any negative effect.</p> <p>New development will be designed to be locally distinctive, and will be subject to a masterplan and design code which should reflect the locality and community aspirations for the sites.</p>						

It is acknowledged that new development proposed through the Local Plan will impact local infrastructure. The impact has been considered with infrastructure providers which has informed the Infrastructure Delivery Plan and the policy requirements for Site Allocations.

Staffordshire County Council Highways team have undertaken modelling with regards to the sites individual and cumulative impacts on Five Ways Island and the policy requirements for the Site Allocations require a Transport Assessment and Travel Plan to support the application with particular regard to impact on the Five Ways junction and mitigation of any adverse impact on air quality and traffic congestion. Improvements to Cannock/Lichfield Road will also be considered through the application, as well as mitigation measures such as additional bus stops/enhanced services.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

SH1

Respondent						
Mr Lee Morrall						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0024	B0024B	Local Plan	Land east of Wimblebury Rd - Bleak House SH2 (C279a)	Don't know	No	Not stated
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Objects to development of the land to the east of Wimblebury Road (SH2) and makes the following points which demonstrate the plan is unsound:</p> <ul style="list-style-type: none"> • Negative impact on landscape character and the Green Belt (against national and local policies S07.4 & S07.6) which would extend Heath Hayes past its boundaries extending eastward towards Gentleshaw and Lichfield District. • In addition to development already built, this would result in the urbanisation of the village with development on all sides • Loss of farmland and views to Kennel Mount from the Primary School - schoolchildren and residents. • Population density is 6x more than Stafford District and 4x more than Lichfield, therefore Cannock District is being unfairly urbanised to accommodate the population overspill from the West Mids Metropolitan Districts. Neighbouring authorities should share the burden. • Concerned with loss of village/community identity, and the wellbeing of local people and visitors and seeks preservation of Green Belt and even brownfield land bordering the village as this is vital to preserve provincial character when bordering a metropolitan area of 3 million people. • Development would set a precedent for more urban expansion. • Position opposite infant school is unsuitable due to congestion and serious highway safety issues. • The proposed Relief Road would increase traffic flow making local roads unbearable. • Congestion and air quality issues evident without specialist equipment. • Increase to infrastructural demands additional to rapid growth of housing estates in surrounding area • Loss of operational flood plain 						
9						
Summary of Main Proposed Modification(s)						
10						
Cannock Chase Council Response						
<p>There are exceptional circumstances to support removal of land from the Green Belt and this is a last resort after consideration of all reasonable alternative options. The Local Plan looks beyond year 2040 and seeks to identify potential areas for growth in future to prevent the need for an additional review of the Green Belt. Local authorities neighbouring Greater Birmingham and the Black Country jointly took part in a strategic growth study at the start of the plan process in 2018 to consider how all authorities could collectively help to share the unmet need and therefore share the same burden as Cannock Chase District Council in this respect. This evidence is available on the Councils website.</p> <p>New development will be designed to be locally distinctive, and will be subject to a masterplan and design code which should reflect the locality and community aspirations for the sites.</p> <p>It is acknowledged that new development proposed through the Local Plan will impact local infrastructure. The impact has been considered with infrastructure providers which has informed the Infrastructure Delivery Plan and the policy requirements for Site Allocations.</p>						

Staffordshire County Council Highways team have undertaken modelling with regards to the sites individual and cumulative impacts on Five Ways Island and the policy requirements for the Site Allocations require a Transport Assessment and Travel Plan to support the application with particular regard to impact on the Five Ways junction and mitigation of any adverse impact on air quality and traffic congestion. The impact of the proposed relief road has been modelled and it is considered necessary to alleviate some of the congestion, and will not exacerbate it. Particular consideration will be made with regard to highway safety around the primary school.

The development will require a drainage strategy and will be required to incorporate Sustainable Urban Drainage Systems (SUD's) such as purpose designed ponds, swales and/or marsh habitats. Where possible, porous materials should be incorporated to allow rain to soakaway.

11
Proposed Minor Modification(s)
Admin
Officer Ascribed Policy

Respondent						
Miss Lorraine Astbury						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0025	B0025A	Local Plan	SH2	Yes	No	No
8						
Summary of Main Issue(s) Raised Within the Representation						
<ul style="list-style-type: none"> • Unsound on the grounds of over intense housing development. • Lack of infrastructure in Heath Hayes to support new housing • Wimblebury Road and Five Ways is over saturated with volume of traffic • Loss of village identity - joining up Cannock, Wimblebury and Heath Hayes • Building on fields (SH1&SH2) potentially causes flooding issues which could worsen with climate change and affects surrounding residents 						
9						
Summary of Main Proposed Modification(s)						
10						
Cannock Chase Council Response						
<p>It is acknowledged that new development proposed through the Local Plan will impact local infrastructure. The impact has been considered with infrastructure providers which has informed the Infrastructure Delivery Plan and the policy requirements for Site Allocations. Staffordshire County Council Highways team have undertaken modelling with regards to the sites individual and cumulative impacts on Five Ways Island and the policy requirements for the Site Allocations require a Transport Assessment and Travel Plan to support the application with particular regard to impact on the Five Ways junction and mitigation of any adverse impact on air quality and traffic congestion.</p> <p>New development will be designed to be locally distinctive, and will be subject to a masterplan and design code which should reflect the locality and community aspirations for the sites.</p> <p>All major development will be subject to local and national policy regarding flood risk mitigation. The development will require a drainage strategy and will be required to incorporate Sustainable Urban Drainage Systems (SUD's) such as purpose designed ponds, swales and/or marsh habitats. Where possible, porous materials should be incorporated to allow rain to soakaway. The developments will be required to detail how they will achieve the lowest carbon emissions that can practically and viably be achieved and how they incorporate sustainable design.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Mr Raymond Elphick						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0026	B0026A	Local Plan	Not stated	Not stated	Not stated	Not stated
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Strong objection to any development within the C116a/b and SH2 zone (Land south of Cannock Road). Highlights issues with the capacity of Cannock Road to accommodate further traffic. Notes the increase in HGV movements as well as general traffic relating to the new McArthur Glen retail outlet and considers this has led to congestion beyond the normal rush hour times. Five Ways island causes hold ups and is surrounded by existing businesses and infrastructure preventing solutions. Calculates the new development based on national statistics will generate some 1440 additional vehicles which will have a detrimental impact on air quality. Notes the revocation of the Air Quality Management Area around Five Ways states that development within the vicinity of Five Ways will be required to contribute towards improvements.</p> <p>Calculates the development using national statistics that development will generate 2832 additional people requiring medical services. Heath Hayes Health Centre and Dental Practice are not taking on new patients. A new school will generate additional traffic as well as people travelling to the community park. There is no bus service along Cannock Road to Burntwood or Cannock.</p>						
9						
Summary of Main Proposed Modification(s)						
10						
Cannock Chase Council Response						
<p>It is acknowledged that new development proposed through the Local Plan will impact local infrastructure. The impact has been considered with infrastructure providers which has informed the Infrastructure Delivery Plan and the policy requirements for Site Allocations. Staffordshire County Council Highways team have undertaken modelling with regards to the sites individual and cumulative impacts on Five Ways Island and the policy requirements for the Site Allocations require a Transport Assessment and Travel Plan to support the application with particular regard to impact on the Five Ways junction and mitigation of any adverse impact on air quality and traffic congestion.</p> <p>The Local Plan does not outline any specific improvements to health care facilities as part of site allocations, these aspects would be considered through Developer Contributions and any Section 106's at the time of submission of a planning application.</p> <p>Staffordshire County Council Education team have undertaken work to identify the need for the proposed primary school to be provided upon site SH1, the policy requirements for the Site Allocations requires that no substantive housing completions should occur until the funding and phasing of critical infrastructure is agreed by all involved parties.</p> <p>Bus services will be considered as part of the detailed planning application and could include additional bus stops or an enhanced service to mitigate the impact of new development.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Mrs Shirley Lycett						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0027	B0027A	Local Plan	SO3.1 East of Wimblebury Road, SH2, C279a	Not specified	No	Not specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Provides reasons why the land for proposed allocations SH1 and SH2 is unsuitable for development:</p> <ul style="list-style-type: none"> • Loss of green belt in area already heavily developed • Proximity to Heath Hayes school would worsen traffic conditions of the road • Area is prone to flooding which would worsen • Housing would increase pressure on services; schools, doctors and dentists • More car use would result in increased pollution • Area has developed substantially, and Wimblebury Village has been swallowed up • Wimblebury/John Steet Road is not big enough to cope with traffic • Negative impact on wildlife including herds of deer. 						
9						
Summary of Main Proposed Modification(s)						
10						
Cannock Chase Council Response						
<p>The Council have considered Green Belt release in order to meet development needs and have exhausted all reasonable alternative options before reaching this conclusion, as set out in the Green Belt Topic Paper.</p> <p>It is acknowledged that new development proposed at Heath Hayes will impact local infrastructure. The impact has been considered with infrastructure providers which has informed the Infrastructure Delivery Plan and the policy requirements for Site Allocations SH1 and SH2. The scale of development proposed will generate contributions to existing services such as G.P's and will provide a new 2FE primary school and relief road, as well as improvements to existing junctions. New development will require appropriate drainage solutions determined through a site-specific flood risk assessment. Surveys will be required to identify potential impacts on local wildlife species and habitats and specific mitigation measures may be required to avoid adverse effects. All development is required to deliver biodiversity net gain.</p> <p>New development will be designed to be locally distinctive and will be subject to a masterplan and design code which should reflect the locality and community aspirations for the sites.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Mrs Deborah Sharp						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0028	B0028A	Local Plan	Not specified	No	No	No
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Land south of Lichfield Road (traditionally known as Spring Valley) is unsuitable for the following reasons:</p> <ul style="list-style-type: none"> • Extends the village from the traditional boundaries and combined with SH2 will completely surround the village of Heath Hayes • The triangular shape of the village needs to be protected and conserved and objects to urban sprawl. Seeks to preserve their identity • Area is vital for the survival and welfare of deer, flora and fauna • Objects to loss of Green Belt land as there is precious little land left • Lack of road capacity and increase in pollution. The relief road will only lead on to already congested roads thus exacerbating the traffic issue 						
9						
Summary of Main Proposed Modification(s)						
Suggests converting the farm land to a wind or solar farm.						
10						
Cannock Chase Council Response						
<p>Whilst development proposed at Heath Hayes will result in the loss of agricultural fields, the developer is obligated to provide at least 10% biodiversity net gain. This could include tree planting, ecological improvements to existing on site habitats such as ponds and requires the developer to consider how to support wildlife at the planning application stage. In addition, an ecological survey will be required to record habitats and wildlife on site and to determine the impact of development on habitats and how to mitigate any negative effect. The site south of Lichfield Road will also provide community parkland which will provide improved habitats for wildlife and increase accessibility to the countryside for the benefit of the community.</p> <p>The two proposed developments are physically separated and will not impact on the village centres however it is acknowledged that new development will result in expansion of the urban area. New development will be designed to be locally distinctive and will be subject to a masterplan and design code which should reflect the locality and community aspirations for the sites. Sensitively planned developments should enhance and not erode the identity of the village and should provide a mix of housing types to provide choice to new residents and to increase affordability for local people.</p> <p>Staffordshire County Council Highways team have undertaken modelling with regards to the sites individual and cumulative impacts on Five Ways Island and the policy requirements for the Site Allocations require a Transport Assessment and Travel Plan to support the application with particular regard to impact on the Five Ways junction and mitigation of any adverse impact on air quality and traffic congestion. Improvements to Cannock/Lichfield Road will also be considered through the application, as well as mitigation measures such as additional bus stops/enhanced services.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						
SH1						

Respondent						
Sandwell Metropolitan Borough Council						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0029	B0029A	Local Plan	SO3 and para 6.84	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>The principle of the Strategic Objective 3 is supported, including a contribution towards the unmet housing needs of wider housing market area. However, the text refers to 'Delivering sufficient housing to meet the District's own need and an appropriate and sustainable contribution to the wider housing market area shortfall where justified in adopted plans' The text is considered unsound as the reference to 'adopted plans' does not take account of evidence from emerging Local Plans, particularly those that have reached more advanced stages.</p> <p>Paragraph 6.84 refers to the latest position with regards to housing shortfalls from each of the Black Country authorities being unknown, however Dudley MBC and Sandwell MBC have both recently consulted on their Regulation 18 draft Local Plans, with Wolverhampton CC currently consulting on their Regulation 18 Issues and Preferred Options Local Plan. These plans all set out up to date positions on the housing shortfalls within these Black Country authorities, reinforcing previous evidence and reaffirming that the authorities are seeking to address shortfalls via the Duty to Cooperate.</p> <p>The text is not therefore considered to meet the tests of the Plan being positively prepared, justified, effective and consistent with national planning policy.</p>						
9						
Summary of Main Proposed Modification(s)						
<p>The text at bullet point 2 of Strategic Objective 3 should be amended to delete reference to 'adopted plans' and be replaced with 'adopted and emerging Local Plans'. Paragraph 6.84 should be updated to reflect the latest position with emerging Local Plans across the Black Country. This will ensure that the Plan is positively prepared, justified, effective and consistent with national planning policy.</p>						
10						
Cannock Chase Council Response						
<p>The support for the proposed contribution to unmet need of the HMA is welcomed. CCDC has remained open regarding the contribution to the unmet housing need of Greater Birmingham and the Black Country throughout production of the Cannock Chase Local Plan and reference is made to the HMA as a whole in Policy SO3.1.</p> <p>Plans under development must explore all options possible to meet identified development needs before determining that there is a shortfall. It is important to determine that the contribution offered is clearly required which can only be established where the plan requirement and supply has been subject to independent examination and any shortfall has been agreed in an adopted plan. Originally the Black Country Plan was due to be adopted prior to completion of the Cannock Chase Local Plan, however work on this plan has now ceased in favour of individual Local Plans.</p> <p>Cannock Chase District Council is open to further discussion and will continue to cooperate with the Black Country regarding this issue, having consideration to the timetable of individual plans and any recommendations made through the Examination by the Planning Inspectorate.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Sandwell Metropolitan Borough Council						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0029	B0029B	Local Plan	SO3.1	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Support for the contribution of 500 dwellings to meet the unmet needs of the Greater Birmingham and Black Country Housing Market Area.</p> <p>However, the policy is considered unsound as it does not include the total housing target figure of 6,308 dwellings taking into account the 500 dwelling contribution to unmet housing needs. The policy does not currently specify which authorities the contribution will be apportioned to. The text is not therefore considered to meet the tests of the Plan being 'positively prepared' or 'effective'.</p>						
9						
Summary of Main Proposed Modification(s)						
<p>The text should be amended to reflect the total housing target figure of 6,308 dwellings and that the contribution to unmet housing needs will be apportioned to Birmingham City and the Black Country authorities. This will ensure that the policy is 'positively prepared' and 'effective'. Amended suggested text below (additional text underlined and bold):</p> <p>'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. <u>This gives a total housing requirement of 6,308 dwellings over the plan period. The contribution will serve to address the unmet housing needs of the Black Country authorities and Birmingham City.</u>'</p> <p>This would be consistent with other parts of Plan where reference to the 6,308 dwellings is made (see paragraph 1.8 and page 35, although note these both state 6,303 dwellings).</p>						
10						
Cannock Chase Council Response						
<p>The support for the proposed contribution to unmet need of the HMA is welcomed. The wording of Policy SO3.1 was designed to clarify the Districts' housing need, separate to the HMA contribution in the text and it is not considered that the plan is unsound in this regard. Cannock Chase District Council recognises that this brings the total housing requirement to 6,308 dwellings which is referenced elsewhere within the plan. There is no issue with modifying the text so that the reference to 6,308 dwellings is more clear if this is considered necessary by the Inspector to make the plan sound.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Sandwell Metropolitan Borough Council						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0029	B0029C	Local Plan	Para 6.398	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>The text only refers to the local housing need figure of 5,808 dwellings and refers to 69 hectares of employment land. This is considered to be unsound as it does not include reference to the additional 500 dwellings that are to be provided to accommodate unmet housing needs from the wider housing market area (as per Policy SO3.1). The 69 hectares of employment land does not appear to correlate with the 74 hectares of employment land referenced at Policy SO4.1. The text is not therefore considered to meet the tests of the Plan being 'positively prepared' or 'effective'.</p>						
9						
Summary of Main Proposed Modification(s)						
<p>The text should be amended to include reference to the additional 500 dwellings to be provided to accommodate unmet housing needs from the wider housing market area. This should reflect the fact that the overall housing target is 6,308 dwellings. The trajectory that accompanies this paragraph appears to reflect this housing target of 6,308 dwellings.</p> <p>Clarification should be provided on the employment land target for the plan i.e., is it 69 or 74 hectares.</p> <p>These changes will ensure that the Plan is positively prepared and effective.</p>						
10						
Cannock Chase Council Response						
<p>The reference to 69ha is an error in the text which can be rectified as a modification. The total plan requirement of 6,308 housing is factored into the housing trajectory (to which this para relates) and therefore this is also an error which can be amended as a modification.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
CPRE Staffordshire - Ms Sarah Burgess						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0030	B0030A	Local Plan	Various Housing Allocations Proposed Housing Allocations	Not Specified	Not Specified	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Summary: The proposed Plan appears to be over-allocating housing.</p> <p>Local Plan Vision & Objectives Identifies the eighth and ninth bullet points of the Spatial Strategy</p> <p>The Cannock Chase District Strategic Housing Land Availability Assessment 2023 In 'Final Evidence Base for Cannock Chase District' Table 4.14 CCDC Long Term Delivery of Sites on page 32</p> <ul style="list-style-type: none"> Shows that in the currently adopted Local Plan period 2006-2028, the target of 5300 new homes was exceeded before 2023. By March 2023, a total of 5,844 new homes had been completed. This left a negative requirement for the last five years of the Plan period. In March 2023, the long-term supply of sites identified in the SHLAA was 2,739. This would give an over-supply of 3,283 above the target of 5,300 (this total excludes any proposed allocations) <p>Considered that the major over-supply does not, of itself, suggest that the Regulation 19 document is unsound, but rather that the Council has previously underestimated delivery, particularly of windfall sites.</p> <p>Housing Completions 2018 to 2023 Housing completions since commencement of the plan period of the Regulation 19 Local Plan document taken from Table 14.3 are listed - totalling 2,540 It is considered that it is not clear from the Reg 19 document whether these numbers have been taken into account. It is considered that if they are, the number of additional dwellings required to meet its own requirements from 2023 to 2040 (17 years) would be 3,268 (5,808 minus 2,540), equivalent to 193 per year. If 500 additional dwellings were added to meet the needs of other councils, annual completion would be increased to 222pa.</p> <p>Land Supply - Strategic Housing Land Availability Assessment 2023 Table 4,14: CCDC Long Term Delivery of Sites shows on page 32: Long Term Supply of sites identified in SHLAA as 2,739. This relates to the period 2023 -2028.</p> <p>It is considered unclear in the Reg 19 document whether, or how, the SHLAA supply expectation has been taken into account. It is considered if this was taken into account, it would reduce the number of new dwellings to be provided to meet Cannock's requirements to 529 (3,268 minus 2,739) with an additional 500 to provide for other council's needs.</p> <p>Consider that the Reg 19 document is potentially unsound, as it does not provide evidence of how completions and SHLAA sites have been taken into account in deciding the scale of new allocations required. Request that this be clarified before the Inspectorate is asked to consider the document.</p> <p>Windfall Sites</p>						

Identifies that the historic windfall rates achieved in the period 2014 to 2023 as set out in Table 3.4 on page 17 of the Housing Land Availability Assessment 2023. Identifies that the table shows an annual windfall rate of 324dpa.

Outlines the contents of paragraph 3.64 of the Housing Land Availability Assessment which identifies that it is considered appropriate to apply a windfall allowance of 27dpa in future housing land supply estimates.

Considers that no evidence has been presented to explain why windfalls will reduce to only 27dpa and no sites of more than 10 dwellings.

Considers that from Table 3.4 of the Housing Land Availability Assessment 2023 that there were 3421 windfall completions in the plan period 2016-2023 and from Table 3.5 that 600 of the windfalls were on sites of 1 to 9 dwellings.

Considers that with a historic average of 324dpa, the proposed allowance of only 27dpa is probably both unsound and unjustified.

New Allocations Proposed in the Regulation 19 document

The Regulation 19 document does not appear to give totals for the proposed housing allocations but does give numbers for individual sites. Quotes numbers taken from the document as below.

Identifies that the calculation of new homes from site allocations, including housing in the Regulation 19 plan, is taken from the breakdown in the Site Allocations Document on pages 158 to 225. Identifies that they couldn't find any totals in the document.

Local Plan Policy Options: Site Allocations

1. Strategic Sites. Total number of homes indicated; 2,290

Representee's note: One of the sites (former Rugeley Power Station - SM1) has already been committed by the granting of planning permission and the completion of a S106 agreement. It should therefore not be described as a proposed allocation, but more appropriately included as a commitment. This site will provide 1000 dwellings and is redevelopment of a previously development land, which we support.

Two of the other allocations on strategic sites SO1 and SO2 are on greenfield land in the Green Belt. We oppose these proposals as being unnecessary to meet the requirements of Cannock Chase to meet the requirements of the Strategic Strategy as quoted in the first part of this representation.

2. Table A: Under Construction Sites. Total number of homes indicated 365.

Representee's note: It is suggested that these are more appropriately identified as having commenced - rather than being termed allocations and counted as commitments.

3. Table B: Proposed allocations which already have planning permission, are already allocated or have a resolution to grant planning permission for housing. Total number of homes indicated 265.

Representee's note: It is suggested that there are more appropriately identified as having permission or a resolution to grant consent - rather than being termed allocations

4. Table C: Proposed Allocations - Additional Sites from Development Capacity Study. Total number of homes indicated 796.

Representee's note: It is suggested that there are correctly identified as allocations in the main these are brownfield (Previously Developed Land) sites - which we consider to be preferable to the development of greenfield sites. We think that some of these sites may involve double counting of sites included in Table 4.14: CCDC Long Term Delivery of Sites of the Housing Land Availability Assessment 2023.

Full details of the sites for the calculations are included in the full representation as available.

Table C: Proposed Allocations - Additional Sites from Development Capacity Study identified a Total (excluding H61) and that each of these sites exceeds 10 dwellings in total.

The following calculation is identified within the representation: Total of all allocations: c.3,716 (2290+365+265+796)

9

Summary of Main Proposed Modification(s)

Initial Request

The Council is requested to produce, a clear statement setting out the following:

1. The number of dwellings already completed in the plan period 2016 to 2023.
2. The number of dwellings under construction or with an extant planning permission in April 2023
3. The number of dwellings to be granted permission following the completion of a Section 106 Agreement (i.e. already committed)
4. The proposed number of dwellings on the allocated sites (i.e. excluding those already completed, under construction or with planning permission)
(This is an unusual request. It is made because in the document, as currently presented, it appears that some of the allocated sites are already partly completed, under construction or have planning permission but are nevertheless included as proposed allocations. This causes confusion, potential 'double counting' and makes it really difficult to establish the number of additional homes being proposed.)
5. For the allocation sites, state whether they are:
 - a) Within existing settlements
 - b) On Previously Developed Land (PDL) - or a greenfield site
 - c) In Green Belt or 'safeguarded land' as currently defined in an adopted plan
6. Consideration be given to the Long Term Supply of sites - identified in SHLAA as 2,739 to the end of the current plan period 2028 by extending this to the end of the plan included in the Regulation 19 document (2040)
7. A clearer statement (in the Regulation 19 document rather than the SHLAA) of a reasoned justification of the allowance to be made for new windfall sites and why it has reduced from a historic number taken from annual average completions of 324dpa in the period to 2014-2023 to 27dpa for the period to 2040 (excluding the first three years).

If the council does not produce this information in advance of the Inspectorate receiving the Regulation 19 documents the Appointed Inspector (or the Programme Officer) is asked to require that council provide the information to the Inspector and relevant representees well in advance of the opening of the opening of the Public Local Inquiry. This will allow representees to present their cases on common ground and the Inspector to give fair consideration to the issues raised.

Modifications Requested:

We believe that a clear understanding of the allocations required will demonstrate that the scale of the proposals for the housing is excessive and request that Inspector recommends changes to take into account the following:

1. The number of dwellings already completed in the plan period 2016 to 2023
2. The number of dwellings under construction or with an extant planning permission in April 2023
3. The number of dwellings to be granted permission following the completion of a S106 agreement (i.e. committed but without planning permission)
4. A statement on the Long Term Supply of Sites - extended to the end of the plan including in the Regulation 19 document (2040)
5. A justified allowance for 'future' windfalls

This would give a residual number, to be found by proposed allocations.

We ask, in accordance with the Spatial Strategy, that the Inspector sets a justifiable level of housing and that this is recommended, as a 'main modification'. Without this we consider that the Plan would not be sound.

If the Inspector finds that the allocations are excessive (as we believe that we can demonstrate) we ask that it is recommended that proposals on Green Belt sites, which are also greenfield and are outside the urban areas, are reduced and removed as a priority (depending on the numbers involved) and that the Plan is deemed not sound.

Essentially, we wish priority to be given to the development of brownfield rather than greenfield sites, with land outside the Green Belt used to avoid the further loss of Green Belt. Without this we consider the plan would not be sound.

10

Cannock Chase Council Response

The Cannock Chase District Strategic Housing Land Availability Assessment 2023

The housing target set in the Core Strategy is not a figure which is up to date in terms of the data used to derive the target and it is not based on the Government's standard methodology. Whilst CCDC is required to report delivery against the target set in the 2014 adopted plan, it is not representative of the current need and therefore does not present a true picture of the supply against need at this moment in time. However, it is acknowledged that the early part of this plan period (since 2018) has resulted in a marked increase in the delivery of housing.

It is also not the case that delivery, or the level of windfall development has been underestimated. Rather, that is a result of the lack of an adopted up to date plan containing site allocations (as the 2014 Core Strategy was not principally a site allocations plan, and was originally meant to be Part 1 of 2 documents which would have included site allocations). By default, most development that has occurred in the District will be marked as windfall as it has not been allocated through a Local Development Document. As there was no set of up to date site allocations, more development has come forward outside the plan process, and arguably this has increased the level of delivery through unplanned development which has occurred over the past decade.

The long term supply of sites identified in the SHLAA consists of the following data:

- 2,478 is the total recalculated SHLAA supply as outlined in Table 4.1 of the SHLAA including all 0-5year and all 6-15year sites and including the alterations for windfall allowance and non-implementation rates
- 2, 739 is the non-recalculated SHLAA supply as outlined in Table 4.1 of the SHLAA including all 0-5year and all 6-15 year sites and excluding any adjustments for windfall allowance and non-implementation rates.

As these figures include all sites within the 6-15year period which comprises of sites with non-determined planning applications, expired planning applications up to 6years and sites identified within adopted Neighbourhood Plans and the Area Action Plans within the adopted Local Plan, as well as sites identified in the Town Centre Prospectus. As such, whilst these sites are considered developable at this stage within the SHLAA parameters, it is considered unlikely that all of these sites would come forward as deliverable development and as such a Site Selection Methodology and Development Capacity Study has been undertaken to identify sites for allocation and inclusion within the housing numbers of the Local Plan.

As the 2,739 figure is in relation to the 2006-2028 plan period and separate work has been undertaken to identify sites, this figure has not been incorporated within the Local Plan figure to avoid double-counting. It should be noted that the SHLAA 2023 has informed the following figures:

- 2018-2023 completions: 2,540 dwellings
- Standard Method Calculation for Annualised Housing Target: 264dpa
- Windfall Allowance: 27dpa from year 4 of the 5year supply

The SHLAA database shown in Appendixes H-L (SHLAA 2023) has been used to inform sites to be looked at as part of the aforementioned documents.

It is therefore considered that these figures cannot be used in consideration of an over-supply to the housing requirement for the Local Plan.

Housing Completions 2018 to 2023

It should be noted that the housing figure of 5,808 dwellings is based on the standard method calculation as shown in the SHLAA 2023 and identifies an annual housing target of 263.69 net dwellings (264 dwellings as identified in the plan), across the 22year plan period.

The completions from 2018-2023 have been included within the calculations for the housing requirements reducing the overall total to be found from 5,808 to 3,268 dwellings. Whilst it is noted that a 17year period remains on the plan period from 2023-2040 and that within the inclusion of the 500dwelling contribution to the HMA that the figure would calculate at 222dpa ($3268/17\text{years} = 192.24\text{dpa} + 29\text{dpa for HMA} = 221.24\text{dpa}$ (rounded to 222dpa)), that the figure as a whole is based on the 264dpa required to meet the whole plan period target of 5,808 dwellings.

In summary, the oversupply since 2018 has been taken into account. The use of an annualised target is a common way of summarising the need over the whole period. The housing trajectory in the plan shows more detail including years of surplus or deficit against the annualised housing target based on known or projected delivery of housing over the plan period. Ultimately, allocations have been identified in addition to counting commitments and completions since 2018 to meet the overall housing target in the plan.

Land Supply - Strategic Housing Land Availability Assessment 2023

Please see above comments.

Windfall Sites

By default, most development that has occurred in the District over the past decade will be marked as windfall as it has not been allocated through a Local Development Document, because the Core Strategy did not allocate sites. This does not mean that such rates would continue, and in fact it would present a risk to the Local Plan if such rates were relied on at Examination. One of the key purposes of the Local Plan is to meet identified development needs through the allocation of suitable, available and deliverable sites. Provided an up-to-date Local Plan is in place, in theory there should be minimal windfall development occurring as most development is planned.

As identified in Paragraph 3.60 of the SHLAA 2023 the figures set out in Table 3.4 set out the historic windfalls completions delivered within the District over a 10year period. The figures provided in this table are significantly above the historic windfall rates as set out in Appendix F of the 2022 SHLAA. This is in part to these figures including the historic windfall rates through major developments (10+ dwellings), as the Local Plan Review's site selection process has sought to examine all sites of 10 or more dwellings that could be allocated for future development, it is considered that delivery on sites of 10+ dwellings can't form a consistent part of the windfall allowance without risking double counting with sites allocated in the Local Plan Review.

This does not imply that large windfall sites will not occur during the period covered by the Local Plan (Part 1) nor the Local Plan Review, simply that there is not sufficient evidence to meet the national policy tests for incorporating such supply in a windfall allowance going forward.

As part of the windfall methodology the figures were then reduced to consider sites of 1-9 dwellings this lowers the annual windfall rate for the 10 year period to 60dpa. However, as there is still potential for overlap between sites of 5-9 dwellings which are assumed to contribute to windfall supply and sites identified through the Brownfield Land Register, it was identified that consideration should be given to windfall completions on sites that wouldn't be expected to be included on any Brownfield Land Register going forward (sites of 1-4dwellings).

This identified an annual windfall rate of 35dpa, as consistent with historic windfall calculations consideration was given to the number of sites of 1-4 dwellings coming forward as windfall development on non-residential land, it was not considered appropriate at the time to include windfalls from residential garden land when assessing the windfall allowance, as was permissible under certain circumstances in the NPPF 2021 and within paragraph 72 of the NPPF 2023 [...]. *Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.*

Having regard to the relevant factors of paragraph 71 (NPPF 2021) now paragraph 72 (NPPF 2023) it is considered appropriate to apply a windfall allowance of 27dpa in future housing land supply estimates from years 4 and 5 (to prevent double counting).

This has been taken into consideration when calculating the housing supply and a windfall allowance has been applied from year 4 of the 5 years supply from adoption in 2025. A windfall allowance from 2028/29 to the end of the plan period of 2040 consists of 12years of the plan remaining = 12years x 27dpa = 324 windfall dwellings to be attributed to the housing supply.

New Allocations Proposed in the Regulation 19 Document

The proposed housing allocation totals for Table A, B and C as identified in Policy SA1: Site Allocations are identified on page 67 under Paragraphs 6.95, 6.97 and 6.98 of the Local Plan below Policy SO3.1 and identify the following figures:

- Table A - Under Construction: 454 dwellings (including small site contribution)
 - Table B - Planning permission etc.: 1,265 dwellings (including Rugeley Power Station (SM1))
 - Table C - Proposed Allocations: 821 dwellings
- Totalling: 2,540 dwellings

Local Plan Policy Options: Site Allocations

1. Strategic Sites total 1,290 in the current Reg 19 calculations as the Rugeley Power Station (SM1) is included in the figures as calculated within Table B on page 67 of the document.
2. Table A on page 67 of the document totals 454 dwellings as a small site contribution of 89 dwellings is included
3. Table B on page 67 of the document totals 1,265 dwellings as identified above this figure includes the 1,000 dwelling contribution from Rugeley Power Station (SM1)
4. Table C on page 67 of the document totals 821 dwellings

As identified in the sections above the figure identified within the representation from the SHLAA (Table 4.1) has not been used to form part of the housing figure assessment and a separate assessment of sites has been undertaken to identify sites for allocation to ensure that no double counting has been undertaken.

Table C: Proposed Allocations - Additional Sites from Development Capacity Study

As identified above on page 67 of the document Table C identifies 821 dwellings.

H61 has not been given a figure at this time as the submission required for confirmation from the School and Department for Education on the full scale of the site that would be brought forward for development - as such a number of dwellings is not provided at this stage.

As set out in the Site Selection Methodology and Development Capacity Study it was identified that only sites of 10+ dwelling threshold were considered as part of the Local Plan Review to avoid double counting.

An additional 74 small site contribution has also been attributed from the 0-5 minor sites with full or outline planning permission this has been calculated as follows 90dwellings x 18% (non-implementation rate as per SHLAA 2023) = 16.02 90-16 =74 dwellings

Total of all allocations = 2,451 (Tables A-C) + 1290 (Green Belt Release) + 163 (Small Site Contribution) = 3,904 dwellings

Overall Total including completions = 3,904 + 2,540 = 6,444

Overall Total including Windfall Allowance = 6,768

District's Housing Need = 5,808

District's Housing Need + HMA Contribution = 6,308

District's Housing Need + HMA Contribution + 5% Buffer = 6,499

Summary

The Council has sought to allocate all deliverable brownfield sites and identify sites in urban locations before consideration of releasing land from the Green Belt. The process of exhausting all reasonable options before Green Belt release is set out in detail in the Green Belt Topic Paper. Allocations for housing are necessary to meet housing need plus a contribution to the Housing Market Area over the plan period, and are not excessive.

The Council has presented the figures for housing supply in the Local Plan and evidence base, although the Inspector has the discretion to suggest modifications through the Examination if it is considered that a different way of presenting the data is necessary to increase legibility to the reader, and only if necessary to make the plan sound.

11

Proposed Minor Modification(s)

In response to the Initial Request section outlined in Section 9 (Proposed Modifications):

1. Completions are from 2018 - 2023 and total 2,540
2. This is available in the SHLAA in the 0-5 year section and totals 1,076 as per Table 4.1 of the SHLAA 2023
3. This is available within the SHLAA 2023 Appendices
4. This figure is available within the document as outlined above and accompanying documents such as the Site Selection Methodology and Development Capacity Study as well as within the SHLAA. This figure would comprise of the figure identified in Table C of page 67 of the document (821 dwellings) and the Strategic Site Allocations (excluding SM1) which totals 1,290. Totalling 2,111 dwellings.
5. The plan is not required to set out this level of detail but calculations of the land proposed to be removed from the Green Belt is set out in the Green Belt Topic Paper and a summary of the sites is presented in Policy SO7.7
6. As previously stated, the SHLAA presents a theoretical calculation of supply and the definition of 'developable' sites is not the same as deliverable sites. Therefore, this figure is not robust to be clearly counted as part of the supply of sites in the Local Plan. The Local Plan has assessed all sites identified in the SHLAA and has allocated sites which are determined to be deliverable in the plan period, and that align with the Spatial Strategy and will deliver the right level of development in the most sustainable locations.
7. This is not supported. As previously outlined most development that has occurred in the District over the past decade will be marked as Windfall as it has not been allocated through a Local Development Document. This is because the Core Strategy did not allocate sites, and was intended to be followed by adoption of a secondary site allocations document. The windfall calculation is robust and a full breakdown of how it has been determined, based on data has been presented in supporting documents.

Modifications Requested

We note that the representor has requested several modifications to the plan for consideration by the Inspector. The Council does not consider these necessary to make the plan sound.

Admin

Officer Ascribed Policy

SO3.1, SO7.7, SA1

Respondent						
Cannock Chase National Landscape - Mr Ian Marshall						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0031	B0031A	Cannock Chase Local Plan 2018-2040	Policy SO7.5	Not Specified	No	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<ol style="list-style-type: none"> 1. Policy wording is misleading and erroneous. Policy wording does not reflect recent changes in respect of strengthened duties and targets and outcomes for England's Protected Landscapes. 2. Supporting text needs to reference the strengthened duty and new targets. The supporting text does not adequately reflect all of the special qualities of the National Landscape: landscape quality, scenic quality, natural heritage, cultural heritage, relative wildness and relative tranquillity. E.g. no mention of the potential impact of development on the historic environment resource, dark skies and tranquillity or the eroding effects from light pollution and noise pollution associated with development. 3. The List of Relevant Evidence is incomplete. 						
9						
Summary of Main Proposed Modification(s)						
<p>Re-word the first sentence from 'The protected landscape areas of...' to 'The designated area of ... to clarify there is only one protected landscape area.</p> <p>Clause 245 'Protected Landscapes' of the Levelling Up and Regeneration Act 2023 places a strengthened duty on relevant authorities to 'further the purpose of conserving and enhancing the natural beauty of AONBs'. We do not feel that 'contribute to meeting the objectives of the AONB Management Plan'... in the third paragraph of the policy is sufficiently aligned with this new duty</p> <p>The Government published on 31 January 2024 Protected Landscapes Targets and Outcomes Framework. This announced 10 targets for Protected Landscapes to deliver for nature, climate people and place. The targets are for the place, are to be embedded in Management Plans, and National Landscape Partnerships are expected to work together to deliver them. We recommend, therefore, that the policy is worded to reflect both these changes, along the following lines: 'All development proposals within the National Landscape will seek to further the purpose of conserving and enhancing natural beauty, and contribute to meeting the objectives and targets of the AONB Management Plan (2019-2024 and subsequent plans) in regard to...'</p> <p>Supporting text The supporting text needs to reference the strengthened duty and new targets. The supporting text does not adequately reflect all of the special qualities of the National Landscape: landscape quality, scenic quality, natural heritage, cultural heritage, relative wildness and relative tranquillity. e.g. it makes no mention of the potential impact of development on the area's rich historic environment resource, or the importance of dark skies and tranquillity and the eroding effects from light pollution and noise pollution associated with development.</p> <p>List of Relevant Evidence This needs to include: Cannock Chase AONB Management Plan 2019-24 (extended to 2025) Cannock Chase AONB Design Guide 2020 Cannock Chase AONB Views and Setting Guide 2020 Light Pollution and Dark Skies in the Cannock Chase AONB – A good lighting guide 2023.</p>						
10						
Cannock Chase Council Response						
<p>The Council has responsibility to take note of relevant Government legislation and guidance when undertaking planning and other decisions which relate to the Cannock Chase National Landscape. Policy SO7.5 sets out the key</p>						

points that the National Landscape designated area on the Policies Map will receive the highest degree of protection from damaging or inappropriate development and refers to the Management Plan produced by Cannock Chase National Landscape. It is not a requirement for the Local Plan to reproduce the Government Legislation in the Policy, as the Council will already have to take this legislation and accompanying guidance into account as part of the required duties.

Other policies in the Local Plan already cover issues such as the protection of the historic environment (Policy SO1.1) and pollution including light and noise (Policy SO2.2 and SO8.5).

The Local Plan evidence base contains the documents used in the formation of the policy rather than all available documents providing guidance in the Planning System. It is noted that the Cannock Chase National Landscape website contains additional guidance documents for information on planning in the National Landscape that do not need to be included within the Local Plan Evidence Base.

11

Proposed Minor Modification(s)

Re-word the first sentence from 'The protected landscape areas of...' to 'The designated area of ... to clarify there is only one protected landscape area.

Admin

Officer Ascribed Policy

Councillor Adrienne Fitzgerald (CCDC)

1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0032	B0032A	Local Plan	SH2 SO3.1 C279a C116a	Yes	No	No

8

Summary of Main Issue(s) Raised Within the Representation

Cllr Fitzgerald is in favour of increasing housing for the many people desperate for housing but does not think that the local infrastructure is sufficiently strong enough to cater for a further 400 houses on the Wimblebury Road and 700 houses abutting the Lichfield Road.

It is identified that the Wimblebury Road is very busy at all times of the day, particularly at school times. The road is narrow with resident cars parked on the road, causing poor traffic flow and in addition to this, large trucks use this road to cut through to other areas.

It is raised that there is already a parking issue, and that many parents use the park for parking during school times. The park land is currently being considered for a total upgrade and a masterplan has not yet been agreed. As such, it is considered that there is no guarantee that this parking facility is no more than a temporary area for school car parking, the impact of losing the park area would be massive as would potentially up to 800 cars using Wimblebury Road.

Concern is raised to whether the proposed relief road off the Wimblebury Road onto the Cannock Road will be a genuine realistic option as it cuts through designated 'Safe Land'

Regarding Lichfield Road; the building of 700 houses with potentially up to a further 1400 cars accessing the road causes great concern. The impact of additional traffic along this road is considered frightening as currently traffic appears to travel very quickly along the road, with a speed restriction of 60mph, and the island at the end of the Lichfield Road next to the tip is an extremely busy intersection. A substantial increase in traffic is already anticipated when the outlet shopping centre increases with a further 40 retail outlets opening within the next year or two.

It is noted that the Local Plan also states there is a proposal for a junior school to be built on this land, which will bring many more cars into the area. The Plan does not appear to include a GP surgery, dental surgery etc and local medical services are extremely busy with long waiting lists. Concern is also raised that there is sufficient land for school staff to park in and plenty of green space for schools to enable sports and outdoor activities for the children. It is noted that Cannock is an area of high childhood obesity, and it is vitally important for both adults and children's mental health that open green space with access to sports is provided.

9

Summary of Main Proposed Modification(s)

10

Cannock Chase Council Response

It is acknowledged that new development proposed at Heath Hayes will impact local infrastructure. The impact has been considered with infrastructure providers which has informed the Infrastructure Delivery Plan and the policy requirements for Site Allocations SH1 and SH2. The scale of development proposed will generate contributions to existing services such as G.P's and will provide a new 2FE primary school and relief road, as well as improvements to existing junctions.

Staffordshire County Council Highways team have undertaken modelling with regards to the sites individual and cumulative impacts on Five Ways Island and the policy requirements for the Site Allocations require a Transport Assessment and Travel Plan to support the application with particular regard to impact on the Five Ways junction and mitigation of any adverse impact on air quality and traffic congestion.

Staffordshire County Council Education team have undertaken work to identify the need for the proposed primary school to be provided upon site SH1, the policy requirements for the Site Allocations requires that no substantive housing completions should occur until the funding and phasing of critical infrastructure is agreed by all involved parties. It is acknowledged that open space and sports facilities are important for children’s health and wellbeing. The Council will continue to engage with the County Education team to consider the facilities that will be provided as part of the school development.

The Concern with regards to the relief road being a genuine option due to its location through a Safeguarded site is noted, the relief road is a significant infrastructure requirement to be brought forward to enable the development of sites SH1 and SH2, whilst the site does pass through an area of Safeguarded land within the Plan (Site S1) this allocation safeguards the land for future residential development beyond the Plan period and would not prevent the strategic infrastructure route coming forward prior to the release of this land for development.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

SH1, SH2

Respondent						Item No. 6.110
Miss Catherine Hancox						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0033	B0033A	Local Plan	Not specified	Not specified	No	No
8						
Summary of Main Issue(s) Raised Within the Representation						
Major concerns about proposed development at Land east of Wimblebury Road and Land south of the A519 Lichfield Road.						
<ol style="list-style-type: none"> Wildlife and the local environment - habitats have been encroached upon to the extent that there is already a negative impact on wildlife. Witnessed accidents involving deer, concerned that further growth will result in loss of wildlife - could also injure people and vehicles. We should protect Cannock Chase is an area of natural beauty that should be left as a legacy to local people. Traffic congestion - observed increases in traffic over 11 years in the local area particularly during construction of the retail park. All journeys have been affected and commuting hours result in congestion and queues. As such there is no capacity to take further traffic locally. Presents danger to children accessing schools and will exacerbate school parking issues. Pollution - The effect of the loss of green space and trees for housing will increase traffic, idling cars and pollution. Disagrees that the impact will be offset by increased use of electric vehicles. Considers it unacceptable to worsen the health and living situations of local people in order to fulfil a national plan. 						
9						
Summary of Main Proposed Modification(s)						
<p>The respondent provided the following comments:</p> <p>If it is absolutely necessary to build new houses in the area then what has been looked at in regard to brownfield and unoccupied land already built on?</p> <p>There has been a house sitting empty at the roundabout at the top of Hayes Way for months. Is this owned? Are there plans to build on it?</p> <p>What about the old petrol station site opposite the school on near the same roundabout?</p> <p>The old Globe pub site by Vets for Pets in Cannock was sitting empty, is this earmarked for development? And surely Cannock town centre's disused multi storey car park could be developed into housing. Being central there would be less need for cars as public transport is close by, and it may encourage more amenities into the town. I refuse to believe that, with all the house building that has just happened in Lichfield as one example, there are not enough houses for people to live in locally.</p>						
10						
Cannock Chase Council Response						
<p>It is recognised that habitats and habitat connectivity is very important and this will receive careful consideration when developing proposals for residential areas. Surveys will be required to identify potential impacts on local wildlife species and habitats and specific mitigation measures may be required to avoid adverse effects. Development is required to deliver biodiversity net gain leaving a measurably positive impact on biodiversity compared to the current use as agricultural farmland.</p> <p>The plan must address local housing need and these sites have been selected following a thorough site selection process, avoiding the more sensitive Cannock Chase National Landscape (formerly AONB). The sites have been subject to a site selection process and sustainability appraisal against alternative options and have been considered against the strategic objectives for the Local Plan. Priority has been given to brownfield sites before the consideration of greenfield and Green Belt site. The Council have considered Green Belt release in order to meet development needs and have exhausted all reasonable alternative options before reaching this conclusion, as set out in the Green Belt Topic Paper.</p>						

Developer contributions would be required to mitigate the impact of development on local infrastructure, including the highway network and schools. Staffordshire County Council Highways team have undertaken modelling with regards to the sites individual and cumulative impacts on Five Ways Island and the policy requirements for the Site Allocations require a Transport Assessment and Travel Plan to support the application with particular regard to impact on the Five Ways junction and mitigation of any adverse impact on air quality and traffic congestion. The combination of policies in the Local Plan seek to avoid pollution, for example by encouraging more sustainable design of buildings and construction, promoting reuse of materials and creating developments that enable walking and cycling.

Whilst development will have an impact on the local area, the Local Plan aims to mitigate negative impacts as far as possible.

The Council has considered all available sites for development and all sources of land which is recorded in the Development Capacity Study. This has been updated throughout production of the plan. The Council have also exhausted all reasonable alternatives to developing Green Belt land. This is explained in the Councils Green Belt Topic Paper. Sites must be deliverable to be allocated. Some property which is empty may already have a use (and therefore factors as part of the existing supply) or planning permission which is also counted towards the target. There are major redevelopment plans for the Town Centre, any committed residential sites will be taken into account.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

Respondent						
Beau Desert Golf Club - Miss Suzanne Tucker (FBC Manby Bowdler LLP)						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0034	B0034A	Local Plan	Spatial Strategy, Site Allocations, SA2, SA3, SA7, SO3.1, SO2.3, Site C375a, C375b	Not specified	No	No
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>The Local Plan is unsound because Policy SO3.1: Provision for New Homes and the housing site allocations identified on the Policies Map is based on a flawed evidence base, principally the Site Selection Methodology Paper 2023, the Strategic Housing Land Availability Assessment 2023 and the Green Belt Topic Paper 2023.</p> <p>The representation agrees with general principles of the document and cites wording from the Spatial Strategy, housing policy SO3.1 and strategic objective SO3 plus references in the supporting text. However, they consider that the housing site allocations do not reflect or achieve these aims.</p> <p>The principal concern relates to the Council's decision not to put forward Site C375a for allocation for housing; and that the site selection process failed to properly assess site C375a, alongside site C375b, which is put forward for enhanced open space, to include ecological and biodiversity enhancements.</p> <ul style="list-style-type: none"> • Site size is incorrect, stated as 2.48ha but submitted as 2-4ha. Any perceived constraints may be overcome and as much land as is feasible is required to be developed appropriately to enable enhancements to adjoining land parcel. • Disputes Grade 3 Agricultural classification status and contends it is categorised 'other land primarily in non-agricultural use' - it is not suitable for agriculture. • The site could be designed in a way to minimise noise pollution, other developments have been granted on the A460. Considers that there is a significantly reduced risk from contamination and that it should be prioritised as a brownfield site (site was formerly used for quarrying and tipping of inert material) • The Green Belt assessment rates harm as High/Very High but this is in the context of a wider land parcel and is therefore less applicable. • The larger proportion of the site is proposed for landscape and biodiversity enhancements which will preserve and enhance the openness and quality of the Green Belt and will result in forest restoration. The benefits of the proposal are not recognised in the Council's assessments. • Further clarity is sought over the site assessment where it states there is potential for onsite dedicated energy generation. This is considered to be harmful to the landscape. There is also no known issue with water quality. • There is an inconsistency of site assessment in comparison to Fallow Park, also sited within the AONB and Green Belt. This site offers greater benefits and has been assessed incorrectly and without consideration of the proposed scheme for the site. • Considers the decision contrary to a number of clauses in national planning policy, most notably NPPF para's 31, 32, 23, 16, 8, 11, 123, 124 and 147 (a full explanation is provided in the detailed representation). <p>In light of the flaws identified, the site allocations fail to achieve the stated policy aims and objectives and the consequent inconsistencies with the aforementioned NPPF Policies renders the Plan unsound.</p>						
9						
Summary of Main Proposed Modification(s)						
<p>The Proposals Map should be revised to include Site C375a as being released from Green Belt for housing, to be supported by the wider scheme for open space incorporating ecological and biodiversity enhancements as put forward in relation to Site C375b.</p>						

10

Cannock Chase Council Response

The site assessment methodology and SA follow a consistent process for all sites using the most up to date, robust data available at the time of assessment, obtained from statutory consultees and by commissioned evidence. Both the SA and Councils methodology (including SHLAA and site selection) are designed to provide an overview of the sustainability of the site, and it is very rare that one element of the assessment would result in rejection of a site. The combination of scorings will provide an indication of the general sustainability for site selection. Therefore, any dispute of the scoring of individual categories would be unlikely to have altered the outcome. Overall, the main constraints in this case being the current site status which is undeveloped mixed shrubs and trees, location within the AONB and Green Belt (which in principle should be protected from development) as well as former landfill operations, which the Council would require more information regarding contamination and land remediation from the landowner to fully establish the risk of building in this location.

Site size would have been established through plotting the site submitted to the Council on GIS and measuring the land area, if the boundary has altered the agent/landowner can provide an updated map at any time.

The Local Plan seeks to deliver allocations which meet identified need for development, align with the Spatial Strategy and would provide the greatest benefit to the locality prioritising redevelopment of previously developed land containing built structures first (such as the Former Hart School). Where green field, Green Belt land has been proposed to be released this has been justified by virtue of the capacity of the site for housing (and therefore contribution to meeting housing need including affordable housing) and the strategic infrastructure improvements that will be delivered. Detailed justification for release of Green Belt sites is set out in the Green Belt Topic Paper. Sites in the AONB and Green Belt are particularly sensitive to development and therefore would not be prioritised for residential development over alternative options. The Council does not consider that the site was improperly or incorrectly assessed. The cited benefits of the scheme did not justify allocation over alternative options.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

Respondent						
Mr Joseph Hines						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0035	B0035A	Local Plan	SH2	No	No	No
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>The proposal for housing east of Wimblebury Road is unsound</p> <ul style="list-style-type: none"> • Green Belt land should not be built on • Development would destroy identity of village • The land is a flood plain so the risk of flooding would increase • Destroys precious habitat for wildlife (deer) • Area already struggles with traffic, HGVs and parking causing noise and air pollution • Infrastructure will not cope • Crime levels are increasing due to new housing developments • Population density unfair, 6 x of Lichfield and Stafford • Dentists and doctors cannot cope • Pot holes caused by volume of traffic 						
9						
Summary of Main Proposed Modification(s)						
10						
Cannock Chase Council Response						
<p>The sites have been subject to a site selection process and sustainability appraisal against alternative options and have been considered against the strategic objectives for the Local Plan. Priority has been given to brownfield sites before the consideration of greenfield and Green Belt site. The Council have considered Green Belt release in order to meet development needs and have exhausted all reasonable alternative options before reaching this conclusion, as set out in the Green Belt Topic Paper.</p> <p>Whilst development proposed at Heath Hayes will result in the loss of agricultural fields, the developer is obligated to provide at least 10% biodiversity net gain. This could include tree planting, ecological improvements to existing on site habitats such as ponds and requires the developer to consider how to support wildlife at the planning application stage. In addition, an ecological survey will be required to record habitats and wildlife on site and to determine the impact of development on habitats and how to mitigate any negative effect. New development will be designed to be locally distinctive, and will be subject to a masterplan and design code which should reflect the locality and community aspirations for the sites. Sensitively planned developments should enhance and not erode the identity of the village and should provide a mix of housing types to provide choice to new residents and to increase affordability for local people.</p> <p>All major development will be subject to local and national policy regarding flood risk mitigation. The development will require a drainage strategy and will be required to incorporate Sustainable Urban Drainage Systems (SUD's) such as purpose designed ponds, swales and/or marsh habitats. Where possible, porous materials should be incorporated to allow rain to soakaway.</p> <p>It is acknowledged that new development proposed through the Local Plan will impact local infrastructure. The impact has been considered with infrastructure providers which has informed the Infrastructure Delivery Plan and the policy requirements for Site Allocations. Staffordshire County Council Highways team have undertaken modelling with regards to the sites individual and cumulative impacts on Five Ways Island and the policy requirements for the Site Allocations require a Transport Assessment and Travel Plan to support the application with</p>						

particular regard to impact on the Five Ways junction and mitigation of any adverse impact on air quality and traffic congestion.

The Local Plan does not outline any specific improvements to health care facilities as part of site allocations, these aspects would be considered through Developer Contributions and any Section 106's at the time of submission of a planning application. Whilst there are no specific proposals for G.P's and dentists surgeries at this point in time, the Council consult the NHS on proposals in the Local Plan including planned growth and they use this information to assist estate and service planning. Any funding received from development should be used to mitigate the impact of the development in the affected area.

Pot holes are not a material planning consideration. There is no evidence that new housing increases the rate of crime, and the plan has a policy (SO1.3) which seeks developments to be designed in a way to minimise the likelihood of crimes occurring considering factors such as natural surveillance and public spaces.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

Respondent						
Mr Joseph Hines						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0035	B0035B	Local Plan	SH1	No	No	No
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>The proposal for housing South of Lichfield Road is unsound</p> <ul style="list-style-type: none"> • Green Belt land should not be built on • Development would destroy identity of village • Valuable farmers land • Flora and Fauna. Destroys precious habitat for wildlife (deer) • Area already struggles with traffic, speeding HGVs and parking causing noise and air pollution • The land is a flood plain so the risk of flooding would increase • Population density unfair, 6 x of Lichfield and Stafford • Lack of NHS services - dentists and doctors cannot cope • Urbanizing of village to ease overspill of west midlands. 						
9						
Summary of Main Proposed Modification(s)						
10						
Cannock Chase Council Response						
<p>The sites have been subject to a site selection process and sustainability appraisal against alternative options and have been considered against the strategic objectives for the Local Plan. Priority has been given to brownfield sites before the consideration of greenfield and Green Belt site. The Council have considered Green Belt release in order to meet development needs and have exhausted all reasonable alternative options before reaching this conclusion, as set out in the Green Belt Topic Paper.</p> <p>New development will be designed to be locally distinctive, and will be subject to a masterplan and design code which should reflect the locality and community aspirations for the sites. Sensitively planned developments should enhance and not erode the identity of the village and should provide a mix of housing types to provide choice to new residents and to increase affordability for local people.</p> <p>All major development will be subject to local and national policy regarding flood risk mitigation. The development will require a drainage strategy and will be required to incorporate Sustainable Urban Drainage Systems (SUD's) such as purpose designed ponds, swales and/or marsh habitats. Where possible, porous materials should be incorporated to allow rain to soakaway.</p> <p>Whilst development proposed at Heath Hayes will result in the loss of agricultural fields, the developer is obligated to provide at least 10% biodiversity net gain. This could include tree planting, ecological improvements to existing on site habitats such as ponds and requires the developer to consider how to support wildlife at the planning application stage. In addition, an ecological survey will be required to record habitats and wildlife on site and to determine the impact of development on habitats and how to mitigate any negative effect. The site south of Lichfield Road will also provide community parkland which will provide improved habitats for wildlife and increase accessibility to the countryside for the benefit of the community.</p> <p>It is acknowledged that new development proposed through the Local Plan will impact local infrastructure. The impact has been considered with infrastructure providers which has informed the Infrastructure Delivery Plan and the policy requirements for Site Allocations. Staffordshire County Council Highways team have undertaken</p>						

modelling with regards to the sites individual and cumulative impacts on Five Ways Island and the policy requirements for the Site Allocations require a Transport Assessment and Travel Plan to support the application with particular regard to impact on the Five Ways junction and mitigation of any adverse impact on air quality and traffic congestion.

The Local Plan does not outline any specific improvements to health care facilities as part of site allocations, these aspects would be considered through Developer Contributions and any Section 106's at the time of submission of a planning application. Whilst there are no specific proposals for G.P's and dentists surgeries at this point in time, the Council consult the NHS on proposals in the Local Plan including planned growth and they use this information to assist estate and service planning. Any funding received from development should be used to mitigate the impact of the development in the affected area.

The majority of planned growth in the District has been allocated to meet local need. The Council has proposed 500 dwellings towards the unmet need of the Housing Market Area (HMA). There are insufficient brownfield sites to meet projected housing need in both Birmingham and the Black Country. This figure is added to the total plan housing requirement and it is not proposed that site SH2 is solely required to meet that need. Rather, the Council has considered the Spatial Strategy as a whole taking into consideration which locations offer the greatest potential to offer sustainable growth in terms of infrastructure provision and access to services and facilities, amongst other factors which have determined the site selection process (see Site Selection Methodology for further detail).

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

Mrs Sarah Brittle

1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0036	B0036A	Local Plan	SH1	No	No	No

8

Summary of Main Issue(s) Raised Within the Representation

Land south of Lichfield Road is unsuitable for the housing proposed.

- The land is Green Belt and the Local Plan protects it
- Devastate the identity of the village, also against plan policy
- Valuable farmland
- The land is flood plains and development will increase the risk of flooding as run off will overwhelm the culvert in front of property
- Land is a haven for wildlife, flora and fauna and deer move freely
- Already too much traffic including loud HGV's. Speeding is a huge issue, queries whether traffic surveys have been undertaken. Parking is also an issue.
- Ghettoization is already happening
- Complains about litter/dog mess
- Noise and air pollution
- Beautiful area being categorised unfairly compared to Lichfield and Stafford. Cannock has 6x the population density
- Policing will be overwhelmed
- Not in accordance with Neighbourhood Plans by building on the Green Belt
- Destroying natural habitat for wildlife
- Changing the scope of the village against the Local Plan
- Capacity of infrastructure unable to cope
- NHS overwhelmed

Requests that plans are reconsidered. Do not destroy overpopulated villages any more and do not destroy Green Belt land for the sake of fulfilling housing outliers.

r

Summary of Main Proposed Modification(s)

10

Cannock Chase Council Response

The sites have been subject to a site selection process and sustainability appraisal against alternative options and have been considered against the strategic objectives for the Local Plan. Priority has been given to brownfield sites before the consideration of greenfield and Green Belt site. The Council have considered Green Belt release in order to meet development needs and have exhausted all reasonable alternative options before reaching this conclusion, as set out in the Green Belt Topic Paper.

Whilst development proposed at Heath Hayes will result in the loss of agricultural fields, the developer is obligated to provide at least 10% biodiversity net gain. This could include tree planting, ecological improvements to existing on site habitats such as ponds and requires the developer to consider how to support wildlife at the planning application stage. In addition, an ecological survey will be required to record habitats and wildlife on site and to determine the impact of development on habitats and how to mitigate any negative effect. New development will be designed to be locally distinctive, and will be subject to a masterplan and design code which should reflect the locality and community aspirations for the sites. Sensitively planned developments should enhance and not erode the identity of the village and should provide a mix of housing types to provide choice to new residents and to increase affordability for local people and well-designed developments will encourage community integration.

All major development will be subject to local and national policy regarding flood risk mitigation. The development will require a drainage strategy and will be required to incorporate Sustainable Urban Drainage Systems (SUD's) such as purpose designed ponds, swales and/or marsh habitats. Where possible, porous materials should be incorporated to allow rain to soakaway.

It is acknowledged that new development proposed through the Local Plan will impact local infrastructure. The impact has been considered with infrastructure providers which has informed the Infrastructure Delivery Plan and the policy requirements for Site Allocations. Staffordshire County Council Highways team have undertaken modelling with regards to the sites individual and cumulative impacts on Five Ways Island and the policy requirements for the Site Allocations require a Transport Assessment and Travel Plan to support the application with particular regard to impact on the Five Ways junction and mitigation of any adverse impact on air quality and traffic congestion.

The Local Plan does not outline any specific improvements to health care facilities as part of site allocations, these aspects would be considered through Developer Contributions and any Section 106's at the time of submission of a planning application. Whilst there are no specific proposals for G.P's and dentists surgeries at this point in time, the Council consult the NHS on proposals in the Local Plan including planned growth and they use this information to assist estate and service planning. Any funding received from development should be used to mitigate the impact of the development in the affected area.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

Respondent						
Mrs Sarah Brittle						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0036	B0036B	Local Plan	SH2	No	No	No
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Land east of Wimblebury Road is unsuitable for the housing proposed.</p> <ul style="list-style-type: none"> • The land is Green Belt and the Local Plan protects it • Irradicate the identity of the village, also against plan policy • Valuable farmland • The land is flood plains and development will increase the risk of flooding as run off will overwhelm the culvert in front of property • Land is a haven for wildlife, flora and fauna and deer move freely • Already too much traffic including loud HGV's. Speeding is a huge issue, queries whether traffic surveys have been undertaken. Parking is also an issue. • Noise and air pollution • Beautiful area being categorised unfairly compared to Lichfield and Stafford. Cannock has 6x the population density • Not in accordance with Neighbourhood Plans by building on the Green Belt • Destroying natural habitat for wildlife • Changing the scope of the village against the Local Plan • Capacity of infrastructure unable to cope • NHS overwhelmed <p>Requests that plans are reconsidered. Do not destroy overpopulated villages any more and do not destroy Green Belt land for the sake of fulfilling housing outers.</p>						
r						
Summary of Main Proposed Modification(s)						
10						
Cannock Chase Council Response						
<p>The sites have been subject to a site selection process and sustainability appraisal against alternative options and have been considered against the strategic objectives for the Local Plan. Priority has been given to brownfield sites before the consideration of greenfield and Green Belt site. The Council have considered Green Belt release in order to meet development needs and have exhausted all reasonable alternative options before reaching this conclusion, as set out in the Green Belt Topic Paper.</p> <p>Whilst development proposed at Heath Hayes will result in the loss of agricultural fields, the developer is obligated to provide at least 10% biodiversity net gain. This could include tree planting, ecological improvements to existing on site habitats such as ponds and requires the developer to consider how to support wildlife at the planning application stage. In addition, an ecological survey will be required to record habitats and wildlife on site and to determine the impact of development on habitats and how to mitigate any negative effect. New development will be designed to be locally distinctive, and will be subject to a masterplan and design code which should reflect the locality and community aspirations for the sites. Sensitively planned developments should enhance and not erode the identity of the village and should provide a mix of housing types to provide choice to new residents and to increase affordability for local people.</p> <p>All major development will be subject to local and national policy regarding flood risk mitigation.</p>						

The development will require a drainage strategy and will be required to incorporate Sustainable Urban Drainage Systems (SUD's) such as purpose designed ponds, swales and/or marsh habitats. Where possible, porous materials should be incorporated to allow rain to soakaway.

It is acknowledged that new development proposed through the Local Plan will impact local infrastructure. The impact has been considered with infrastructure providers which has informed the Infrastructure Delivery Plan and the policy requirements for Site Allocations. Staffordshire County Council Highways team have undertaken modelling with regards to the sites individual and cumulative impacts on Five Ways Island and the policy requirements for the Site Allocations require a Transport Assessment and Travel Plan to support the application with particular regard to impact on the Five Ways junction and mitigation of any adverse impact on air quality and traffic congestion.

The Local Plan does not outline any specific improvements to health care facilities as part of site allocations, these aspects would be considered through Developer Contributions and any Section 106's at the time of submission of a planning application. Whilst there are no specific proposals for G.P's and dentists surgeries at this point in time, the Council consult the NHS on proposals in the Local Plan including planned growth and they use this information to assist estate and service planning. Any funding received from development should be used to mitigate the impact of the development in the affected area.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

Respondent						
Mr Leonard Taylor						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0037	B0037A	Local Plan	SO3.1, SH1	Unknown	No	Not specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Lists items that are required to be addressed before any development occurs on site SH1, land south of A5190 Lichfield Road</p> <ul style="list-style-type: none"> • A5190 would require major upgrading to allow for increased vehicle use. • Address Five Ways bottleneck which already causes congestion • Tip Island may have lights but with increased traffic will lead to long delays at rush hour with severe congestion in the town centre when the Orbital road floods and is closed • The access into and out of the new estate if built would be troublesome, building a new island close to the existing one would probably lead to road chaos as residents attempt to leave. • A new health centre would be required to cater for any large scale influx of people - Gorsemoor Road centre is oversubscribed • Investigate capacity of current waste pumping station on Lichfield Road • Destruction of wildlife habitat - space for deers has been encroached on and they are entering the estate to find food • Statistics from Staffordshire.gov.uk show that the population density of Cannock Chase district is greater than the neighbouring districts of Stafford (x6) and Lichfield (x4). Shouldn't these other districts take their fair share of future housing. This development will only be the start of Heath Hayes losing its identity 						
9						
Summary of Main Proposed Modification(s)						
10						
Cannock Chase Council Response						
<p>It is acknowledged that new development proposed through the Local Plan will impact local infrastructure. The impact has been considered with infrastructure providers which has informed the Infrastructure Delivery Plan and the policy requirements for Site Allocations. Staffordshire County Council Highways team have undertaken modelling with regards to the sites individual and cumulative impacts on Five Ways Island and the policy requirements for the Site Allocations require a Transport Assessment and Travel Plan to support the application with particular regard to impact on the Five Ways junction and mitigation of any adverse impact on air quality and traffic congestion.</p> <p>The Local Plan does not outline any specific improvements to health care facilities as part of site allocations, these aspects would be considered through Developer Contributions and any Section 106's at the time of submission of a planning application. Whilst there are no specific proposals for G.P's and dentists surgeries at this point in time, the Council consult the NHS on proposals in the Local Plan including planned growth and they use this information to assist estate and service planning. Any funding received from development should be used to mitigate the impact of the development in the affected area.</p> <p>The developer is obligated to provide at least 10% biodiversity net gain. This could include tree planting, ecological improvements to existing on site habitats such as ponds and requires the developer to consider how to support wildlife at the planning application stage. In addition, an ecological survey will be required to record habitats and wildlife on site and to determine the impact of development on habitats and how to mitigate any negative effect. For the site south of Lichfield Road a new country park is proposed which will include more diverse habitats to benefit wildlife and provides space for deer.</p>						

New development will be designed to be locally distinctive, and will be subject to a masterplan and design code which should reflect the locality and community aspirations for the sites. Sensitively planned developments should enhance and not erode the identity of the village and should provide a mix of housing types to provide choice to new residents and to increase affordability for local people.

All neighbouring districts are also required to produce Local Plans and identify sufficient sites to accommodate their housing need. There are 14 authorities in the Greater Birmingham and Black Country Housing Market Area and joint working is required to ensure housing need across the whole area is met.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

Respondent						
Biffa Waste services Ltd - Miss Mary Tappenden						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0038	B0038A	Cannock Chase Local Plan 2018-2040	Policy SH1 - Land south of Lichfield Road, Cannock	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Biffa operates the Poplars site adjacent to the Lichfield Road in Cannock. The site is a major strategic resource management facility comprising anaerobic digestion (AD), energy recovery and residual waste disposal by landfill. The AD facility manages 120,000 tonnes of organic (primarily food) waste per annum generating 6MW of electricity. The landfill site is a major, long term strategic, non-hazardous site which handles waste from across the West Midlands region. The site which handles primarily industrial and commercial wastes and generates electricity from landfill gas, contributes to the economic wellbeing of the region.</p> <p>Waste and resource management facilities are essential infrastructure and should be protected from encroachment by other development. This principle is supported by the Waste Planning Authority through Policy 2.5 of the adopted Staffordshire and Stoke Joint Waste Local Plan which states: “.....the WPA will not support proposals for non-waste related development on or in the vicinity of all permitted waste management facilities, as listed in the Schedule in Appendix 5.....which would: i. Unduly restrict or constrain the activities permitted or allocated to be carried out at any waste management facility or; ii. Restrict the future expansion and environmental improvement of existing operational waste management facilities...” and by paragraph 193 of the National Planning Policy Framework (NPPF) (December 2023) which states: Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or ‘agent of change’) should be required to provide suitable mitigation before the development has been completed.</p> <p>In our consultation response on the Issues and Options stage of the plan we commented that the provision of further housing (2580 units at that time) would unduly constrain the long term permitted activities at Poplars. We also requested, should the housing allocation be taken forward, that a buffer of 250m from the site should be included. We are pleased to note that the housing is Cannock Chase Council: Cannock Chase Local Plan Representation Form now further away from the Poplars site and that the number of houses proposed has been reduced from 2580 to 700. We remain concerned that housing close to the site on this boundary will constrain our ability to operate within our planning permission and Environmental Permit. It should be noted that in 2023 Biffa secured permission to retain the Anaerobic Digestion Plant at the site permanently. Biffa also secured permission for a “void swap” whereby permitted non hazardous landfill void space has been relocated from the north of the site, close to housing on the north side of Lichfield Road to the south of the site away from housing. The relocated void is approximately 200m from the housing allocation at its nearest point.</p> <p>We note that Policy SH1 states: “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.” Whilst this is helpful, it is not extensive enough. The policy should also include a requirement for an assessment of noise and mitigation measures to be</p>						

implemented as part of the housing development to ensure there is no impact on the residents of the houses from the permitted operations at Poplars.

9

Summary of Main Proposed Modification(s)

The removal of the site allocation due to the reasons given (odour and noise close to new development impacting on business operations) is the preferred option, but if the allocation is taken forward Policy SH1 should be amended to include a requirement for the developer of the site to carry out an assessment of the potential impact of noise from the permitted operations at the Poplars facility on future residents and to implement all necessary mitigation measures.

10

Cannock Chase Council Response

The Council notes the importance of the Poplars site as a major strategic resource management facility comprising anaerobic digestion (AD), energy recovery and residual waste disposal by landfill. It is also recognised that parts of the site are likely to remain in commercial use beyond the lifespan of the landfill element of the site once this has reached capacity.

It is noted that the applicant recognises the action taken to reduce the impact of new residential allocations so far on the business, but that they consider further changes are required to the policy to safeguard the future of the business, if the allocation cannot be withdrawn.

The Local Plan has been in development for a number of years to identify the number and location of future residential and commercial developments required in Cannock Chase District to meet identified future needs, so given the constrained size of the District and the reduced amount of housing on the site already agreed alongside the buffer zone it is likely the need will remain for the identified housing site, if appropriate mitigation measures can be realised. Policy SH1 already commits to an odour assessment. The policy also could be modified to require a noise assessment if the Inspector considers this necessary to make the plan sound.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

Respondent						
Pentalver Cannock Limited, Mr Nigel Abbot DMH Stallard LLP						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0039	B0039A	Local Plan	Site 63	Yes	Yes	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Pentalver Cannock Limited wishes to support the proposed allocation for residential purposes as whilst planning permission for the expansion of adjoining container depot on the land was previously granted by Cannock Chase Council in March 2020 under reference CH/19/280 (and has now expired), this scheme is not financially viable to develop and so our clients are content to dispose of the land to be redeveloped for residential purposes. The representation contains comments on the proposed development considerations set in the site allocations section of the Local Plan</p> <ul style="list-style-type: none"> • Agree that access should be taken from Rumer Hill • The Emergency Access route to the adjacent mid Cannock Rail Freight Depot is required to be maintained in case the main access to that site using Pentalver Way off the Eastern Way becomes blocked for any reason. • Physical constraints are highlighted meaning there are limited opportunities to provide new cycle and footpath linkages. There will be opportunities to provide a legible and connected layout within the site. • It is noted that whilst some education schemes are identified in the CIL Regulation 123 list, the Council will use CIL generated from small to medium sized developments and will seek, in addition, planning obligations for education contributions on larger sites such as this. • In relation to the requirements relating to ecological enhancements and mitigation; these matters can be addressed through the site masterplanning process. • In relation to the requirements relating to a TPO and potential linkages to areas of semi natural space to the east and west; these matters can be addressed through the site masterplanning process. • In relation to the requirements relating to investigation of contaminated land; these matters can be addressed through the site masterplanning process. • The mid Cannock Rail Freight Depot is subject to conditions limiting noise generating activity at certain times. It is agreed that it will be necessary to consider the impact of noise on future occupiers. • The final criterion [related to the viability of commercial operations of the Mid Cannock Rail Freight Depot] is of importance to Pentalver Cannock Limited. The future design of the residential layout must seek to ensure that residential development is located a reasonable distance from the boundary or with appropriate mitigation measures, with the freight depot site to minimise the risk of future residential occupiers making noise complaints about operations at the freight depot site that could then adversely impact on its future viability as a commercial operation. 						
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Summary of Main Proposed Modification(s)						
10						
Cannock Chase Council Response						
<p>The support for allocation of Site 63 is noted and the comments on the development considerations are welcomed. There does not appear to be any issues raised with the policy wording and so more detailed matters can be considered through the planning application.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Mr Paul Windmill						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0040	B0040A	Not Specified	Not Specified	Not Specified	Not Specified	"Not Yet"

8

Summary of Main Issue(s) Raised Within the Representation

It is considered that a clear understanding of the level of new housing required will demonstrate that the scale of the proposals for housing is excessive and request that the Inspector recommends changes to take into account.

1. The number of dwellings completed in the period 2016 to 2023 - 2,540 (SHLAA Table 4.13: CCDC Housing Trajectory)
2. The number of dwellings under construction or with an extant planning permission in April 2023 - 1,076 (SHLAA 2020 Appendix H: 0-5year Deliverable Sites)
3. The number of dwellings to be granted permission following the completion of a Section 106 Agreement (i.e. already committed but without planning permission). None have been identified but this is unusual, and the LPA may wish to confirm that there are no sites in this category.
4. Other developable sites already identified 1,644 (SHLAA Appendix I: 6-15year Developable Sites (Plan Period))

The total of 1-2 and 4-5 above would be 5,260 (2,540 + 1,076 + 1,644)

The requirement identified in the Spatial Strategy is 5,808 (Spatial Strategy bullet point 8 in the Regulation 19 document)

Note: This does not include the 500 additional houses proposed to meet the needs of other Councils referred to in the Spatial Strategy bullet point 8 in the Regulation 19 document (This is the subject if a linked representation)

Related Issues

- a. An unreasonably low allowance is proposed for future 'windfalls' (Historic rate of 324p.a. SHLAA 2023 Table 3.4: Windfalls in Cannock Chase 2014-2023)
- b. No justifiable evidence has been provided to support a non-implementation rate of 18% to be applied over the plan period to 2040. (SHLAA Appendix G: Cannock Chase - Non-implementation Discount Rates)

Summary: The proposed Plan appears to be over-allocating housing. This involves the apparently unjustified removal of land from the Green Belt.

Local Plan Vision & Objectives

Identifies the eight bullet point of the Spatial Strategy

Housing Completions from 2018- 2023

Housing completions since commencement of the plan period of the Regulation 19 Local Plan document taken from Table 14.3 are listed - totalling 2,540

It is considered that it is not clear from the Regulation 19 document whether, or how, these numbers have been taken into account but if they were considered the number of additional dwellings required to meet Cannock Chase Council's own requirements from 2023 to 2040 (17 years) would be 3,368 (5,808 minus 2,440) - 193 per year

Land Supply - Strategic Housing Land Availability Assessment 2023

Table 4,14: CCDC Long Term Delivery of Sites shows on page 32: Long Term Supply of sites identified in SHLAA as 2,739. This relates to the period 2023 -2028.

It is considered unclear in the Reg 19 document whether, or how, the SHLAA supply expectation has been taken into account.

Consider that the Reg 19 document is potentially unsound, as it does not provide evidence of how completions and SHLAA sites have been taken into account in deciding the scale of new allocations required. Request that this be clarified before the Inspectorate is asked to consider the document.

Windfall Sites

Identifies that the historic windfall rates achieved in the period 2014 to 2023 as set out in Table 3.4 on page 17 of the Housing Land Availability Assessment 2023. Identifies that the table shows an annual windfall rate of 324dpa.

Outlines the contents of paragraph 3.64 of the Housing Land Availability Assessment which identifies that it is considered appropriate to apply a windfall allowance of 27dpa in future housing land supply estimates.

Considers that no evidence has been presented to explain why windfalls will reduce to only 27pa and no sites of more than 10 dwellings.

Considers that from Table 3.4 of the Housing Land Availability Assessment 2023 that there were 3421 windfall completions in the plan period 2016-2023 and from Table 3.5 that 600 of the windfalls were on sites of 1 to 9 dwellings.

Considers that with a historic average of 324dpa, the proposed allowance of only 27dpa is probably both unsound and unjustified.

New Allocations Proposed in the Regulation 19 document

The Regulation 19 document does not appear to give totals for the proposed housing allocations but does give numbers for individual sites. Quotes numbers taken from the document as below.

Identifies that the calculation of new homes from site allocations, including housing in the Regulation 19 plan, is taken from the breakdown in the Site Allocations Document on pages 158 to 225. Identifies that they couldn't find any totals in the document.

Local Plan Policy Options: Site Allocations

1. Strategic Sites. Total number of homes indicated; 2,290

Representee's note: One of the sites (former Rugeley Power Station - SM1) has already been committed by the granting of planning permission and the completion of a S106 agreement, perhaps should not be described as a proposed allocation but more appropriately included as a commitment. This site is to provide 1,000 dwellings, it is a redevelopment of previously developed land.

Two of the other allocations on strategic sites SO1 and SO2 are on Greenfield land in the Green Belt. They oppose these proposals as being potentially unnecessary to meet the needs of Cannock Chase.

2. Table A: Under Construction Sites. Total Number of homes indicated 365.

Representee's note: It is suggested that these are more appropriately identified as having commenced - rather than being termed allocations and counted as commitments.

3. Table B: Proposed allocations which already have planning permission, are already allocated or have a resolution to grant planning permission for housing. Total number of homes indicated 265.

Representee's note: It is suggested that there are more appropriately identified as having permission or a resolution to grant consent - rather than being termed allocations

Note: The allocations in Table 1 and 2 total 630 but do not include all the sites under construction or with extant planning permission.

The number of dwellings under construction or with an extant planning permission in April 2023 - 1076.

4. Table C: Proposed Allocations - Additional Sites from Development Capacity Study. Total number of homes indicated 796.

Representee's note: It is suggested that there are correctly identified as allocations in the main these are brownfield (Previously Developed Land) sites - which they consider to be preferable to the development of greenfield sites.

Full details of the sites for the calculations are included in the full representation as available.

Table C: Proposed Allocations - Additional Sites from Development Capacity Study Identified a Total (excluding H61) and that each of these sites exceeds 10 dwellings in total.

9

Summary of Main Proposed Modification(s)

Initial Request

1. The number of dwellings already completed in the plan period 2016 to 2023.
2. The number of dwellings under construction or with an extant planning permission in April 2023
3. The number of dwellings to be granted permission following the completion of a Section 106 Agreement (i.e. already committed)
4. The proposed number of dwellings on the allocated sites (i.e. excluding those already completed, under construction or with planning permission)
(This is an unusual request. It is made because in the document, as currently presented, it appears that some of the allocated sites are already partly completed, under construction or have planning permission but are nevertheless included as proposed allocations. This causes confusion, potential 'double counting' and makes it really difficult to establish the number of additional homes being proposed.)
5. For the allocation sites, state whether they are:
 - d) Within existing settlements
 - e) On Previously Developed Land (PDL) - or a greenfield site
 - f) In Green Belt or 'safeguarded land' as currently defined in an adopted plan
6. Consideration be given to the Long Term Supply of sites - identified in SHLAA as 2,739 to the end of the current plan period 2028 by extending this to the end of the plan included in the Regulation 19 document (2040)
7. A clearer statement (in the Regulation 19 document rather than the SHLAA) of a reasoned justification of the allowance to be made for new windfall sites and why it has reduced from a historic number taken from annual average completions of 324dpa in the period to 2014-2023 to 27dpa for the period to 2040 (excluding the first three years).
8. A properly justified assessment of an allowance of 18% for lapsing of planning commitments in the plan period to 2040 - and the evidence on which this is based.

If the council does not produce this information in advance of the Inspectorate receiving the Regulation 19 documents the Appointed Inspector (or the Programme Officer) is asked to require that council provide the information to the Inspector and relevant representees well in advance of the opening of the opening of the Public Local Inquiry. This will allow representees to present their cases on common ground and the Inspector to give fair consideration to the issues raised.

Modifications Requested:

Believe that a clear understanding of the allocations required will demonstrate that the scale of the proposals for the housing is excessive and request that Inspector recommends changes to take into account the following:

1. The number of dwellings already completed in the plan period 206 to 2023
2. The number of dwellings under construction or with an extant planning permission in April 2023
3. Other commitments with planning permission but appear not to be included in 3. Above. At least on site (Former Rugeley Power Station?) (There may be others that have not been found)

4. The number of dwellings to be granted permission following the completion of a Section 106 Agreement (i.e. already committed but without planning permission). Not found

5. Other developable sites already identified 1,644 (SHLAA Appendix I)

Other issues believed should be taken into account:

a. Reasonable justified allowance for future 'windfalls'. Historic rate of 324 dwellings p.a.. But an unreasonably low "proposed allowance windfall allowance of 27dpa in future housing land supply estimates"

b. No justifiable evidence has been provided to support the inclusion of a proposed non-implementation rate of 18% to be applied over the plan period (Think that is unreasonably high)

This would give a residual number, to be found by proposed allocations.

Strategic Allocations

On this basis of the evidence, question whether a justification can be found for the scale of Strategic Allocations involving the use of Greenfield sites in the Green Belt to meet the requirements of Cannock Chase Council.

No allowance has been made for housing allocations which have been provided to meet the needs of Cannock Chase in the adjacent area's adopted Local Plan

Page 23 Paragraph 6.12 of the Stafford Borough Council adopted Local Plan is quoted.

Stafford Borough Council's total allocation in its Local Plan is 10,000 new homes and this will, in practice be exceeded.

No evidence has been found in the Cannock Chase Regulation document or the other published documents of how the additional housing allocation of 7,000 over a 19 year period in Stafford Borough to meet the needs of adjacent authorities (including Cannock) has been taken into account by Cannock Chase Council.

Additional housing to meet the needs of other Authorities

Recognise that the Council has also included a proposal in its Regulation 19 document to provide an additional 500 dwellings to meet the needs of other Councils.

Have not seen the Letters of Agreement/Statement of Common Ground or similar documents from relevant Authorities under the Duty to Cooperate. Understand that these have been requested but not yet received and published.

Have concerns that the Regulation 19 document has been put forward without:

- Justifying the level of additional housing sought
- Make clear for which Council(s) it is being provided
- Explaining why the requesting Council cannot provide for its own need within its own administrative boundary

Ask in accordance with the Spatial Strategy, that the Inspector sets a justifiable level of housing and that this is recommended, as a 'main modification', without which the plan would not be sound.

And

If the Inspector find the allocations are excessive (as believe is the case), ask that proposals on Green Belt sites, which are also Greenfield and are outside the urban areas, be recommended to be reduced or removed (dependant on the numbers involved) - rather than brownfield allocations. Without this being done (unless the Inspector finds that exceptional circumstances are fully evidenced and justified under NPPF December 2023, Paragraph 145) the plan would not be sound.

Supplementary Note:

Cannock Chase District Strategic Housing Land Availability Assessment 2023 in Table 4.14 on page 32

- Shows that in the currently adopted Local Plan period 2006 - 2028 target of 5300 new homes has been exceeded before 2023
- By March 2023 a total of 5844 new homes had been completed. This has left a negative requirement for the last five years of the plan.

This significant oversupply does not, of itself, suggest that the Regulation 19 document is unsound but, rather, that the Council has previously underestimated the delivery of housing, particularly of Windfall sites, and over-estimated lapsed permissions.

10

Cannock Chase Council Response

1. Acknowledge that the number of housing completions between 2018 to 2023 is 2,540
2. Acknowledge that the number of dwellings identified in the SHLAA 0-5year category totals 1,076
3. Dwellings awaiting the completion of a Section 106 are considered as having a resolution to grant permission within the SHLAA they form part of the 6-15year figures as they are not considered as having planning permission (deliverable) until the Section 106 has been formalised.
4. (Plan Period) category totals 1,644 dwellings.
 - a. This figure includes all sites within the 6-15year period which comprises of sites with non-determined planning applications, expired planning applications up to 6years and sites identified within adopted Neighbourhood Plans and the Area Action Plans within the adopted Local Plan, as well as sites identified in the Town Centre Prospectus. As such, whilst these sites are considered developable at this stage within the SHLAA parameters, it is considered unlikely that all of these sites would come forward as deliverable development and as such a Site Selection Methodology and Development Capacity Study has been undertaken to identify sites for allocation and inclusion within the housing numbers of the Local Plan.

It is acknowledged that the figures within this table would total 5,260 dwellings, as identified in the above comment a process separate to the SHLAA has been undertaken to identify housing allocations for the Local Plan.

Related Issues

- a. Please see comments in below section relating to Windfall
- b. A Non-Implementation rate of 18% has not been applied to the Plan Period to 2040. The non-implementation rate is calculated each year within the SHLAA and an appropriate percentage identified to apply to the Five Year Housing Land Supply Calculation. The only use of the 18% non-implementation rate within the calculation of the housing figures is in relation to the identifying the number of small site contributions to attribute to the housing figure from the 0-5year numbers for sites with Full or Outline Planning Permission (not including those already Under Construction)

Land Supply - Strategic Housing Land Availability Assessment 2023

The housing target set in the Core Strategy is not a figure which is up to date in terms of the data used to derive the target and it is not based on the Government's standard methodology. Whilst CCDC is required to report delivery against the target set in the 2014 adopted plan, it is not representative of the current need and therefore does not present a true picture of the supply against need at this moment in time. However, it is acknowledged that the early part of this plan period (since 2018) has resulted in a marked increase in the delivery of housing.

It is also not the case that delivery, or the level of windfall development has been underestimated. Rather, that is a result of the lack of an adopted up to date plan containing site allocations (as the 2014 Core Strategy was not principally a site allocations plan, and was originally meant to be Part 1 of 2 documents which would have included site allocations). By default, most development that has occurred in the District will be marked as windfall as it has not been allocated through a Local Development Document. As there was no set of up to date site allocations, more development has come forward outside the plan process, and arguably this has increased the level of delivery through unplanned development which has occurred over the past decade.

The long term supply of sites identified in the SHLAA consists of the following data:

- 2,478 is the total recalculated SHLAA supply as outlined in Table 4.1 of the SHLAA including all 0-5year and all 6-15year sites and including the alterations for windfall allowance and non-implementation rates

- 2,739 is the non-recalculated SHLAA supply as outlined in Table 4.1 of the SHLAA including all 0-5year and all 6-15 year sites and excluding any adjustments for windfall allowance and non-implementation rates.

As these figures include all sites within the 6-15year period which comprises of sites with non-determined planning applications, expired planning applications up to 6years and sites identified within adopted Neighbourhood Plans and the Area Action Plans within the adopted Local Plan, as well as sites identified in the Town Centre Prospectus. As such, whilst these sites are considered developable at this stage within the SHLAA parameters, it is considered unlikely that all of these sites would come forward as deliverable development and as such a Site Selection Methodology and Development Capacity Study has been undertaken to identify sites for allocation and inclusion within the housing numbers of the Local Plan.

As the 2,739 figure is in relation to the 2006-2028 plan period and separate work has been undertaken to identify sites, this figure has not been incorporated within the Local Plan figure to avoid double-counting. It should be noted that the SHLAA 2023 has informed the following figures:

- 2018-2023 completions: 2,540 dwellings
- Standard Method Calculation for Annualised Housing Target: 264dpa
- Windfall Allowance: 27dpa from year 4 of the 5year supply

The SHLAA database shown in Appendixes H-L (SHLAA 2023) has been used to inform sites to be looked at as part of the aforementioned documents.

It is therefore considered that these figures cannot be used in consideration of an over-supply to the housing requirement for the Local Plan.

Housing Completions from 2018 to 2023

It should be noted that the housing figure of 5,808 dwellings is based on the standard method calculation as shown in the SHLAA 2023 and identifies an annual housing target of 263.69 net dwellings (264 dwellings as identified in the plan), across the 22year plan period.

The completions from 2018-2040 have been included within the calculations for the housing requirements reducing the overall total to be found from 5,808 to 3,268 dwellings. Whilst it is noted that a 17year period remains on the plan period from 2023-2040 and that within the inclusion of the 500dwelling contribution to the HMA that the figure would calculate at 222dpa ($3268/17\text{years} = 192.24\text{dpa} + 29\text{dpa for HMA} = 221.24\text{dpa (rounded to 222dpa)}$), that the figure as a whole is based on the 264dpa required to meet the whole plan period target of 5,808 dwellings.

In summary, the oversupply since 2018 has been taken into account. The use of an annualised target is a common way of summarising the need over the whole period. The housing trajectory in the plan shows more detail including years of surplus or deficit against the annualised housing target based on known or projected delivery of housing over the plan period. Ultimately, allocations have been identified in addition to counting commitments and completions since 2018 to meet the overall housing target in the plan.

Land Supply - Strategic Housing Land Availability Assessment 2023

Please see above comments.

Windfall Sites

By default, most development that has occurred in the District over the past decade will be marked as windfall as it has not been allocated through a Local Development Document, because the Core Strategy did not allocate sites. This does not mean that such rates would continue, and in fact it would present a risk to the Local Plan if such rates were relied on at Examination. One of the key purposes of the Local Plan is to meet identified development needs through the allocation of suitable, available and deliverable sites. Provided an up-to-date Local Plan is in place, in theory there should be minimal windfall development occurring as most development is planned.

As identified in Paragraph 3.60 of the SHLAA 2023 the figures set out in Table 3.4 set out the historic windfalls completions delivered within the District over a 10year period. The figures provided in this table are significantly

above the historic windfall rates as set out in Appendix F of the 2022 SHLAA. This is in part to these figures including the historic windfall rates through major developments (10+ dwellings), as the Local Plan Review's site selection process has sought to examine all sites of 10 or more dwellings that could be allocated for future development, it is considered that delivery on sites of 10+ dwellings can't form a consistent part of the windfall allowance without risking double counting with sites allocated in the Local Plan Review.

This does not imply that large windfall sites will not occur during the period covered by the Local Plan (Part 1) nor the Local Plan Review, simply that there is not sufficient evidence to meet the national policy tests for incorporating such supply in a windfall allowance going forward.

As part of the windfall methodology the figures were then reduced to consider sites of 1-9 dwellings this lowers the annual windfall rate for the 10 year period to 60dpa. However, as there is still potential for overlap between sites of 5-9 dwellings which are assumed to contribute to windfall supply and sites identified through the Brownfield Land Register, it was identified that consideration should be given to windfall completions on sites that wouldn't be expected to be included on any Brownfield Land Register going forward (sites of 1-4 dwellings).

This identified an annual windfall rate of 35dpa, as consistent with historic windfall calculations consideration was given to the number of sites of 1-4 dwellings coming forward as windfall development on non-residential land, it was not considered appropriate at the time to include windfalls from residential garden land when assessing the windfall allowance, as was permissible under certain circumstances in the NPPF 2021 and within paragraph 72 of the NPPF 2023 [...]. *Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.*

Having regard to the relevant factors of paragraph 71 (NPPF 2021) now paragraph 72 (NPPF 2023) it is considered appropriate to apply a windfall allowance of 27dpa in future housing land supply estimates from years 4 and 5 (to prevent double counting).

This has been taken into consideration when calculating the housing supply and a windfall allowance has been applied from year 4 of the 5 years supply from adoption in 2025. A windfall allowance from 2028/29 to the end of the plan period of 2040 consists of 12 years of the plan remaining = 12 years x 27dpa = 324 windfall dwellings to be attributed to the housing supply.

New Allocations Proposed in the Regulation 19 Document

The proposed housing allocation totals for Table A, B and C as identified in Policy SA1: Site Allocations are identified on page 67 under Paragraphs 6.95, 6.97 and 6.98 of the Local Plan below Policy SO3.1 and identify the following figures:

- Table A - Under Construction: 454 dwellings (including small site contribution)
 - Table B - Planning permission etc.: 1,265 dwellings (including Rugeley Power Station (SM1))
 - Table C - Proposed Allocations: 821 dwellings
- Totalling: 2,540 dwellings

Housing Completions from 2018 to 2023

It should be noted that the housing figure of 5,808 dwellings is based on the standard method calculation as shown in the SHLAA 2023 and identifies an annual housing target of 263.69 net dwellings (264 dwellings as identified in the plan), across the 22 year plan period.

The completions from 2018-2040 have been included within the calculations for the housing requirements reducing the overall total to be found from 5,808 to 3,268 dwellings. Whilst it is noted that a 17 year period remains on the plan period from 2023-2040 and that within the inclusion of the 500 dwelling contribution to the HMA that the figure would calculate at 222dpa ($3268/17\text{years} = 192.24\text{dpa} + 29\text{dpa for HMA} = 221.24\text{dpa}$ (rounded to 222dpa)), that the figure as a whole is based on the 264dpa required to meet the whole plan period target of 5,808 dwellings.

In summary, the oversupply since 2018 has been taken into account. The use of an annualised target is a common way of summarising the need over the whole period. The housing trajectory in the plan shows more detail including years of surplus or deficit against the annualised housing target based on known or projected delivery of housing over the plan period. Ultimately, allocations have been identified in addition to counting commitments and completions since 2018 to meet the overall housing target in the plan.

Land Supply - Strategic Housing Land Availability Assessment 2023

Please see above comments.

Windfall Sites

By default, most development that has occurred in the District over the past decade will be marked as windfall as it has not been allocated through a Local Development Document, because the Core Strategy did not allocate sites. This does not mean that such rates would continue, and in fact it would present a risk to the Local Plan if such rates were relied on at Examination. One of the key purposes of the Local Plan is to meet identified development needs through the allocation of suitable, available and deliverable sites. Provided an up-to-date Local Plan is in place, in theory there should be minimal windfall development occurring as most development is planned.

As identified in Paragraph 3.60 of the SHLAA 2023 the figures set out in Table 3.4 set out the historic windfalls completions delivered within the District over a 10year period. The figures provided in this table are significantly above the historic windfall rates as set out in Appendix F of the 2022 SHLAA. This is in part to these figures including the historic windfall rates through major developments (10+ dwellings), as the Local Plan Review's site selection process has sought to examine all sites of 10 or more dwellings that could be allocated for future development, it is considered that delivery on sites of 10+ dwellings can't form a consistent part of the windfall allowance without risking double counting with sites allocated in the Local Plan Review.

This does not imply that large windfall sites will not occur during the period covered by the Local Plan (Part 1) nor the Local Plan Review, simply that there is not sufficient evidence to meet the national policy tests for incorporating such supply in a windfall allowance going forward.

As part of the windfall methodology the figures were then reduced to consider sites of 1-9 dwellings this lowers the annual windfall rate for the 10 year period to 60dpa. However, as there is still potential for overlap between sites of 5-9 dwellings which are assumed to contribute to windfall supply and sites identified through the Brownfield Land Register, it was identified that consideration should be given to windfall completions on sites that wouldn't be expected to be included on any Brownfield Land Register going forward (sites of 1-4dwellings).

This identified an annual windfall rate of 35dpa, as consistent with historic windfall calculations consideration was given to the number of sites of 1-4 dwellings coming forward as windfall development on non-residential land, it was not considered appropriate at the time to include windfalls from residential garden land when assessing the windfall allowance, as was permissible under certain circumstances in the NPPF 2021 and within paragraph 72 of the NPPF 2023 [...]. *Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.*

Having regard to the relevant factors of paragraph 71 (NPPF 2021) now paragraph 72 (NPPF 2023) it is considered appropriate to apply a windfall allowance of 27dpa in future housing land supply estimates from years 4 and 5 (to prevent double counting).

This has been taken into consideration when calculating the housing supply and a windfall allowance has been applied from year 4 of the 5 years supply from adoption in 2025. A windfall allowance from 2028/29 to the end of the plan period of 2040 consists of 12years of the plan remaining = 12years x 27dpa = 324 windfall dwellings to be attributed to the housing supply.

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The proposed housing allocation totals for Table A, B and C as identified in Policy SA1: Site Allocations are identified on page 67 under Paragraphs 6.95, 6.97 and 6.98 of the Local Plan below Policy SO3.1 and identify the following figures:

- Table A - Under Construction: 454 dwellings (including small site contribution)
 - Table B - Planning permission etc.: 1,265 dwellings (including Rugeley Power Station (SM1))
 - Table C - Proposed Allocations: 821 dwellings
- Totalling: 2,540 dwellings

1. Table C on page 67 of the document totals 821 dwellings

As identified in the sections above the figure identified within the representation from the SHLAA (Table 4.14) as not been used to form part of the housing figure assessment and a separate assessment of sites has been undertaken to identify sites for allocation to ensure that no double counting has been undertaken.

Table C: Proposed Allocations - Additional Sites from Development Capacity Study

As identified above on page 67 of the document Table C identifies 821 dwellings

H61 has not been given a figure at this time as the submission required for confirmation from the School and Department for Education on the full scale of the site that would be brought forward for development - as such a number of dwellings is not provided at this stage.

As set out in the Site Selection Methodology and Development Capacity Study it was identified that only sites of 10+ dwelling threshold were considered as part of the Local Plan Review to avoid double counting.

11

Proposed Minor Modification(s)

In response to the Initial Request section outlined in Section 9 (Proposed Modifications):

1. Completions are from 2018 - 2023 and total 5,540
2. This is available in the SHLAA in the 0-5year section and totals 1,076 as per Table 4.1 of the SHLAA 2023
3. This is available within the SHLAA 2023
4. This figure is available within the document as outlined above and accompanying documents such as the Site Selection Methodology and Development Capacity as well as within the SHLAA. This figure would comprise of the Figure identified in Table C of page 67 of the document (821 dwellings) and the Strategic Site Allocations (excluding SM1), which totals 1,290. Totally 2,111 dwellings
5. The plan is not required to set out this level of detail but calculations of the land proposed to be removed from the Green Belt is set out in the Green Belt Topic Paper and a summary of sites is presented in Policy SO7.7
6. As previously stated, the SHLAA presents a theoretical calculation of supply and the definition of 'developable' sites is not the same as deliverable sites. Therefore, this figure is not robust to be clearly counted as part of the supply of sites in the Local Plan. The Local Plan has assessed all sites identified in the SHLAA and has allocated sites which are determined to be deliverable in the plan period, and that align with the Spatial Strategy and will deliver the right level of development in the most sustainable locations.
7. This is not supported. As previously outlined most development that has occurred in the District over the past decade will be marked as Windfall as it has not been allocated through a Local Development Document. This is because the Core Strategy did not allocate sites, and was intended to be followed by adoption of a secondary site allocations document. The windfall calculation is robust and a full breakdown of how it has been determined, based on data has been presented in supporting documents.
8. This is not supported. An 18% non-implementation rate has not been suggested to be applied to the plan period to 2040 and has not been applied to the Housing Figure, with the exception of the small site contribution as outlined in above comments. The non-implementation rate is calculated for every monitoring period within the SHLAA and is applied to the Five-Year Supply Calculation as required.

Modifications Requested

We note that the representor has requested several modifications to the plan for consideration by the Inspector. The Council does not consider these necessary to make the plan sound.

Strategic Allocations

As outlined above, the allocations proposed meet the calculated Housing Need for the District, the provision of a proportion of dwellings to the HMA under Duty to Cooperate and the required buffer as outlined in the NPPF

(September 2023), justification for the removal of Greenfield sites in the Green Belt is set out within the Green Belt Topic Paper.

No allowance has been made for housing allocations which have been provided to meet the needs of Cannock Chase in the adjacent area's adopted Local Plan

As outlined in a previous section the housing target set in the Core Strategy is not a figure which is up to date in terms of the data used to derive the target and it is not based on the Government's standard methodology. Any provision highlighted in Stafford Borough adopted Local Plan is at the time of adoption consideration of assisting the meeting of the housing target outlined in the adopted Cannock Chase Local Plan (2014) of 5,300 dwellings.

As Stafford Borough are currently in the process of undertaking their own Local Plan Review, their housing need will have been updated as part of this process. During the Duty to Cooperate process Cannock Chase Council has met with the neighbouring authorities including Stafford Borough to identify whether any of the neighbouring authorities could help meet the housing need for Cannock Chase to alleviate the need for Green Belt release. Cannock Chase Council are in the processing of finalising Statements of Common Ground with neighbouring authorities that identifies that none could provide a contribution of housing supply within their boundaries to meet a proportion of Cannock Chase housing supply.

Additional housing to meet the needs of other Authorities

The Duty to Cooperate Statement of Compliance documents discussions held with neighbouring authorities regarding unmet need since the start of production of the plan. The collective issue is also evidenced by the jointly commissioned evidence: Strategic Growth Study which was commissioned by the 14 authorities within the Greater Birmingham and Black Country Housing Market Area (GBBCHMA) to identify how the shortfall could be met. This presented the key evidence for options considered through the Cannock Chase Local Plan which were proportionately less than other authority areas (between 500-2,500 dwellings), due to the constrained nature of the District including very limited area that was outside the sensitive Cannock Chase National Landscape (formerly AONB) and the Green Belt. At the point the Birmingham Local Plan was adopted in 2017 the Inspector accepted that the full need could not be met and would have to be transferred to areas around Birmingham, which set the context for the Growth Study.

Cannock Chase Council are in the process of finalising Statements of Common Ground with neighbouring authorities that identifies that none could provide a contribution of housing supply within their boundaries to meet a proportion of Cannock Chase housing supply.

The level of additional housing is based on the Standard Method Calculation which provides an annualised housing target of 264dpa - as outlined in the above comments.

At this time the provision of the additional 500 dwellings is identified for the Greater Birmingham and Black Country Housing Market Area (GBBCHMA) Shortfall as demonstrated within the GBBCHMA Housing Supply and Need Position Statement 0223 and the Greater Birmingham HMA Strategic Growth Study.

Supplementary Notes

Please see comments addressing these areas within the Council's response (Section 10)

Admin

Officer Ascribed Policy

SO3.1, SA1

Respondent						
Theatres Trust						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0041	B0041A	Local Plan	S02.1	Yes	Yes	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
Support policy S02.1 and welcome the further amendments made following their comments made on previous stage of consultation.						
9						
Summary of Main Proposed Modification(s)						
None.						
10						
Cannock Chase Council Response						
Support noted.						
11						
Proposed Minor Modification(s)						
None.						
Admin						
Officer Ascribed Policy						

Respondent						
Mr John Deans C/O Mr Chris Lane, RCA Regeneration						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0042	B0042A	Local Plan	SO1.1, SO1.2, SO2.1, SO2.3, SO3.1, SO3.2, SO3.3, SO7.4, SO7.7, SO8.5, SO8.6	No	No	No
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>The representation provides a detailed context and history of the ownership and function of the club to the present day. It is expressed that the club has ceased to operate on site with all assets required for the running of the club such as mowers, strimmers, goal posts removed. As a consequence the club can no longer function effectively as the ground and facilities have been left to ruin. The sale of the ground would help to secure the rebirth of the club in it's proposed new environment.</p> <p>SO1 - Support Green Belt release to meet the minimum housing requirement</p> <p>SO1.1 - This policy is generally supported</p> <p>SO1.2 - Whilst overall in support of this policy, raise concerns that the policy is trying to achieve too much and therefore lacks focus. It may benefit from either being split into more focused policies, or be made more overarching and be supported by a SPD.</p> <p>SO2 - Consider that this objective should be refined to make a distinction between the loss of existing community facilities and those elements dealing with the provision of new community facilities associated with development proposals.</p> <p>The objective should make reference to how major development can contribute to providing new community infrastructure. In addition, the policy should recognise how major development can provide new facilities to help meet the needs of existing and future residents</p> <p>SO2.1 - The policy should make reference to the viability of existing community infrastructure where facilities are no longer viable for their existing use. The policy should allow for alternative uses to come forward on a site that is no longer viable for its existing use.</p> <p>SO2.3 - The policy should make reference to the viability of existing community infrastructure. The policy should allow for alternative uses to come forward on a site that is no longer viable.</p> <p>SO3 - The objective set out does not reflect the Government's overall objective for housing which is to significantly boost the supply of homes. This should be reflected in the overall wording of the Strategic Objective 3.</p> <p>SO3.1 - Consider there should be a greater contribution to the unmet need of the housing market area (HMA). The reference to contribution of 4,500 dwellings from South Staffordshire is incorrect (up to 4,000) and the implication is that the Council is assuming greater contributions are coming forward from elsewhere. The proposed contribution of 500 dwellings is insufficient in the context of neighbouring authorities, the sustainability of the District and in particular some of the settlements within it and the need to meet that unmet housing need as close as possible to where the need is being generated, i.e. the West Midlands conurbation.</p> <p>SO3.2 - We are largely supportive of this policy but would welcome specific reference to the requirement for most new dwellings to meet the requirements of Building Regulations Part M4(2).</p> <p>The policy on housing is overly prescriptive and inappropriate. The Council should focus on ensuring that there are appropriate sites allocated to meet the needs of specifically identified groups of households rather than prescribing specific housing mixes for individual sites. The Local Plan should ensure that suitable sites are available for a wide range of different types of development across a wide</p>						

choice of appropriate locations. The Council should consider allocating sites for older persons and other specialist housing subject to criteria such as public transport access, local amenities, health services and retail.

SO3.3 - raises concerns in reference to the requirement for developments to comply with Nationally Described Space Standards. Smaller dwellings may be required to ensure that those on lower incomes can afford a property, which meets their bedroom requirements. An inflexible policy approach to NDSS for new homes may also impact on affordability and effect customer choice for affordable homeownership products, which may affect delivery rates of sites included in the housing trajectory.

SO7.7 - We strongly believe that additional Green Belt boundary amendments are required to meet the additional demand from the GBBCHMA. Our client's site at Coppice Colliery Football Ground (previously known as Heath Hayes Football Club) is an appropriate site for development

SO8.6 - We support this policy, however, whilst we support the principle of brownfield development and re use of under utilised buildings, the council must acknowledge that the viability of such sites will be very limited. Indeed, many will not deliver the level of affordable housing or other community benefits expected.

The site and proposals -

The representation promotes the site at Coppice Colliery Football Ground (formerly Heath Hayes FC) for residential development of 45 dwellings. The site is no longer in use, comprises part brownfield land and within walking distance to services and facilities and accessible by public transport. The representation highlights evidence from the Council including the Green Belt Harm Assessment and Playing Pitch Strategy with regard to the site, noting the potential harm of release would be moderate and that there is still spare pitch capacity in the area if pitches are lost. It would deliver affordable homes and could be deliverable early in the plan period.

9

Summary of Main Proposed Modification(s)

10

Cannock Chase Council Response

Whilst it is clear that the club has ceased to operate on this site, it is unclear from the representation whether there is still demand in the area to reform a football club. Proposed growth in the Local Plan of approximately 1,100 dwellings in the local area is likely to result in an increased demand for playing pitches in Heath Hayes and therefore the Council would require evidence of consultation with Sport England to determine the impact of the loss of pitches and, if required, any proposal to relocate pitches to mitigate the impact of the loss. This site has been subject to assessment by the Council and the results are available in the Sustainability Appraisal and Site Selection pro-formas. Further evidence would also be required to demonstrate that the exceptional circumstances test for removing this land from the Green Belt could be met.

SO1 - Support for Green Belt release to meet the minimum housing requirement noted

SO1.1 - General support noted.

SO1.2 - This policy is intended to be overarching and be supported by a SPD in the form of a Design Guide, as referenced in supporting text.

SO2 - It is unclear how it would be beneficial to reword the strategic objective itself. Whilst sub-headings could potentially have helped to clarify the differentiation in the policy; the first part of the policy SO2.1 addresses the loss of existing facilities and the second half addresses new facilities. The policy recognises that major development must contribute towards new community facilities to meet the needs arising from the development. Whilst this may benefit existing residents as noted in the representation, the authority can only seek to address the impact of the development - serving the need of new residents and therefore the policy is in accordance with national policy and legislation.

SO2.1 - Whilst not explicitly mentioned, viability is an aspect which would be considered if an applicant were to undertake an assessment which has clearly shown the facilities or sites to be surplus to requirements.

SO2.3 - Whilst not explicitly mentioned, viability is an aspect which would be considered if an applicant were to show the playing fields were surplus to requirements.

SO3 - The Strategic Objectives are designed to deliver the Council's vision, which in this case is to deliver a sufficient supply of homes to provide for housing choice and ensure all people are able to live in a decent home which meets their needs.

SO3.1 - The SA tested growth scenarios above the minimum housing need requirement. The major issue is the extent of Green Belt release required to meet housing need which has negative implications for a number of SA

objectives. There is already a buffer above the total housing requirement (which includes the contribution to the HMA) and any additional allocations beyond those in the Local plan would result in additional Green Belt release as there are no other sites available for housing. The error in relation to the 4,500 dwellings (as opposed to 4,000) proposed contribution from South Staffs is noted however this has already been amended through their latest plan consultation. The Council have worked jointly with authorities in the HMA in reaching the conclusion that 500 dwellings was appropriate, based on evidence set out in the Strategic Growth Study.

SO3.2 - The requirements of Building Regulations Part M4(2) is detailed in Policy SO3.3 so it is not included in this policy to reduce repetition.

The policy promotes the optimum mix for the majority of sites, as set out in Table E (based on evidence set out in the HNA) but provides a mechanism to deviate from this if evidenced. The Council have considered allocating sites for older persons and other specialist housing but no specific proposals have been submitted for consideration and the Council cannot unduly restrict land put forward for residential development to particular uses unless supported by the landowner.

SO3.3 - The justification for NDSS is provided in the supporting text for the policy (6.115) where it sets out that poor design will not be tolerated, health and wellbeing of residents will be prioritised and it supports working from home which in turn reduces commuting, helping to support net zero carbon objectives. The Local Plan has been subject to viability testing in the Viability Report 2022 and NDSS has been taken into consideration.

SO7.7 - Detailed justification for release of Green Belt sites is set out in the Green Belt Topic Paper. The cited benefits of the scheme did not justify allocation over alternative options.

SO8.6 - Whilst it is accepted that many brownfield sites have issues with viability, re use and redevelopment should still be prioritised to make the most effective use of land and to reduce pressure on green field and undeveloped sites in line with national policy.

The site and proposals -

The supporting case for Land at Main Road, Brereton is noted. The site has been assessed by the Council but has not been selected for allocation. The reasoning is detailed in the site selection pro-forma and SA. The site assessment methodology and SA follow a consistent process for all sites using the most up to date, robust data available at the time of assessment, obtained from statutory consultees and by commissioned evidence.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

ETP Property Ltd - Mr David Onions (Pegasus Group)

1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0043	B0043A	Cannock Chase Local Plan 2018-2040	5.17 – Spatial Strategy for Norton Canes Strategic Objective 4 S04.2 S07.7	Yes	No	Yes

8

Summary of Main Issue(s) Raised Within the Representation

ETP Property have land interests in 2.14ha site located to the south of Norton Canes, which is currently in agricultural use and are promoting the site for employment use. It is identified that at the Preferred Options (Reg 18) stage that the site was identified for allocation (site reference E10), but that the site is neither allocated nor safeguarded in the pre-submission version.

The Spatial Strategy for Norton Canes

It is raised that there is little reference to employment, which is considered a notable omission in light of the fact that the draft plan contains a Strategic Objective related to this, and that there is an emphasis within the NPPF to support economic growth and productivity.

Paragraph 93 of the NPPF is referenced, and it is considered that to ensure consistency with this national policy and soundness, that there is an opportunity to make reference to providing high quality employment land within and around the settlement to maintain a balanced community with local jobs.

It is considered that without a spatial strategy which includes a meaningful reference to the economy in Norton Canes, that the Local Plan does not provide a suitable framework to deliver sustainable development for the settlement of Norton Canes.

Strategic Objective 4 (Encouraging a Vibrant Local Economy and Workforce)

Support for the overarching policy on the economy is identified, with particular reference given to . the inclusion of the need to provide “a range of sizes and types of employment sites to meet modern business needs” and “employment opportunities in locations which best respond to market demands and which will attract inward investment”. These are considered essential in order for the plan to be consistent with national policy, namely Paragraphs 81 – 85 of the NPPF (September 2023).

It is raised that the types of sites to be provided should align with the need identified in the evidence base. Reference is made to Paragraph 6.94 of the Economic Development Needs Assessment (EDNA) (2019) and Paragraph 4.115 of the 2024 update to the EDNA. The sites proposed to be allocated under Policy SO4.2 are mostly B2 and/or B8 with some office space, with only one allocation solely for offices (site ref E6). This is consistent with the evidence.

Policy S04.2 (Provision for New Employment Sites)

ETP Property note that the policy states that up to 74 hectares of employment land is to be provided over the plan period, which is greater than the previous target of 66 hectares and is in line with the most recent update to the EDNA (dated 8 January 2024). However, it is considered that the policy does not make clear whether the 74-hectare target is the net figure, as per the EDNA, or a gross figure, as implied in the Employment Topic Paper, it is also considered that it is unclear, within the evidence base, as to what precisely is meant by net and gross in this context. It is raised that this should be clarified within the policy to ensure that it is justified and positively prepared.

It is noted that there are contradictions in the amount of employment land which is to be provided. The spatial strategy in the Pre-Submission Plan states that up to 69 hectares of employment land is to be delivered (page 35). This is also the figure in the non-technical summary (paragraph 1.8) and is also referred to as the final target in the report to Cabinet dated 14th December 2023 (paragraph 5.2.1). However, Policy SO4.2 identifies the target as 74 hectares instead, as does the Employment Topic Paper dated December 2023. For the purpose of these representations, it is assumed that 74 hectares as the correct figure given its inclusion within the policy itself. It is raised that the Council should review this to ensure consistency across the document for soundness

ETP Property state that the 74-hectare figure is derived from an analysis in the EDNA relating to future growth conditions, but that as mentioned in paragraph 4.107 of the EDNA, the 74- hectare net figure in the EDNA does not include an allowance for the replacement of losses.

It is identified that losses currently average 1 hectare per year, and that the Council, in the Employment Topic Paper, suggest that this rate may increase (paragraph 5.1, sixth bullet point).

It is considered by ETP Property that as much as 94 hectares (gross) of employment land needs to be planned for, as recommended in the EDNA, and that it is considered that the evidence base suggests up to an additional 20 hectares may need to be identified due to anticipated losses. It is considered for the Local Plan to be effective, that the Council plan for sufficient employment land, to meet its estimated requirement.

ETP Property Limited object to Policy SO4.2 on the basis that the target of 74 hectares is insufficient as it excludes an adjustment for losses and that it is unclear within the policy as to whether or not 74 hectares is a net figure, as in the EDNA, or gross, as in the Employment Topic Paper, and indeed how these are defined within the evidence base. It is raised that clarity and consistency on this point within the policy is essential. ETP Property consider that the 94-hectare gross figure in the EDNA should be planned for instead to allow for maximum flexibility given that the Council note there could be an even greater loss of stock (over and above the current 1ha per annum).

The Council have identified an employment land supply of 73.34 hectares to meet the need for this type of land over the plan period. The Employment Topic Paper (December 2023) indicates that the Council are reliant on sites which have been completed since 2018 (16.59 ha), which fall within the plan period, those under construction (3.43 ha), sites with planning permission (9.35 ha), and the intensification of existing sites (15.91 ha). In addition, the West Midlands Strategic Rail Freight Interchange (WMSRFI), in South Staffordshire, will contribute 10ha towards employment land need. The WMSRFI Employment Issues Response Paper – Whose Needs will the SFRI Serve? (dated February 2021) identifies, in Table 5, that Cannock Chase are entitled to this 10-hectare land share.

Without double-counting allocated sites which are already have planning permission, there will be a shortfall of approximately 0.66 hectares against Policy SO4.2's 74-hectare target based on the Council's calculations. The Employment Topic Paper, in Table 6, identifies the specific sites which are to be intensified. ETP Property consider that a review of the Economic Land Availability Assessment (ELAA) 2023 reveals that a number of these sites are, in fact, not readily available. This means that they are not suitable or available for development. These consist of Ridings Park (site CE3), the Former Hawkins Works (CE7f), Gestamp (CE61), Former JCB, Rugeley (RE30), the Former Porcelain Works (CE15b), the former ATOS origin site (CE42), Northwood Court (CE62), Unit 12 Conduit Road (NE7), and the Yates Bros Sports and Social Club (NE17). These sites have expired planning permissions, previously refused or withdrawn applications, areas of land already lost to other uses, and/or are situated close to air quality management areas. As they are not readily available, these sites – amounting to 11.19 hectares – should be discounted from the supply.

The ELAA identifies a number of readily available sites – which are suitable and available in the short to medium term - in Table 3.1, totalling 17.83 hectares. These include some of the sites with planning permission and a selection of those identified for intensification. They consider that several of these should be discounted and identify these in the representation.

Taken together, these sites amount to 6.83 hectares. Therefore, with these deductions, they consider the total of genuinely readily available sites to be as low as 11 hectares and that it is evident that other previously identified sites which the Council thought could be used for employment are now undeliverable.

They also note that other sites the Council have earmarked for employment in the past may also not be coming forward for this purpose. The focus on (intensifying) existing locations – ‘churn sites’ - aligns with CCDC’s adopted policy position to encourage and support the redevelopment of current employment land (Policy CP8).

It is considered that some of those identified in Table 6 of the Employment Topic Paper are located in the average quality locations, such as those in Rugeley, which are peripheral within the district. It is considered that sites need to be located in the most accessible locations to be attractive to the market, to encourage investment and growth in line with Paragraph 81 of the NPPF (September 2023). It is considered that if sites lack appeal, that they may not be (re)developed for employment uses at all and would therefore need to be discounted from the supply. It is also considered that, the LPA’s reliance on the redevelopment of existing sites in less attractive locations is high risk as it may not deliver.

The inclusion of the 10ha share from the West Midlands SRFI within Cannock’s employment land supply is not disputed.

The Council allocate seven sites for employment within Policy SO4.2 it is identified that since the previous version of the plan, the Watling Street Business Park Extension has been upgraded from a safeguarded employment site (ref SE2) to a strategic employment allocation, but that a review of Table F within the draft policy – indicates that the allocations only amount to 22.81 hectares of employment land. This is only 0.81 hectares greater than the amount of site-specific allocations identified when the target was only 66 hectares in the previous iteration of the draft Local Plan.

It is considered that on this basis the Council should be planning for 94 hectares to account for losses in employment land, the scale of undersupply is up to 38.68 hectares, when taking into account of the sites discounted and the existing 0.66-hectare shortfall. It is considered that even if the 74-hectare target is to remain unchanged, there is still a shortfall of 18.68 hectares. ETP Property consider that there is a reliance on peripheral sites in average quality locations, and that this is a high-risk approach as the sites may not be delivered. They identify that they find it difficult to see how the Local Plan as drafted can meet the identified need for employment land, they consider that this should be addressed to ensure a sound plan. They consider that the Council need to take a different approach, including with planning for preferably 94ha as per the EDNA, whilst making up the shortfall to the greatest extent possible to ensure that employment needs of the District can be met over the plan period.

ETP Property Limited object to Policy SO4.2. Having reviewed the evidence base, a shortfall in available employment land of up to 38.68 hectares has been identified. They contend that, with around circa 62.15 hectares to realistically rely on, the Local Plan will be unable to meet its employment land requirements, and this needs to be addressed within the policy, through the allocation of further sites in good quality locations in the Green Belt, given that all previously developed land appears to have already been considered. This will ensure a sound policy that is positively prepared, effective, and consistent with national policies, including Paragraph 82 of the NPPF (September 2023) in providing sufficient land to enable investment and growth to successfully meet the identified need over the plan period.

SO7.7 (Amendments to the Green Belt)

ETP Property Limited support the removal of sites from the Green Belt to accommodate requirements for growth, both during and beyond the next plan period. The need for employment land is increasing, evidence of which is provided by, for example, iterations of the EDNA, all of which demonstrate a need for higher targets in the draft Local Plan.

ETP Property consider their site (Turf Field) to be in a good quality location, on the A5 corridor, and identify that it is available and deliverable for employment. They note that the site was identified for employment allocation under draft Policy SO4.2 of the Reg 18 version of the Local Plan, and that it is unclear to them why the site has been removed. They identify that the site can contribute towards meeting the shortfall in employment supply over the plan period, and that it is able to be brought forward for this purpose in the short to medium term.

It is identified that there is one less safeguarded site compared to the August 2022 Pre-Submission Local Plan, due to the Watling Street Business Park Extension having been upgraded to an allocation, with no replacement safeguarded site. Paragraph 143(c) of the NPPF is referenced and ETP Property consider that sufficient land has not been released from the Green Belt for employment to cover the plan period, let alone beyond this. As such, they consider it important to add additional safeguarded sites to ensure that future growth can be accommodated in the longer term. Providing sufficient safeguarded land will result in a policy which is consistent with national policies, and therefore sound. It is considered that if it is not a full allocation, Turf Field should at the very least be identified as a safeguarded site to help ensure this is the case.

ETP Property have submitted a concept masterplan and more details on the development potential of the site (Appendix 2) and note that exceptional circumstances would need to exist, they consider that the circumstances identified for site SE2 are likewise applicable to their site and list them within the representation.

They consider that as the same exceptional circumstances apply for Turf Field and that there is in their opinion a shortfall in employment land, that, the Council should be encouraged to allocate Turf Field for employment, to better meet the district's needs over the plan period, or at the very least identify it as a safeguarded site.

Policy S07.7 also refers to the need to provide appropriate mitigation to compensate for the loss of Green Belt Land. ETP Property Limited support the inclusion of this within the policy and identify that in the case of Turf Field, an area of land to the west of the site, within the same ownership, could be used for the for this purpose, to meet the requirements of the policy and provide a contribution towards enhancing the Green Belt.

ETP Property consider that overall, whilst the principles and components of the policy are supported, that Turf Field should be considered for a full employment allocation to meet employment land requirements during the plan period, or at the very least a safeguarded site for future growth. It is considered that the policy is unsound until sufficient safeguarded land is included, as it will not allow for longer term needs to be appropriately met, meaning that the policy is not currently positively prepared, effective, or consistent with national policy

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Summary of Main Proposed Modification(s)

Sufficient employment land should be planned for to meet the identified need for this within the district the 74-hectare target set out within draft Policy SO4.2 is insufficient given that it does not take losses into account, and additional land needs to be allocated for employment.

Several of the sites identified for intensification should be discounted as the ELAA notes that they not readily available.

There are clear exceptional circumstances based on the evidence available to release additional Green Belt sites to meet the district's employment requirements over the Plan period. Turf Field, Norton Canes provides the opportunity to deliver employment development in a good quality location through Green Belt release, which is available and deliverable. Turf Field shares the same exceptional circumstances which have been used to justify the removal from the Green Belt of the nearby Watling Street Business Park Extension site.

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Cannock Chase Council Response

The discrepancy within the plan to references to the employment land total are note, these inaccuracies were not intended and will be amended as part of the minor modifications process.

The Council note the comments with regards to the employment land supply and the update to the EDNA.

Paragraph 4.106 of the EDNA Update 2024 identifies that based on the considerations within the assessment that ***Cannock Chase District's employment land OAN comprises a range of between 43ha to 74ha net between 2018-2040 (including flexibility)***. *The 43ha net figure is equivalent to the Scenario 3) Current SM + flexibility. The 74ha figure relates to the upper end of the scenarios (specifically Scenario 8 Long Term past take up, including flexibility, but net of churn). All scenarios sit within this range.*

Paragraph 4.107 goes on to state that ***This range makes no allowance for the replacement of losses. Council officers will need to take a decision regarding the extent to which additional provision should be planned for, over and above the net need. The range rises further - to between 65ha (Scenario 3) and 94ha (Scenario 8) - if a suitable adjustment for losses is factored into the model.***

As shown above and within the EDNA 2024 update the Council's identification of a need to provide 74ha (gross) of employment land across the plan period to 2040 sits at the upper range of the net requirement and within the range if losses are replaced at an appropriate rate. The Council has identified the forecasting models for employment growth in the EDNA (econometric modelling) supports a higher employment target and that employment need based solely on the unmet Housing Need Identified in the Local Plan (Standard Methodology +500 units (Scenario 4)) of 68.19ha is below the Experian baseline figure of 74.09ha (Scenario 1 (Table 4.19 of the EDNA), further to this whilst it is noted that a higher figure beyond the identified 74ha is considered appropriate by the representee that the major issue is the extent of Green Belt release required to meet employment need and that any additional allocations beyond those identified in the Plan would result in additional Green Belt release as shown within the Local Plan that the presumption has been placed on the identification of brownfield sites first and the further intensification of Existing Employment Areas.

Policy SO4.2 aims to maintain a flexible supply of employment land over the plan period to meet the demand for employment users including considering new proposals for employment development within the District, subject to meeting the criteria set out in the policy. Land use will change over the lifetime of the plan, including losses and gains to individual sites in employment use.

The Council note that the representee references the 17.83ha of readily available sites identified within the 2023 ELAA. The ELAA presents a theoretical calculation of supply and therefore it was considered that this figure is not robust to be clearly counted as part of the supply of sites without further consideration. The Local Plan has assessed all sites identified in the ELAA in line with the Site Selection Methodology, and the employment land provision has been calculated solely from those sites identified within this process. Of the 17.83ha of 'Readily Available' sites 9.35ha is accounted for in the Employment Topic Paper as those sites under construction or with planning permission as of 31st March 2023, a further 5.1ha has been identified for allocation from the 'Readily Available' sites comprising of two sites identified in Table F, there remains a further 3.38ha of 'Readily Available' sites that have been assessed and not allocated as part of the plan process.

Further to this, it should be noted that the 2023 ELAA is based on a monitoring period from 1st April 2022 - 31st March 2023 as such in the interim period the status of sites within the document may have altered, it was considered by the Council however, appropriate to have an end date to sites being considered or altered as part of the plan period, where sites have been considered for residential allocation that have not been incorporated within the employment land provision i.e. CE63 Former Rumer Hill Industrial Estate.

An update to the Employment Topic Paper will be undertaken prior to submission to address any concerns with regards to figures, and provide clarity where possible on the figures used to calculate the employment land provision.

The Turf Field site (ELAA: Ref NE5) was assessed as part of the Site Selection Methodology, at the Preferred Options stage it was assessed as being identified for further consideration (Category A) as a preferred employment site allocation (Site E10). Following on from the Preferred Options consultation, and further site assessments at the Reg 19 stage the site was identified for further consideration (Category B) for employment purposes or for gypsy and traveller allocation. It was noted that the site is adjacent to a pub and single business unit, but otherwise detached from an existing established employment area. It was determined at this time that the site would not be the most suitable Green Belt site to release as part of the Local Plan over the release of the Watling Street Business Park (SE2) as a full allocation and the adjoining Jubilee Fields (S4) and as such was not identified for continued allocation as part of the Local Plan.

Amend references to 69ha to 74ha across the Local Plan and accompanying documents where required to ensure consistency.

Admin

Officer Ascribed Policy

SO4.2, SO7.7

ETP Property Ltd - Mr David Onions (Pegasus Group)

1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0043	B0043B	Cannock Chase Local Plan 2018-2040	5.17 – Spatial Strategy for Norton Canes Strategic Objective 4 SO4.2 SO7.7 SE2	Yes	No	Yes

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Summary of Main Issue(s) Raised Within the Representation

ETP Property have freehold land interest in a 5.06ha site, known as Jubilee Fields, located to the south of Norton Canes, which is currently in agricultural use and are promoting the site for employment use. In the Pre-Submission Plan, it is identified as a safeguarded site which is to be released from the Green Belt (site ref S4).

The Spatial Strategy for Norton Canes

It is raised that there is little reference to employment, which is considered a notable omission in light of the fact that the draft plan contains a Strategic Objective related to this, and there is an emphasis within the NPPF to support economic growth and productivity. Reference is made to prioritising residential and commercial development, yet the strategy also notes that the settlement has already seen “significant growth” over the previous plan period, with land for a further 66 dwellings allocated in the draft plan. Paragraph 93 of the NPPF is referenced and it is considered that to ensure consistency with this national policy and soundness, that there is an opportunity to make reference to providing high quality employment land within and around the settlement to maintain a balanced community with local jobs. It is considered that without a spatial strategy which includes a meaningful reference to the economy in Norton Canes, that the Local Plan does not provide a suitable framework to deliver sustainable development for the settlement of Norton Canes.

Strategic Objective 4 (Encouraging a Vibrant Local Economy and Workforce)

Support for the overarching policy on the economy is identified, with particular reference given to the inclusion of the need to provide “a range of sizes and types of employment sites to meet modern business needs” and “employment opportunities in locations which best respond to market demands and which will attract inward investment”. These are considered essential in order for the plan to be consistent with national policy, namely Paragraphs 81 – 85 of the NPPF (September 2023). It is raised that the types of sites to be provided should align with the need identified in the evidence base. Reference is made to Paragraph 6.94 of the Economic Development Needs Assessment (EDNA) (2019), and Paragraph 4.115 of the 2024 update to the EDNA. The sites proposed to be allocated under Policy SO4.2 are mostly B2 and/or B8 with some office space, with only one allocation solely for offices (site ref E6). This is consistent with the evidence.

Policy SO4.2 (Provision for New Employment Sites)

ETP Property note that the policy states that up to 74 hectares of employment land is to be provided over the plan period, which is greater than the previous target of 66 hectares and is in line with the most recent update to the EDNA (dated 8 January 2024). However, it is considered that the policy does not make clear whether the 74-hectare target is the net figure, as per the EDNA, or a gross figure, as implied in the Employment Topic Paper, it is also

considered that it is unclear, within the evidence base, as to what precisely is meant by net and gross in this context. It is raised that this should be clarified within the policy to ensure that it is justified and positively prepared.

It is noted that there are contradictions in the amount of employment land which is to be provided. The spatial strategy in the Pre-Submission Plan states that up to 69 hectares of employment land is to be delivered (page 35). This is also the figure in the non-technical summary (paragraph 1.8) and is also referred to as the final target in the report to Cabinet dated 14th December 2023 (paragraph 5.2.1). However, Policy SO4.2 identifies the target as 74 hectares instead, as does the Employment Topic Paper dated December 2023. For the purpose of these representations, it is assumed that 74 hectares as the correct figure given its inclusion within the policy itself. It is raised that the Council should review this to ensure consistency across the document for soundness.

ETP Property state that the 74-hectare figure is derived from an analysis in the EDNA relating to future growth conditions, but that as mentioned in paragraph 4.107 of the EDNA, the 74- hectare net figure in the EDNA does not include an allowance for the replacement of losses.

It is identified that losses currently average 1 hectare per year, and that the Council, in the Employment Topic Paper, suggest that this rate may increase (paragraph 5.1, sixth bullet point). It is considered by ETP Property that as much as 94 hectares (gross) of employment land needs to be planned for, as recommended in the EDNA, and that it is considered that the evidence base suggests that up to 20 additional hectares may need to be identified due to anticipated losses. It is considered for the Local Plan to be effective, that the Council plan for sufficient employment land, to meet its estimated requirement.

ETP Property Limited object to Policy SO4.2 on the basis that the target of 74 hectares is insufficient as it excludes an adjustment for losses, and that it is unclear within the policy as to whether or not 74 hectares is a net figure, as in the EDNA, or gross, as in the Employment Topic Paper, and indeed how these are defined within the evidence base. It is raised that clarity and consistency on this point within the policy is essential. ETP Property consider that the 94-hectare gross figure in the EDNA should be planned for instead to allow for maximum flexibility given that the Council note there could be an even greater loss of stock (over and above the current 1ha per annum).

The Council have identified an employment land supply of 73.34 hectares to meet the need for this type of land over the plan period. The Employment Topic Paper (December 2023) indicates that the Council are reliant on sites which have been completed since 2018 (16.59 ha), which fall within the plan period, those under construction (3.43 ha), sites with planning permission (9.35 ha), and the intensification of existing sites (15.91 ha). In addition, the West Midlands Strategic Rail Freight Interchange (WMSRFI), in South Staffordshire, will contribute 10ha towards employment land need. The WMSRFI Employment Issues Response Paper – Whose Needs will the SFRI Serve? (dated February 2021) identifies, in Table 5, that Cannock Chase are entitled to this 10-hectare land share.

Without double-counting allocated sites which are already have planning permission, there will be a shortfall of approximately 0.66 hectares against Policy SO4.2's 74-hectare target based on the Council's calculations. The Employment Topic Paper, in Table 6, identifies the specific sites which are to be intensified. ETP Property consider that a review of the Economic Land Availability Assessment (ELAA) 2023 reveals that a number of these sites are, in fact, not readily available. This means that they are not suitable or available for development. These consist of Ridings Park (site CE3), the Former Hawkins Works (CE7f), Gestamp (CE61), Former JCB, Rugeley (RE30), the Former Porcelain Works (CE15b), the former ATOS origin site (CE42), Northwood Court (CE62), Unit 12 Conduit Road (NE7), and the Yates Bros Sports and Social Club (NE17). These sites have expired planning permissions, previously refused or withdrawn applications, areas of land already lost to other uses, and/or are situated close to air quality management areas. As they are not readily available, these sites – amounting to 11.19 hectares – should be discounted from the supply.

The ELAA identifies a number of readily available sites – which are suitable and available in the short to medium term - in Table 3.1, totalling 17.83 hectares. These include some of the sites with planning permission and a selection of those identified for intensification. They consider that several of these should be discounted and identify these in the representation.

Taken together, these sites amount to 6.83 hectares. Therefore, with these deductions, they consider the total of genuinely readily available sites to be as low as 11 hectares and that it is evident that other previously identified sites which the Council thought could be used for employment are now undeliverable.

They also note that other sites the Council have earmarked for employment in the past may also not be coming forward for this purpose. The focus on (intensifying) existing locations – ‘churn sites’ - aligns with CCDC’s adopted policy position to encourage and support the redevelopment of current employment land (Policy CP8).

It is considered that some of those identified in Table 6 of the Employment Topic Paper are located the average quality locations, such as those in Rugeley, which are peripheral within the district. It is considered that sites need to be located in the most accessible locations to be attractive to the market, to encourage investment and growth in line with Paragraph 81 of the NPPF (September 2023). It is considered that if the sites lack appeal, that they may not be (re)developed for employment uses at all and would therefore need to be discounted from the supply. It is also considered that, the LPA’s reliance on the redevelopment of existing sites in less attractive locations is high risk as it may not deliver.

The inclusion of the 10ha share from the West Midlands SFRI within Cannock’s employment land supply is not disputed. The Council allocate seven sites for employment within Policy SO4.2, it is identified that since the previous version of the last plan, the Watling Street Business Park Extension has been upgraded from a safeguarded employment site (ref SE2) to a strategic employment allocation, but that a review of Table F within the draft policy indicates that the allocations only amount to 22.81 hectares of employment land. This is only 0.81 hectares greater than the amount of site-specific allocations identified when the target was only 66 hectares in the previous iteration of the draft Local Plan.

It is considered that on the basis the Council should be planning for 94 hectares to account for losses in employment land, the scale of undersupply is up to 38.68 hectares, when taking into account of the sites discounted and the existing 0.66-hectare shortfall. It is considered that even if the 74-hectare target is to remain unchanged, there is still a shortfall of 18.68 hectares. ETP Property consider that there is a reliance on peripheral sites in average quality locations, and that this is a high-risk approach as the sites may not be delivered. They identify that they find it difficult to see how the Local Plan as drafted can meet the identified need for employment land, they consider that this should be addressed to ensure a sound plan.

They consider that the Council need to take a different approach, including with planning for preferably 94 hectares as per the EDNA, whilst making up the shortfall to the greatest extent possible to ensure that the employment needs of the district can be met over the plan period.

ETP Property Limited object to Policy SO4.2. Having reviewed the evidence base, a shortfall in available employment land of up to 38.68 hectares has been identified. They contend that, with around circa 62.15 hectares to realistically rely on, the Local Plan will be unable to meet its employment land requirements, and this needs to be addressed within the policy, through the allocation of further sites in good quality locations in the Green Belt, given that there all previously developed land appears to have already been considered. This will ensure a sound policy that is positively prepared, effective, and consistent with national policies, including Paragraph 82 of the NPPF (September 2023) in providing sufficient land to enable investment and growth to successfully meet the identified need over the plan period.

SO7.7 (Amendments to the Green Belt)

ETP Property Limited support the removal of sites from the Green Belt to accommodate requirements for growth, both during and beyond the next plan period. The need for employment land is increasing, evidence of which is provided by, for example, iterations of the EDNA, all of which demonstrate a need for higher targets in the draft Local Plan.

ETP Property consider their site (Jubilee Field) to be in a good quality location, on the A5 corridor, and identify that it is available and deliverable for employment. They support the removal of Jubilee Field from the Green Belt and its

inclusion as a safeguarded site, but ETP Property Limited strongly affirm that it should instead be a full employment allocation under Policy SO4.2, to contribute towards meeting the shortfall in employment supply over the plan period. It is able to be brought forward for this purpose in the short to medium term, and there is evidently a need for deliverable sites to meet the shortfall in employment land.

It is identified that there is one less safeguarded site compared to the August 2022 Pre-Submission Local Plan, due to the Watling Street Business Park Extension having been upgraded to a strategic employment allocation, with no replacement safeguarded site. Paragraph 143(c) of the NPPF is referenced and ETP Property consider that sufficient land has not been released from the Green Belt for employment to cover the plan period, let alone beyond this. As such, they consider it important to add additional safeguarded sites to ensure that future growth can be accommodated in the longer term. Providing sufficient safeguarded land will result in a policy which is consistent with national policies, and therefore sound. It is considered that if it is not upgraded to a full allocation as a further extension to Watling Street Business Park, Jubilee Field should at the very least retain its draft safeguarded allocation to help ensure this is the case.

ETP Property identify that Jubilee Field is exceptionally well located for employment purposes, with easy access to major road networks. In addition, it is in close proximity to recent residential development to the north, for example off Rosefinch Drive and Hollybush Grove. As such they considered that the development at Jubilee Field will allow for the creation of a sustainable community with employment able to be reached by foot and that this aligns with Paragraph 93 of the NPPF, which encourages an integrated approach to the location of housing and employment. Jubilee Field is considered capable of accommodating a number of industrial units and that it would also complement existing employment areas in the area to the north, southeast, and east. Appendix B includes a concept masterplan and more details on the development potential of the site.

They note that exceptional circumstances need to exist in line with national policy to justify the removal of Jubilee Field from the Green Belt and raise that these are not identified in the Green Belt Topic Paper (2023). This does, however, set out the exceptional circumstances underpinning their decision to release the Watling Street Business Park Extension as a full allocation, and they contend that these circumstances apply to the Jubilee Field site as well, as outlined within the representation.

They consider that the same exceptional circumstances apply for Jubilee Field and a shortfall in employment land exists, the Council are encouraged to upgrade Jubilee Field to a full employment allocation to be brought forward alongside the extension to the Watling Street Business Park, to better meet the district's needs over the plan period. Paragraph 6.334 of the Local Plan supporting text is referenced and is endorsed by ETP Property.

Policy S07.7 also refers to the need to provide appropriate mitigation to compensate for the loss of Green Belt Land. ETP Property Limited support the inclusion of this within the policy and that in the case of Jubilee Field, the Pre-Submission Plan identifies its potential to deliver the required compensation to mitigate the impacts of its removal from the Green Belt. It is identified that these are the same areas identified for biodiversity improvements for the Watling Street Business Park extension in the Green Belt Topic Paper, and as such that it would make sense for the sites to be allocated together so that these improvements can be delivered in an integrated manner at the same time to cover both sites. ETP Property consider that the Council should be reminded that the compensation measures must be proportionate to the amount of land which is being removed from the Green Belt, and there may be issues over control of land falling within different ownerships and thus whether compensation, in the locations described, is deliverable as a result – this is not addressed within the policy or its supporting text.

ETP Property consider that overall, whilst the principles and components of the policy are supported, they contend that Jubilee Field should be considered for a full employment to meet employment land requirements during the plan period, rather than a safeguarded site for future growth. It is considered that the policy is unsound until sufficient safeguarded land is included, as it will not allow for longer term needs to be appropriately met, meaning that the policy is not currently positively prepared, effective, or consistent with national policy.

This inclusion of the Watling Street Business Park Extension in the Pre-Submission Plan as a strategic allocation is supported by ETP Property Limited. However, they consider that the Jubilee Fields site should be allocated and

brought forward alongside this. It is considered that it would deliver a further logical extension to the employment site, and a combined approach could potentially be taken in terms of Green Belt compensation and mitigation measures, as well as improvements to connectivity and recreation.

Given that Jubilee Field is already identified as a safeguarded site in any case, it is raised that explicit reference could at least be made to it within the policy as an opportunity for additional growth during the plan period, or in the longer term. Given their proximity and similarities, it is considered these sites should be allocated and delivered in tandem to provide more employment land within the plan period in an integrated fashion

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Summary of Main Proposed Modification(s)

Sufficient employment land should be planned for to meet the identified need for this within the district the 74-hectare target set out within draft Policy SO4.2 is insufficient given that it does not take losses into account, and additional land needs to be allocated for employment.

Several of the sites identified for intensification should be discounted as the ELAA notes that they not readily available.

There are clear exceptional circumstances based on the evidence available to release additional Green Belt sites to meet the district's employment requirements over the Plan period. Jubilee Field, Norton Canes provides the opportunity to deliver employment development in a good quality location through Green Belt release, which is available and deliverable. Jubilee Field shares the same exceptional circumstances which have been used to justify the removal from the Green Belt of the nearby Watling Street Business Park Extension site.

10

Cannock Chase Council Response

The discrepancy within the plan to references to the employment land total are note, these inaccuracies were not intended and will be amended as part of the minor modification process.

The Council note the comments with regards to the employment land supply and the update to the EDNA.

Paragraph 4.106 of the EDNA Update 2024 identifies that based on the considerations within the assessment that ***Cannock Chase District's employment land OAN comprises a range of between 43ha to 74ha net between 2018-2040 (including flexibility). The 43ha net figure is equivalent to the Scenario 3) Current SM + flexibility. The 74ha figure relates to the upper end of the scenarios (specifically Scenario 8 Long Term past take up, including flexibility, but net of churn). All scenarios sit within this range.***

Paragraph 4.107 goes on to state that ***This range makes no allowance for the replacement of losses. Council officers will need to take a decision regarding the extent to which additional provision should be planned for, over and above the net need. The range rises further - to between 65ha (Scenario 3) and 94ha (Scenario 8) - if a suitable adjustment for losses is factored into the model.***

As shown above and within the EDNA 2024 update the Council's identification of a need to provide 74ha (gross) of employment land across the plan period to 2040 sits at the upper range of the net requirement and within the range if losses are replaced at an appropriate rate. The Council has identified the forecasting models for employment growth in the EDNA (econometric modelling) supports a higher employment target and that employment need based solely on the unmet Housing Need Identified in the Local Plan (Standard Methodology +500 units (Scenario 4)) of 68.19ha is below the Experian baseline figure of 74.09ha (Scenario 1 (Table 4.19 of the EDNA), further to this whilst it is noted that a higher figure beyond the identified 74ha is considered appropriate by the representee that the major issue is the extent of Green Belt release required to meet employment need and that any additional allocations beyond those identified in the Plan would result in additional Green Belt release as shown within the Local Plan that the presumption has been placed on the identification of brownfield sites first and the further intensification of Existing Employment Areas.

Policy SO4.2 aims to maintain a flexible supply of employment land over the plan period to meet the demand for employment users including considering new proposals for employment development within the District, subject to

meeting the criteria set out in the policy. Land use will change over the lifetime of the plan, including losses and gains to individual sites in employment use.

The Council note that the representee references the 17.83ha of readily available sites identified within the 2023 ELAA. The ELAA presents a theoretical calculation of supply and therefore it was considered that this figure is not robust to be clearly counted as part of the supply of sites without further consideration. The Local Plan has assessed all sites identified in the ELAA in line with the Site Selection Methodology, and the employment land provision has been calculated solely from those sites identified within this process. Of the 17.83ha of 'Readily Available' sites 9.35ha is accounted for in the Employment Topic Paper as those sites under construction or with planning permission as of 31st March 2023, a further 5.1ha has been identified for allocation from the 'Readily Available' sites comprising of two sites identified in Table F, there remains a further 3.38ha of 'Readily Available' sites have been assessed and not allocated as part of the plan process.

Further to this, it should be noted that the 2023 ELAA is based on a monitoring period from 1st April 2022 - 31st March 2023 as such in the interim period the status of sites within the document may have altered, it was considered by the Council however, appropriate to have an end date to sites being considered or altered as part of the plan period, where sites have been considered for residential allocation that have not been incorporated within the employment land provision i.e. CE63 Former Rumer Hill Industrial Estate.

An update to the Employment Topic Paper will be undertaken prior to submission to address any concerns with regards to figures, and provide clarity where possible on the figures used to calculate the employment land provision.

The Jubilee Field site (ELAA Ref: NE6) was assessed as part of the Site Selection Methodology, at the Preferred Options stage it was initially classed as Category C due to its Green Belt location, the site was the identified for further consideration as a preferred site for allocation (Category A) and was altered to safeguarded land at Cabinet. The site has been retained through the process as safeguarded land with further investigations into mitigation to prevent harm to the SAC and identify potential for Green Belt compensation - active travel crossing point over the A5 to provide enhanced accessibility to Grove Colliery for residents of Norton Canes, improve habitat connectivity to SBI and landscape link through the site in association with the adjacent site.

11

Proposed Minor Modification(s)

Amend references to 69ha to 74ha across the Local Plan and accompanying documents where required to ensure consistency.

Admin

Officer Ascribed Policy

Respondent						
McArthurGlen						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0044	B0044A	Local Plan	SO5.3 SO5.4 SO5.7 SO6.2 p.20 p.156-231	Yes	Yes	Yes

8

Summary of Main Issue(s) Raised Within the Representation

Support Local Plan in principle, however there are several clarifications to ensure plans soundness.

Transport & Infrastructure (p.20)

As McArthur Glen Designer Outlet West Midlands (MGDOWM), serves wide a catchment they support the delivery of the major upgrade to Cannock train station which will improve key transport to link to the development and increase attractiveness for sustainable modes of travel into the District.

Policy SO5.3: Low and Zero Carbon Transport

Support in principle, the provision of necessary infrastructure should be proportionate to the level and type of development to ensure this is not impacted in design or financial viability.

Policy SO5.4: Maintaining and Improving the Transport System

Support preferred policy to maintain and improve transport system. Upgrade to Cannock train station is vital to support MGDOWM and access to this by train.

Policy SO6.2: Provision of Main Town Centre Uses and Town Centre Services

This policy will require impact assessments for development that creates new or additional floorspace of 500m² outside designated Primary Shopping Areas and 200m² outside Local Centres.

MGDOWM functions as a specialist retailer, selling discounted comparison goods below the normal price. This is entirely different to the type of retail available in Cannock strategic town centre or Hednesford/Rugeley town centres.

This policy would require MGDOWM to undertake an impact assessment for any development of more than 200m² and it is located outside the Local Centres. Given the different retail offer, to ensure MGDOWM can respond to market conditions, a larger threshold is proposed.

Site Allocations (p.156 – 231)

Phase 1 of MGDOWM opened in 2021 and is an established attraction. Council should make clear policy support for the approved phases of the centre and any changed which will bolster the retail offering and enhance MGDOWM. Local Plan confirms that MGDOWM will provide specialist retail, support the town by encouraging visitors to Cannock town centre, enhance the districts reputation and profile. In light of this, it has been suggested MGDOWM should be allocated for a specialist retail/leisure destination in the Local Plan and the Proposals Map should reflect this.

9

Summary of Main Proposed Modification(s)

Policy SO5.3: Low and Zero Carbon Transport

Suggest the following text is added to the draft policy (**additions in bold**)

Subject to design and financial feasibility and viability, all major developments will set out as part of the Design and Access Statement how they will:

- Support changes to the road network where they are related to the reduction of environmental impacts and the enhancement of public transport.
- Include the provision of electric vehicle charge points and, where appropriate and proportionate **to the type of development**, 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.

Justification

The current draft policy provides insufficient flexibility which could negatively impact design and financial feasibility viability. Proposed wording offers flexibility and will ensure Local Plan policies are effective in accordance with NPPF para. 35.

Policy SO6.2: Provision of Main Town Centre Uses and Town Centre Services

Proposed the following addition to Policy SO6.2 (**in bold**)

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.

- 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 **and within MGDOWM**.

Justification

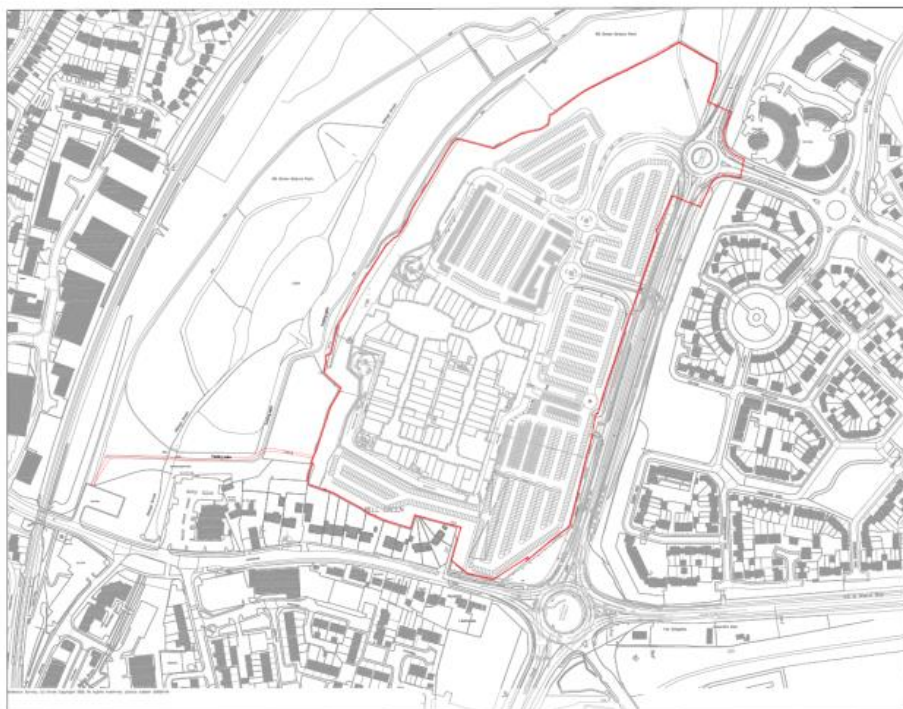
The principal of MGDOWM has been established and the Council are satisfied that this is consistent with national policy. The proposed amendment would ensure the Local Plan is consistent with NPPF para. 35(d).

Site Allocations (p.156-231)

Propose the following be incorporated into the Local Plan site allocations:

McArthurGlen Designer Outlet West Midlands

The area shown below is designated for the purposes of specialist retailing and as a leisure destination in accordance with planning permission CH/21/0197.



Justification

It is important that the specialist offer of MGDOWM is maintained and will assist in this being recognised as one of the districts key visitor and tourism destinations. Ensure Local Plan is positively prepared in accordance with para.35(a) of the NPPF.

10

Cannock Chase Council Response

The Local Plan has taken a balanced approach and was tested for viability as part of its production, as such the requirement for assessments would be deemed financially feasible therefore proposed amendments would not be considered necessary. In addition, each planning application will be assessed on a case by case basis and as such issues around viability can be addressed as part of the planning application process.

The evidence gathered as the Plan developed has not identified a specific need for this type of development (leisure/tourism) within Cannock Chase District and therefore the Council has not sought to make allocations for this use.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

Respondent						
Todd Engineering Ltd - Mr Adrian Kearley (QED Planning)						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0045	B0045A	Cannock Chase Local Plan 2018-2040	Site H52 - Gregory Works, Armitage Road, Brereton	Yes	Yes	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Todd Engineering Limited fully support the proposed allocation of the Gregory Works site on Armitage Road for an alternative residential-type use. The site is in a sustainable location within the defined settlement boundary, it is not subject to any other local plan allocation or designation, there are no landscape or environmental constraints to redevelopment and the site is readily available and deliverable.</p> <p>However, we consider that the proposed housing use of the site should be broadened to allow for its potential use in meeting care and older persons housing requirements.</p>						
9						
Summary of Main Proposed Modification(s)						
<p>This could either be addressed though expanding the range of uses permissible under the proposed site allocation, or as referenced above, by ensuring that Policy SO3.1 (Provision for New Homes) explicitly acknowledges that the proposed housing site allocations may accommodate specialist housing provision where they are suitable for such a use.</p>						
10						
Cannock Chase Council Response						
<p>Support for allocation of site H52 is noted. The site specific policy for H52 provides for an indicative dwelling yield of 23 dwellings. It does not state the type of housing to be provided on the site and does not prevent the provision of specialist housing on the site.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Todd Engineering Ltd - Mr Adrian Kearley (QED Planning)						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0045	B0045B	Cannock Chase Local Plan 2018-2040	SO3.2	Yes	Yes	Yes

8

Summary of Main Issue(s) Raised Within the Representation

Policy SO3.1 (Provision for New Homes) and Policy SO3.2 (Housing Choice) Although Todd Engineering Limited fully supports the Council's approach of delivering a wider choice of housing to meet the needs of existing and future residents, as currently drafted Policy SO3.1 and SO3.2 do not provide a sufficiently clear recognition of the need for older persons housing and care provision in the Cannock Chase area. The elderly UK population is set to grow dramatically over the coming years and the increasing divide between demand and supply has resulted in what the Government has defined as a 'critical' housing need.

National Planning Policy Guidance (ID: 63-001-20190626) states that: Offering older people a better choice of accommodation to suit their changing needs can help them live independently for longer, feel more connected to their communities and help reduce costs to the social care and health systems. Therefore, an understanding of how the ageing population affects housing needs is something to be considered from the early stages of plan-making through to decision-taking

In considering how the housing requirements of particular groups of people can be addressed in Local Plans, the guidance further states at paragraph 006 that: "Plan-making authorities should set clear policies to address the housing needs of groups with particular needs such as older and disabled people. These policies can set out how the plan-making authority will consider proposals for the different types of housing that these groups are likely to require. They could also provide indicative figures or a range for the number of units of specialist housing for older people needed across the plan area throughout the plan period." In considering which groups to plan for, the most recent version of the NPPF (December 2023) strengthens the importance attached to the provision of older persons housing and notes that this encompasses retirement housing, housing-with-care and care homes.

At a local level, paragraph 6.112 of the Submission Local Plan states that the level of demand for older persons housing within the district is currently unknown and can be addressed through delivering high quality housing as set out in Policy SO3.3 (Delivering High Quality Housing). Although Policy SO3.3 outlines factors to be taken into consideration when assessing the suitability of proposals for housing which cater to specific needs, the focus of the policy is on the quality of housing rather than its delivery. We consider that the delivering of housing choice for older people would be better addressed either through additional support within the wording of Policy SO3.2 or within a separate new policy relating to specialist housing provision. This approach will provide a positive context for developers and operators of older persons housing and care schemes and, most importantly, may allow them to compete within the general residential market. In progressing an update to the existing policies relating to older persons housing and care, we would recommend that consideration be given to the following: - A recognition in Policy SO3.1 that the proposed housing site allocations may accommodate specialist housing provision where suitable for such a use. This approach would be entirely consistent with the Council's wider housing delivery objectives and the delivery of care and older persons housing plays an essential part in realising the Council's housing numbers and in delivering balanced communities. This would not be to the detriment of the Council's 5-year housing supply targets as National Planning Policy Guidance clearly acknowledges that "Planmaking authorities will need to count housing provided for older people against their housing requirement" (Paragraph: 016a Reference ID: 63-016a-20190626). - Either within Policy SO3.2 (or within a new policy) a clear statement should be provided that

specialist housing schemes will be supported subject to meeting the factors currently outlined in Policy SO3.3. This policy should address each of the older housing persons typologies referred to in the Framework and should include a ‘minimum’ target in terms of numbers of care home places and homes for older persons accommodation to be delivered within the plan period, preferably with an indicative annualised benchmarks against which delivery can be monitored. This will allow the Council to plan for the right type of accommodation in the district and for this provision to be regularly monitored and reviewed.

Although independent analysis undertaken by Lovett Care indicates the demand to be substantial, it is acknowledged that the Council has not yet undertaken its own demand assessment. As such, the policy could refer to the intention to set levels or benchmarks in a future review of the plan. In the meantime proposals should be informed by an independent assessment of demand. - With regards to the application of the Council’s affordable housing policies to older persons provision, it is recommended that the existing text relating to housing mix in Policy SO3.2 be extended so that it reads as follows: “The housing mix and affordable housing thresholds in Table E will not be applied to developments falling within Class C2 of the Use Classes Order.”

9

Summary of Main Proposed Modification(s)

We consider that the delivering of housing choice for older people would be better addressed either through additional support within the wording of Policy SO3.2 or within a separate new policy relating to specialist housing provision.

In progressing an update to the existing policies relating to older persons housing and care, we would recommend that consideration be given to the following: - A recognition in Policy SO3.1 that the proposed housing site allocations may accommodate specialist housing provision where suitable for such a use.

Either within Policy SO3.2 (or within a new policy) a clear statement should be provided that specialist housing schemes will be supported subject to meeting the factors currently outlined in Policy SO3.3. This policy should address each of the older housing persons typologies referred to in the Framework and should include a ‘minimum’ target in terms of numbers of care home places and homes for older persons accommodation to be delivered within the plan period, preferably with an indicative annualised benchmarks against which delivery can be monitored. Alternatively the policy could refer to the intention to set levels or benchmarks in a future review of the plan, in the meantime proposals should be informed by an independent assessment of demand.

With regards to the application of the Council’s affordable housing policies to older persons provision, it is recommended that the existing text relating to housing mix in Policy SO3.2 be extended so that it reads as follows: “The housing mix and affordable housing thresholds in Table E will not be applied to developments falling within Class C2 of the Use Classes Order.”

10

Cannock Chase Council Response

Policy SO3.1 relates to overall housing numbers and locations, not individual types of housing provision so no change is proposed to this policy.

Policy SO3.2 seeks to deliver a mix of housing types for existing and future residents supported by local evidence, this can include older peoples housing so no additional text is considered necessary. No reason is provided for the removal of the affordable housing contribution from table E and a viability assessment has been undertaken for all Local Plan policies in the document.

Policy SO3.3 already outlines factors to be taken into consideration when assessing the suitability of proposals for housing which cater to specific needs including flexibility for older peoples housing, health problems and accessibility.

The policies are supportive of all types of housing and adaptations for older people including the use of local evidence to support need, therefore a separate framework and individual policy for older peoples housing is not considered necessary as the existing policies are already supportive of proposals for this type of housing.

11

Proposed Minor Modification(s)
Admin
Officer Ascribed Policy

Respondent						
Todd Engineering Ltd - Mr Adrian Kearley (QED Planning)						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0045	B0045C	Cannock Chase Local Plan 2018-2040	SO3.2	Yes	No	Yes

8

Summary of Main Issue(s) Raised Within the Representation

Policy SO3.1 (Provision for New Homes) and Policy SO3.2 (Housing Choice) Although Todd Engineering Limited fully supports the Council's approach of delivering a wider choice of housing to meet the needs of existing and future residents, as currently drafted Policy SO3.1 and SO3.2 do not provide a sufficiently clear recognition of the need for older persons housing and care provision in the Cannock Chase area. The elderly UK population is set to grow dramatically over the coming years and the increasing divide between demand and supply has resulted in what the Government has defined as a 'critical' housing need.

National Planning Policy Guidance (ID: 63-001-20190626) states that: Offering older people a better choice of accommodation to suit their changing needs can help them live independently for longer, feel more connected to their communities and help reduce costs to the social care and health systems. Therefore, an understanding of how the ageing population affects housing needs is something to be considered from the early stages of plan-making through to decision-taking

In considering how the housing requirements of particular groups of people can be addressed in Local Plans, the guidance further states at paragraph 006 that: "Plan-making authorities should set clear policies to address the housing needs of groups with particular needs such as older and disabled people. These policies can set out how the plan-making authority will consider proposals for the different types of housing that these groups are likely to require. They could also provide indicative figures or a range for the number of units of specialist housing for older people needed across the plan area throughout the plan period." In considering which groups to plan for, the most recent version of the NPPF (December 2023) strengthens the importance attached to the provision of older persons housing and notes that this encompasses retirement housing, housing-with-care and care homes.

At a local level, paragraph 6.112 of the Submission Local Plan states that the level of demand for older persons housing within the district is currently unknown and can be addressed through delivering high quality housing as set out in Policy SO3.3 (Delivering High Quality Housing). Although Policy SO3.3 outlines factors to be taken into consideration when assessing the suitability of proposals for housing which cater to specific needs, the focus of the policy is on the quality of housing rather than its delivery. We consider that the delivering of housing choice for older people would be better addressed either through additional support within the wording of Policy SO3.2 or within a separate new policy relating to specialist housing provision. This approach will provide a positive context for developers and operators of older persons housing and care schemes and, most importantly, may allow them to compete within the general residential market. In progressing an update to the existing policies relating to older persons housing and care, we would recommend that consideration be given to the following: - A recognition in Policy SO3.1 that the proposed housing site allocations may accommodate specialist housing provision where suitable for such a use. This approach would be entirely consistent with the Council's wider housing delivery objectives and the delivery of care and older persons housing plays an essential part in realising the Council's housing numbers and in delivering balanced communities. This would not be to the detriment of the Council's 5-year housing supply targets as National Planning Policy Guidance clearly acknowledges that "Planmaking authorities will need to count housing provided for older people against their housing requirement" (Paragraph: 016a Reference ID: 63-016a-20190626). - Either within Policy SO3.2 (or within a new policy) a clear statement should be provided that specialist housing schemes will be supported subject to meeting the factors currently outlined in Policy SO3.3. This

policy should address each of the older housing persons typologies referred to in the Framework and should include a ‘minimum’ target in terms of numbers of care home places and homes for older persons accommodation to be delivered within the plan period, preferably with an indicative annualised benchmarks against which delivery can be monitored. This will allow the Council to plan for the right type of accommodation in the district and for this provision to be regularly monitored and reviewed.

Although independent analysis undertaken by Lovett Care indicates the demand to be substantial, it is acknowledged that the Council has not yet undertaken its own demand assessment. As such, the policy could refer to the intention to set levels or benchmarks in a future review of the plan. In the meantime proposals should be informed by an independent assessment of demand. - With regards to the application of the Council’s affordable housing policies to older persons provision, it is recommended that the existing text relating to housing mix in Policy SO3.2 be extended so that it reads as follows: “The housing mix and affordable housing thresholds in Table E will not be applied to developments falling within Class C2 of the Use Classes Order.”

9

Summary of Main Proposed Modification(s)

We consider that the delivering of housing choice for older people would be better addressed either through additional support within the wording of Policy SO3.2 or within a separate new policy relating to specialist housing provision.

In progressing an update to the existing policies relating to older persons housing and care, we would recommend that consideration be given to the following: - A recognition in Policy SO3.1 that the proposed housing site allocations may accommodate specialist housing provision where suitable for such a use.

Either within Policy SO3.2 (or within a new policy) a clear statement should be provided that specialist housing schemes will be supported subject to meeting the factors currently outlined in Policy SO3.3. This policy should address each of the older housing persons typologies referred to in the Framework and should include a ‘minimum’ target in terms of numbers of care home places and homes for older persons accommodation to be delivered within the plan period, preferably with an indicative annualised benchmarks against which delivery can be monitored. Alternatively the policy could refer to the intention to set levels or benchmarks in a future review of the plan, in the meantime proposals should be informed by an independent assessment of demand.

With regards to the application of the Council’s affordable housing policies to older persons provision, it is recommended that the existing text relating to housing mix in Policy SO3.2 be extended so that it reads as follows: “The housing mix and affordable housing thresholds in Table E will not be applied to developments falling within Class C2 of the Use Classes Order.”

10

Cannock Chase Council Response

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Policy SO3.2 seeks to deliver a mix of housing types for existing and future residents supported by local evidence, this can include older peoples housing so no additional text is considered necessary. No reason is provided for the removal of the affordable housing contribution from table E and a viability assessment has been undertaken for all Local Plan policies in the document.

The policies are supportive of all types of housing and adaptations for older people including the use of local evidence to support need, therefore a separate framework and individual policy for older peoples housing is not considered necessary as the existing policies are already supportive of proposals for this type of housing.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

Respondent						
Richborough - Pegasus Group (Land south of Main Road, Brereton)						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0046	A0046A	Local Plan, SA	Strategic Objective 1 SO1.1 SO1.2 Strategic Objective 2 SO2.1 SO2.2 SO2.3 SO2.4 SO2.5 Strategic Objective 3 SO3.1 SO3.2 SO3.3 Strategic Objective 5 SO5.1 SO5.2 SO5.3 SO5.4 SO5.6 SO5.7 Strategic Objective 7 SO7.1 SO7.2 SO7.3 SO7.6 SO7.7 SO7.8 Strategic Objective 8 SO8.1 SO8.2 SO8.3 SO8.4 SO8.5 SO8.6	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Expresses general support for the plan, which can be made sound subject to modifications. Representations are made in promotion of site Land south of Main Road, Brereton which they consider should be allocated for residential development in the Local Plan.</p> <p>The housing requirement for the Plan period should be revisited to provide as much flexibility as possible in excess of the minimum Standard Method housing figure in order to support both current housing needs and growth within the district and across the wider housing market area up to and beyond 2040.</p> <p>District Profile - suggests deletion of references to climate change mitigation (pages 22/23) which exceed building regs requirements contrary to ministerial statement. Suggests deletion of para 4.11 as not justified - the District is able to meet its own housing need. General comments and support for the district profile and emphasizes elements which relate to or would be supported by allocation of the promoted site</p> <p>Strategic objectives - general support for strategic objectives. Seeks greater clarity over the Vision which should be set out as policy. Should be clear how the objectives will achieve the overall vision by 2040. As part of the Vision and objectives for the district, the delivery of high quality sustainable development and the need to deliver much needed homes should be given greatest priority.</p> <p>Spatial Strategy - should be set out in its own strategic level policy identifying the three settlements which are the most sustainable and their overarching objectives relative to new development including the potential for Green Belt release to deliver sustainable development. Specific reference to development around existing town centres,</p>						

neighbourhood centres and employment centres is however misleading and not consistent with the proposed direction of growth through the Plan. Furthermore, specific reference to 'centres' is not consistent with national policy which supports development within or adjoining settlements. Greater emphasis should be placed on the role of strategic development sites in meeting housing requirements. Seeks greater emphasis of the release of Green Belt land, the significant benefits of planned infrastructure and the role of Rugeley and Brereton as second in the hierarchy which could be supported by land promoted at Brereton.

SO1 - The greater emphasis on the historic environment has slightly diluted emphasis on delivering high quality development. The term appropriate development lacks clarity and justification.

SO1.1 - General support for the policy but note that the provisions of the policy should also be reflected in SO1 in relation to the role of sensitive development to positively contribute to the historic environment.

SO1.2 - The policy should be refined further to make clear that different approaches to character may be required depending on the location within the district. Reference to 'Active Design' should be removed from the supporting text as policy provisions in the plan should not exceed national policy requirements through the introduction of non-statutory guidance within policy.

SO2 - objective supported by Richborough.

SO2.1- There should be a clearer distinction between those policy provisions dealing with the loss of existing community facilities and those elements dealing with the provision of new community facilities associated with development proposals. The Policy needs to give greater recognition to the opportunity for major development to contribute towards providing new community infrastructure where no current capacity exists.

SO2.2 - certain elements are repetitive with other policies or too vague to be meaningful. Reference to '*avoiding unacceptable on-site or off-site risk or harm*' is ambiguous, providing a lack of clarity for either the reader or the decision taker. In addition, reference to '*achieving the lowest carbon emissions that can practically and viably be achieved*' lacks any evidential basis or method of assessment. This should therefore be deleted. The recent Ministerial Statement on Local Energy Efficiency Standards dated 13th December 2023, is clear that Local Plans should not be placing onerous requirements on developers which exceed the requirements of national Building Regulations.

SO2.3 - Although Sports England's guidance can inform the Local Plan policies as part of the evidence base to encourage compliance with the principles of Active Design, specific reference to 'Active Design' should not feature directly within Local Plan policy. Reference to 'Active Design' should therefore be deleted from the policy to avoid ambiguity.

SO2.4 Reference could be given to support being given for new developments, which can deliver additional allotments/community food growing sites. In particular, it is new housing development that is the potential delivery mechanism for new facilities of this type and this ought to be recognised in the policy. The proposed residential development at Land south of Main Road, Brereton offers the opportunity to deliver two community orchards.

SO2.5 - In general terms Richborough support the approach, however some elements of the policy are unclear. One criterion refers to providing infrastructure that will enable sport and physical activity to take place inside and around buildings. It is unclear what this policy criteria is aimed at achieving, particularly the reference to 'around buildings'. This requires further clarification. Points reiterated about Active Design and seeks deletion of reference.

SO3 - The objective set out does not reflect the Government's overall objective for housing which is to significantly boost the supply of homes. This should be reflected in the overall wording of the Strategic Objective 3 to ensure consistency with planning policy at a national level.

SO3.1 - the housing target is supported in principle, but should be seen as a minimum due to the wider context of housing need in the HMA. Notes typographical error in Development Capacity Study which states 2,504 homes completed as opposed to 2,540 reported in the SHLAA. Seeks greater clarity regarding the 116 dwellings under construction reported in the Rugeley/Brereton area. Questions the windfall calculation stating it should be a reliable source of housing supply to be counted.

Notes there is a heavy reliance on historic housing completions and commitments to form overall supply leading to under delivery of homes in certain years outlined in the plan housing trajectory. The plan leaves little flexibility in terms of being adopted with a 15 year horizon as required by national policy. The shortfall across some years in the trajectory is not only based on a minimum housing requirement and reliance on historic completions, but also a housing supply based on a Development Capacity Study which includes a number of inconsistencies, as well as an over reliance on windfall sites from constrained brownfield sites. Density assumptions for Urban Town Centre sites of 50dph and above identified in the SHLAA are also questionable having regard to mandatory 10% BNG requirements which does not appear to have been factored into capacity studies/site yield. As a result further

strategic sites should be allocated to ensure sufficient housing is delivered including land south of Main Road, Brereton. Strategic sites allocations should be identified in the policy.

Where the authority falls short of meeting a 5 year housing supply requirement over the Plan period, clear provisions should be made within the Plan for the early release of identified safeguarded sites which have the capability of delivering sustainable housing developments

Emphasises the emerging Local Plans for authorities in the Black Country are suggesting an ever growing shortfall and need for more housing to address wider unmet need.

SO3.2 - Suggests the only viable way to deliver more affordable housing (which is evidenced as needed in the HNA) is to increase the housing target to ensure more is delivered. The inclusion

of Table E is considered unnecessary and reference to housing mix in accordance with the recommendations of an up-to-date housing needs assessment/evidence would suffice and would be in line with the recommendations of the HNA. There is also an error in the table where the number adds up to 105% as opposed to 100% in the HNA. The specific inclusion of affordable rented homes for older people within the policy is considered unnecessary and a duplication of policy in light of the provisions set out within Policy SO3.3 (Delivering High Quality Housing). Little flexibility is provided in the policy which is contrary to recommendations of the HNA. The published Local Plan and CIL Viability Assessment dated August 2022 should be reviewed to ensure it's based on up-to-date national policy guidance and supporting evidence base. The representation points to elements in the updated HNA and local and national policy which have not been tested through the Viability Assessment. Objects to inclusion of a phasing requirement which is considered not justified and contrary to national policy and should be removed.

SO3.3 - The introduction of the optional nationally described space standard (NDSS) to all new homes should accord with the provisions of the NPPF where there is flexibility for different solutions. Objection is raised to all new build housing to be built to M4(2) standards, without any provision for exceptions on larger developments.

SO5.1 - The test contained within the policy that developments which individually or cumulatively cause an unacceptable impact on the highway network is not consistent with the approach set out in the NPPF. The NPPF test is a severe impact and that is the test that should be used in the policy. This policy should therefore be amended to ensure it remains consistent with national policy.

SO5.2 - Query whether this is an area where land use planning can assist in promoting the use of new and emerging technologies. Whilst new housing developments will incorporate fibre broadband connectivity, it is difficult to envisage how developers and housebuilders, in particular will provide many of the aspects of Policy SO5.2. Therefore it may not be deliverable.

SO5.3 Queries aspects of the policy and whether it is possible for Local Plan to promote take up of ultra-low emission vehicles. Notes that hydrogen vehicles have yet to be demonstrated to be viable. Highlights potential conflict between changes to the road network to enhance public transport and reduce environmental impacts as this may result in adverse impacts such as increased congestion and adverse air quality. This should be reviewed.

SO5.4 - on-demand public transport networks are becoming more prevalent where timetabled services are being reduced; and Richborough support such an approach if it is a suitable replacement.

SO5.6 - general support for policy approach to new footpaths and cycleways.

SO5.7 - The approach in the Local Plan is not consistent within the NPPF in that, as proposed, the parking standards would not be contained within the Local Plan document and therefore would not be subject to examination. In addition, paragraphs 105 and 106 of the NPPF states that maximum parking standards should only be set where there is a clear justification that they are necessary for managing the road safety network.

SO7 - it is not clear how the Green Belt has been identified as having any "protected landscape" character. Green Belt designation is a policy tool rather than a recognition of landscape. The objective should be amended to remove reference to the Green Belt and its "protected landscape".

SO7.1 - Richborough supports the general principles set out in Policy SO7.1, however the policy is overly complicated and an unnecessary duplication of national policy, reiterating word for word the policies contained within Chapter 15 of the NPPF on 'Conserving and Enhancing the Natural Environment'. The introduction of other Local Plan policy provisions is also unnecessarily repetitive and should be deleted. The policy should be reviewed and simplified ensuring a clear starting point for any non strategic policies in accordance with the provisions of national policy. Highlights typographical error at para 6.272 "imperative reasons for overriding public interest" rather than what it is intended to say which is "reasons of overriding public interest", consistent with the provisions of national policy (NPPF para 177).

SO7.2 - Suggests deletion of policy as it is an unnecessary duplication of national policy on BNG.

SO7.3 - The supporting text continues to refer to development within 15km of the SAC.

This should be explicitly referenced within the policy itself. The policy as currently written is vague when referring to the supply of information 'as reasonably required'. It is important that the information required to support applications is clearly identified within supporting guidance so as not to unnecessarily delay the application process and to enable determination targets to be met. Richborough support the general approach, however recognition should be given within the policy to the mitigation measures which can be delivered through Local Plan proposals.

SO7.6 - Promotes the release of Land south of Main Road, Brereton, from the Green Belt will bring opportunities in terms of recreational, biodiversity and landscape enhancements which will present clear benefits to Brereton, improving the interrelationship between both the urban and landscape environment, whilst delivering much needed homes.

SO7.7 - It is submitted that Land off Main Road, Brereton, is suitable for allocation for residential development and should accordingly form part of this Policy list. The exceptional circumstances test would be met by the acute need for housing across the HMA and to provide sufficient housing over the plan period. The purpose of safeguarded sites is unclear. Where the authority falls short of meeting it's housing requirements over the Plan period, clear provisions should be made within Policy SO7.7 for the early release of identified safeguarded sites which have the capability of delivering sustainable housing developments, particularly given the authority's reliance on historic housing completions. Land off Main Road Brereton accords with the development strategy being located on the edge of a Local Centre. The Green Belt harm assessment rating should be reviewed based on the conclusions of the impact on the 5 purposes and the failure to take into account compensatory measures. The illustrative masterplan reflects conclusions in the Green Belt Study which sets out how harm can be reduced through landscaping and strengthening boundaries. Sets out a number of benefits which would arise through the new development. The Illustrative Masterplan at Appendix 2 of the representation clearly demonstrates the ability to address each of the potential site constraints identified within the Site Selection Methodology 2023.

SO7.8 Disagrees with the blanket approach that new homes should contribute to the delivery of sports and recreation opportunities as this should only be required where capacity is lacking and it is proportionate and reasonable to the impact of development. The suggestion that new homes should contribute towards the delivery of sports opportunities does not directly relate to the Green Space Network, as these elements could be indoor facilities. This requirement should be amended to make clear what contributions have been sought and the necessary caveats to them.

SO8.1 - General support expressed. Whilst the supporting text refers to the County Council's proposal to adopt a presumption in favour of low and zero carbon technologies, the policy introduces a number of tests which would potentially inhibit the delivery of such renewable energy facilities and this should therefore be considered further to ensure the policy is deliverable

SO8.2 - The inclusion of Policy SO8.2 is a duplication of national building regulations and is therefore unnecessary for purposes of the Plan. The policy should therefore be deleted with Policy SO8.3 addressing the requirement of net zero carbon development.

SO8.3 - Policy SO8.2 should be deleted given this is unnecessary and a duplication of national policy. There is no evidence that the policy has been subject to any form of viability assessment to establish what impact it would have on potential development. As drafted the policy requires contributions which may not be justified such as providing contributions to the creation of urban forests, woodlands and street trees when a development may be providing elements on site. Where no proportionate evidence base exists this should therefore be removed.

The policy also includes reference to making efficient use of previously developed land when not all sites will involve previously developed land. This is also contrary to the Local Plan's spatial strategy which comprises a review of Green Belt land to deliver strategic housing sites. The policy as currently drafted is therefore unjustified, not supported by national or local policy and not supported by any evidence base.

SO8.5 - Any proposal can have some impact on the natural environment and the scale of this impact should be assessed rather than a blanket requirement that states any unacceptable impact will result in a refusal. Provision of water and waste water facilities is subject to a separate legal framework and therefore reference to improved sewage and waste water treatment facilities should be deleted.

SO8.6 - As drafted, the policy could potentially be applied to any proposal rather than specifically applied to proposals involving the reuse of previously developed land and it should therefore be amended.

The representation presents a detailed case for the allocation of Land off Main Road, Brereton for residential development which includes a site description, illustrative masterplan, commentary on the Green Belt, availability, suitability and deliverability and sets out key benefits of the development proposal.

The representation challenges the scoring of the site in the Sustainability Appraisal and disputes scores for the following objectives: SA1, SA2, SA5, SA6, SA8, SA10, SA12, SA13.

9

Summary of Main Proposed Modification(s)

The proposed modifications are set out in the detailed representation which has been summarised above. They consider the Local Plan can be made sound subject to the various modifications identified within these representations.

10

Cannock Chase Council Response

District Profile - The District Profile represents a series of key issues for the District and contains facts and references to evidence to support this. The general support for this section is noted. It is not considered any information in this section, or in the supporting text requires deletion to make the plan sound as it comprises a series of factual statements and general summaries and observations, is accurate based on available information and does not represent policy.

Strategic objectives - The Vision and Priorities are identified in the Councils Corporate Plan and is documented in Para 4.1 - 4.3. These have informed the Strategic Objectives - and each policy links to these 8 objectives, which ultimately will deliver the Councils Vision. The Vision and Objectives have not been formatted in the same style as the plan policies however they differ in nature as they set out the overarching aims of the plan. SO1 seeks high quality design and SO3 places strong emphasis on housing provision.

Spatial Strategy - The Spatial Strategy has not been formatted in the same style as the plan policies however it differs in nature as it is designed to provide a context and overview for the policies in the Local Plan. It does however emphasise the most sustainable locations for growth and development. The use of the term centres is a recognisable reference to locations where services and facilities are concentrated and where development should be prioritised. It is also recognised in Para 5.9 that residential and employment sites have been identified within the Local Plan to meet identified needs, these will be within the existing urban area or accessible and sustainable locations within the Green Belt.

SO1 - Additional emphasis on the historic environment was added following the response at Preferred Options stage, it was not intended that this would result in a dilution of emphasis on delivering high quality development. The term appropriate could be supplemented by additional wording such as appropriate to the context and setting but was kept simple to remain concise.

SO1.1 - The wording in SO1 recognises the role of sensitive development stating 'new development is designed to provide the highest quality of built form and public realm which will enhance the District's distinctive heritage and natural assets'.

SO1.2 - The policy will be supported by Design Guides which will provide more detailed consideration of character in different areas of the District aiding implementation of the policy. Many of the principles of Active Design can be achieved through consideration of design, layout and open space within the development as well as connectivity to areas adjoining the site. The plan has been subject to viability testing and the policy wording does not set explicit requirements which would have a bearing on the viability of any proposal.

SO2 - Support welcomed.

SO2.1 - Whilst sub-headings could potentially have helped to clarify the differentiation; the first part of the policy addresses the loss of existing facilities and the second half addresses new facilities. The policy recognises that major development must contribute towards new community facilities to meet the needs arising from the development. Whilst this may benefit existing residents as noted in the representation, the authority can only seek to address the impact of the development - serving the need of new residents and therefore the policy is in accordance with national policy and legislation.

SO2.2 - Policy SO2.2 helps signpost the reader to other relevant policies which set requirements for information within Design and Access Statements. This could be moved to the supporting text if the Inspector considers this necessary to make the plan sound. The reference to unacceptable on-site and off-site risks with regard to human health and the natural environment is more fully considered in Policy SO8.5: Avoiding Air, Water, Soil, Noise and Light Pollution (this sentence links to that policy). One of the central corporate priorities is to mitigate the impact of Climate Change and this has influenced the policy direction in the Local Plan. Evidence to support this approach has

derived from the Staffordshire Climate Change Adaption and Mitigation Report (2020). The plan has been subject to viability testing which is set in Local Plan Viability Report (2022) which will be subject to a further update this year. The Ministerial Statement was released after the Local Plan had been developed and approved for consultation, the impact of more recent national guidance will be considered through Examination of the Plan.

SO2.3 - The policy reads '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.' It is unclear how this has a direct or unacceptable impact on viability, as many of the principles can be achieved through consideration of design, layout and open space within the development as well as connectivity to areas adjoining the site. The plan has been subject to viability testing and the policy wording does not set explicit requirements which would have a bearing on the viability of any proposal.

SO2.4 - The policy clearly supports development proposals that will deliver allotments and community gardens for the purpose of growing food, and it is acknowledged this could be part of a wider mix of uses including residential but this is not the only means by which such proposals can come forward.

SO2.5 - The policy seeks to support the principles of Sport England's Active Design Guide and therefore aligns some aspects of the local planning policy with these principles. Principle 8 of the Guide promotes active buildings inside and out considering aspects such as convenient cycle parking and making staircases in large developments inviting and integral to the design to discourage use of elevators, for example. The plan has been subject to viability testing and the policy wording does not set explicit requirements which would have a bearing on the viability of any proposal.

SO3 - The Strategic Objectives are designed to deliver the Council's vision, which in this case is to deliver a sufficient supply of homes to provide for housing choice and ensure all people are able to live in a decent home which meets their needs.

SO3.1 - The SA tested growth scenarios above the minimum housing need requirement. The major issue is the extent of Green Belt release required to meet housing need which has negative implications for a number of SA objectives. There is already a buffer above the total housing requirement (which includes the contribution to the HMA) and any additional allocations beyond those in the Local plan would result in additional Green Belt release as there are no other sites available for housing. The evidence base provides the methodology for calculations and assumptions made with regard to housing calculations, most notably the Development Capacity Study and the SHLAA. These evidence-based documents are linked, therefore should be read together if wanting to examine the source of data, as all sites are listed in the SHLAA. It is not considered that the Development Capacity has inconsistencies or is inaccurate. The windfall calculation is evidence based and the method is documented in full in the 2023 SHLAA. The density requirements were informed by evidence. The approach to density is set out in the Green Belt Topic Paper, and the highest achievable density for each area has been selected to avoid further Green Belt release. Biodiversity Net Gain can take various forms including green roofs and green walls or balconies therefore it does not necessarily impact land requirements, and some brownfield sites will be exempt.

The trajectory will be tested at Examination and has been developed using the most up to date assumptions on build out rates. The aim is to deliver the right number of homes within the plan period to meet identified need both locally, and with a contribution towards the unmet need of the HMA.

SO3.2 - The Local Plan has tested housing scenarios but there are competing priorities. Delivering more housing overall (to increase affordable housing provision) would require further Green Belt release. Therefore, through testing in the SA, the Council have justified the housing target. The error in Table E is noted and will be rectified through a modification. The policy promotes the optimum mix for the majority of sites, as set out in Table E (based on evidence set out in the HNA) but provides a mechanism to deviate from this if evidenced. It is acknowledged that the Viability Assessment requires updating to align with the latest evidence but this is not considered to present an issue with the policy direction, as it does not substantially differ. The Council would not seek to require more affordable housing than the ratio's set in the policy, however if a successful argument is made to provide less due on a site due to economic circumstances at the time through viability evidence, but then development is not delivered until years later and the economy has improved then this position should be reviewed so that the right level of affordable housing is provided. It is considered that this would only be used exceptionally, and that the Council would not want to stall or hinder delivery due to uncertainty.

SO3.3 - The justification for NDSS is provided in the supporting text for the policy (6.115) where it sets out that poor design will not be tolerated, health and wellbeing of residents will be prioritised and it supports working from home which in turn reduces commuting, helping to support net zero carbon objectives. The Local Plan has been subject to viability testing in the Viability Report 2022 and NDSS has been taken into consideration.

The policy reflects the evidence in the Housing Needs Assessment which suggests that there is a clear need to increase the supply of accessible and adaptable dwellings and wheelchair user dwellings as well as providing specific provision of older persons housing. Given the evidence, the Council could consider (as a start point) requiring all dwellings (in all tenures) to meet the M4(2) standards and around 5% of homes meeting M4(3) – wheelchair user dwellings in the market sector (a higher proportion of around a tenth in the affordable sector) (pg 173,HNA). It is considered the use of the terms ‘should’ or ‘encourage’ will not result in clear delivery of accessible homes.

In terms of the exceptions for minor development, small developments are more likely to be constrained, particularly brownfield urban locations and therefore the policy wording provides additional flexibility for these.

SO5.1 - The text is seeking to ensure proposals avoid an unacceptable impact on the highway network and those types of development will not be supported unless the issue can be mitigated. This is not intended to be in conflict with the provisions in the NPPF relating to para 115 as it does not directly state that developments will be refused on highways grounds. It was intended to encourage developers to address unacceptable impacts on the highway network in their application so that the development is supported.

SO5.2 - The supporting text, in particular 6.173 provides more information about the intentions of the policy. Whilst it is recognised internet infrastructure is most applicable to developers with regard to communications infrastructure, the industry and technology have undergone significant advances. The plan lasts a period of 15 years and therefore the policy seeks to ensure new development makes consideration of any known technological advance which is reasonably likely to require implementation and to account for this.

SO5.4 - Support noted.

SO5.6 - Support noted.

SO5.7 - Parking standards will be considered as part of the Design Guidance which will be developed to support the Local Plan, once adopted. It is acknowledged that guidance cannot have implications on development viability. If standards were to have any bearing on viability the Council will consider the appropriate legal mechanism to adopt these.

SO7.1 - The authority sought to provide clarity on the approach to protecting, conserving and enhancing biodiversity and geodiversity but accept elements are also expressed in national planning policy, however the NPPF is a material consideration in decision making whereas Local Plan policies have full weight. Any typo's may be resolved through modifications.

SO7.2 - The authority sought to provide clarity on the approach to Biodiversity Net Gain but accept elements are also expressed in national planning policy. The key alignment is that percentage of BNG sought. The policy aims to set out expectations for development in relation to BNG and to provide this within the Local Plan rather than directing to external guidance.

SO7.3 - The Cannock Chase SAC mitigation payment is an established cross boundary mechanism for collecting contributions in a 15km zone around the SAC to mitigate the impact of recreational pressure. The policy text makes reference to this but is worded more flexibly in case the scheme is amended, as work is ongoing to determine other impacts of development on the SAC such as the impact of congestion on air quality. Guidance exists on the Councils website to outline specific information regarding the payment and how this applies. Consideration will be given to any mitigation measures outlined in a development proposal through a Habitats Regulation Assessment.

SO7.6 - Comments noted.

SO7.7 - The supporting case for Land at Main Road, Brereton is noted. The site has been assessed by the Council but has not been selected for allocation. The reasoning is detailed in the site selection pro-forma and SA. The site assessment methodology and SA follow a consistent process for all sites using the most up to date, robust data available at the time of assessment, obtained from statutory consultees and by commissioned evidence. Both the SA and Councils methodology (including SHLAA and site selection) are designed to provide an overview of the sustainability of the site, and it is very rare that one element of the assessment would result in rejection of a site. The combination of scorings will provide an indication of the general sustainability for site selection. Therefore, any dispute of the scoring of individual categories would be unlikely to have altered the outcome. The same applies to the Green Belt harm assessment.

The Local Plan seeks to deliver allocations which meet identified need for development, align with the Spatial Strategy and would provide the greatest benefit to the locality prioritising redevelopment of previously developed land containing built structures first (such as the Former Hart School). Detailed justification for release of Green Belt sites is set out in the Green Belt Topic Paper. The Council does not consider that the site was improperly or incorrectly assessed. The cited benefits of the scheme did not justify allocation over alternative options.

SO8.1 - The reference in the supporting text is to the recommendations from the evidence base jointly commissioned by the County Council with the District authority and other local authorities in Staffordshire. The findings of the Staffordshire Climate Change Adaption and Mitigation Strategy have been considered in the development of the final policy approach.

SO8.2 - It is unclear what element of the policy is being referred to. The reference to sports provision relates to resisting the loss of the Strategic Green Space Network.

SO8.3 - The plan has been subjected to testing of the financial impact of policies in the Viability Report 2022. The contribution is not specified as financial and states 'the creation of urban forests, woodlands or street trees as an integral part of the development or as part of a linked-off site scheme'. This could be encompassed through proposals for BNG. It is accepted that not all development sites contain previously developed land but the reference was intended to present a link to Policy SO8.6.

SO8.5 - The Council does not consider it to be an unreasonable position to seek to avoid unacceptable impact on the natural environment. Assessments such as HRA's would be considered to inform any decision. The policy seeks to protect water quality which is justified by evidence in the form of the Water Cycle Study and responses from statutory consultees, regardless of any separate legal framework.

SO8.6 - The policy does apply to all sites 'where appropriate' i.e. where there are any previously developed areas. The policy does not seek contributions.

SA - The supporting material is acknowledged, however as previously detailed under the response to SO7.7 slight adjustments to the scoring are unlikely to have altered the outcome as the SA and site selection method as these assessments present an overview to help determine the most sustainable options for development but are not akin to a points-based system. The cited benefits of the scheme did not justify allocation over alternative options.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

Respondent						
Richborough - Pegasus Group (Land at Brownhills Road, Norton Canes)						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0046	A0046B	Local Plan, SA	Strategic Objective 1 SO1.1 SO1.2 Strategic Objective 2 SO2.1 SO2.2 SO2.3 SO2.4 SO2.5 Strategic Objective 3 SO3.1 SO3.2 SO3.3 Strategic Objective 5 SO5.1 SO5.2 SO5.3 SO5.4 SO5.6 SO5.7 Strategic Objective 7 SO7.1 SO7.2 SO7.3 SO7.6 SO7.7 SO7.8 Strategic Objective 8 SO8.1 SO8.2 SO8.3 SO8.4 SO8.5 SO8.6	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Expresses general support for the plan, which can be made sound subject to modifications. Representations are made in promotion of site Land at Brownhills Road, Norton Canes which they consider should be allocated for residential development in the Local Plan.</p> <p>The housing requirement for the Plan period should be revisited to provide as much flexibility as possible in excess of the minimum Standard Method housing figure in order to support both current housing needs and growth within the district and across the wider housing market area up to and beyond 2040.</p> <p>District Profile - suggests deletion of references to climate change mitigation (pages 22/23) which exceed building regs requirements contrary to ministerial statement. Suggests deletion of para 4.11 as not justified - the District is able to meet its own housing need. General comments and support for the district profile and emphasizes elements which relate to or would be supported by allocation of the promoted site.</p> <p>Strategic objectives - general support for strategic objectives. Seeks greater clarity over the Vision which should be set out as policy. Should be clear how the objectives will achieve the overall vision by 2040. As part of the Vision and objectives for the district, the delivery of high quality sustainable development and the need to deliver much needed homes should be given greatest priority.</p> <p>Spatial Strategy - should be set out in its own strategic level policy identifying the three settlements which are the most sustainable and their overarching objectives relative to new development including the potential for Green Belt release to deliver sustainable development. Specific reference to development around existing town centres,</p>						

neighbourhood centres and employment centres is however misleading and not consistent with the proposed direction of growth through the Plan. Furthermore, specific reference to 'centres' is not consistent with national policy which supports development within or adjoining settlements. Greater emphasis should be placed on the role of strategic development sites in meeting housing requirements. Seeks greater emphasis of the release of Green Belt land, the significant benefits of planned infrastructure and the role of strategic sites which could be supported by land promoted at Norton Canes.

SO1 - The greater emphasis on the historic environment has slightly diluted emphasis on delivering high quality development. The term appropriate development lacks clarity and justification.

SO1.1 - General support for the policy but note that the provisions of the policy should also be reflected in SO1 in relation to the role of sensitive development to positively contribute to the historic environment.

SO1.2 - The policy should be refined further to make clear that different approaches to character may be required depending on the location within the district. Reference to 'Active Design' should be removed from the supporting text as policy provisions in the plan should not exceed national policy requirements through the introduction of non-statutory guidance within policy.

SO2 - objective supported by Richborough.

SO2.1 - There should be a clearer distinction between those policy provisions dealing with the loss of existing community facilities and those elements dealing with the provision of new community facilities associated with development proposals. The Policy needs to give greater recognition to the opportunity for major development to contribute towards providing new community infrastructure where no current capacity exists.

SO2.2 - certain elements are repetitive with other policies or too vague to be meaningful. Reference to '*avoiding unacceptable on-site or off-site risk or harm*' is ambiguous, providing a lack of clarity for either the reader or the decision taker. In addition, reference to '*achieving the lowest carbon emissions that can practically and viably be achieved*' lacks any evidential basis or method of assessment. This should therefore be deleted. The recent Ministerial Statement on Local Energy Efficiency Standards dated 13th December 2023, is clear that Local Plans should not be placing onerous requirements on developers which exceed the requirements of national Building Regulations.

SO2.3 - Although Sports England's guidance can inform the Local Plan policies as part of the evidence base to encourage compliance with the principles of Active Design, specific reference to 'Active Design' should not feature directly within Local Plan policy. Reference to 'Active Design' should therefore be deleted from the policy to avoid ambiguity.

SO2.4 Reference could be given to support being given for new developments, which can deliver additional allotments/community food growing sites. In particular, it is new housing development that is the potential delivery mechanism for new facilities of this type and this ought to be recognised in the policy.

SO2.5 - In general terms Richborough support the approach, however some elements of the policy are unclear. One criterion refers to providing infrastructure that will enable sport and physical activity to take place inside and around buildings. It is unclear what this policy criteria is aimed at achieving, particularly the reference to 'around buildings'. This requires further clarification. Points reiterated about Active Design and seeks deletion of reference.

SO3 - The objective set out does not reflect the Government's overall objective for housing which is to significantly boost the supply of homes. This should be reflected in the overall wording of the Strategic Objective 3 to ensure consistency with planning policy at a national level.

SO3.1 - The housing target is supported in principle, but should be seen as a minimum due to the wider context of housing need in the HMA. Notes typographical error in Development Capacity Study which states 2,504 homes completed as opposed to 2,540 reported in the SHLAA. Seeks greater clarity regarding the 116 dwellings under construction reported in the Rugeley/Brereton area. Questions the windfall calculation stating it should be a reliable source of housing supply to be counted.

Notes there is a heavy reliance on historic housing completions and commitments to form overall supply leading to under delivery of homes in certain years outlined in the plan housing trajectory. The plan leaves little flexibility in terms of being adopted with a 15 year horizon as required by national policy. The shortfall across some years in the trajectory is not only based on a minimum housing requirement and reliance on historic completions, but also a housing supply based on a Development Capacity Study which includes a number of inconsistencies, as well as an over reliance on windfall sites from constrained brownfield sites. Density assumptions for Urban Town Centre sites of 50dph and above identified in the SHLAA are also questionable having regard to mandatory 10% BNG requirements which does not appear to have been factored into capacity studies/site yield. As a result further strategic sites should be allocated to ensure sufficient housing is delivered including land at Brownhills Road, Norton Canes. Strategic sites allocations should be identified in the policy.

Where the authority falls short of meeting a 5 year housing supply requirement over the Plan period, clear provisions should be made within the Plan for the early release of identified safeguarded sites which have the capability of delivering sustainable housing developments

Emphasises the emerging Local Plans for authorities in the Black Country are suggesting an ever growing shortfall and need for more housing to address wider unmet need.

SO3.2 - Suggests the only viable way to deliver more affordable housing (which is evidenced as needed in the HNA) is to increase the housing target to ensure more is delivered. The inclusion of Table E is considered unnecessary and reference to housing mix in accordance with the recommendations of an up-to-date housing needs assessment/evidence would suffice and would be in line with the recommendations of the HNA. There is also an error in the table where the number adds up to 105% as opposed to 100% in the HNA. The specific inclusion of affordable rented homes for older people within the policy is considered unnecessary and a duplication of policy in light of the provisions set out within Policy SO3.3 (Delivering High Quality Housing). Little flexibility is provided in the policy which is contrary to recommendations of the HNA. The published Local Plan and CIL Viability Assessment dated August 2022 should be reviewed to ensure it's based on up-to-date national policy guidance and supporting evidence base. The representation points to elements in the updated HNA and local and national policy which have not been tested through the Viability Assessment. Objects to inclusion of a phasing requirement which is considered not justified and contrary to national policy and should be removed.

SO3.3 - The introduction of the optional nationally described space standard (NDSS) to all new homes should accord with the provisions of the NPPF where there is flexibility for different solutions. objection is raised to all new build housing to be built to M4(2) standards, without any provision for exceptions on larger developments.

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SO5.3 Queries aspects of the policy and whether it is possible for Local Plan to promote take up of ultra-low emission vehicles. Notes that hydrogen vehicles have yet to be demonstrated to be viable. Highlights potential conflict between changes to the road network to enhance public transport and reduce environmental impacts as this may result in adverse impacts such as increased congestion and adverse air quality. This should be reviewed.

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SO7.1 - Richborough supports the general principles set out in Policy SO7.1, however the policy is overly complicated and an unnecessary duplication of national policy, reiterating word for word the policies contained within Chapter 15 of the NPPF on 'Conserving and Enhancing the Natural Environment'. The introduction of other Local Plan policy provisions is also unnecessarily repetitive and should be deleted. The policy should be reviewed and simplified ensuring a clear starting point for any non strategic policies in accordance with the provisions of national policy. Highlights typographical error at para 6.272 "imperative reasons for overriding public interest" rather than what it is intended to say which is "reasons of overriding public interest", consistent with the provisions of national policy (NPPF para 177).

SO7.2 - Suggests deletion of policy as it is an unnecessary duplication of national policy on BNG.

SO7.3 - The supporting text continues to refer to development within 15km of the SAC.

This should be explicitly referenced within the policy itself. The policy as currently written is vague when referring to the supply of information 'as reasonably required'. It is important

that the information required to support applications is clearly identified within supporting guidance so as not to unnecessarily delay the application process and to enable determination targets to be met. Richborough support the general approach, however recognition should be given within the policy to the mitigation measures which can be delivered through Local Plan proposals.

SO7.6 - Promotes the release of Land at Brownhills Road, Norton Canes, from the Green Belt will bring opportunities in terms of recreational, biodiversity and landscape enhancements which will present clear benefits to Norton Canes, improving the interrelationship between both the urban and landscape environment, whilst delivering much needed homes.

SO7.7 - It is submitted that Land at Brownhills Road, Norton Canes, is suitable for allocation for residential development and should accordingly form part of this Policy list. The exceptional circumstances test would be met by the acute need for housing across the HMA and to provide sufficient housing over the plan period. The purpose of safeguarded sites is unclear. Where the authority falls short of meeting its housing requirements over the Plan period, clear provisions should be made within Policy SO7.7 for the early release of identified safeguarded sites which have the capability of delivering sustainable housing developments, particularly given the authority's reliance on historic housing completions. Land at Brownhills Road, Norton Canes accords with the development strategy being located on the edge of a Local Centre. The Green Belt harm assessment rating should be reviewed based on the conclusions of the impact on the 5 purposes and the failure to take into account compensatory measures. The illustrative masterplan reflects conclusions in the Green Belt Study which sets out how harm can be reduced through landscaping and strengthening boundaries. Sets out a number of benefits which would arise through the new development. The Illustrative Masterplan at Appendix 2 of the representation clearly demonstrates the ability to address each of the potential site constraints identified within the Site Selection Methodology 2023. The scoring of the site within the Site Selection Proforma in terms of access to services and facilities is questioned. The conclusions of the Sustainability Appraisal identifies the accessibility of the site with proximity to bus stops along Brownhills Road providing regular bus services, whilst the existing residential development immediately to the north highlights the sustainability credentials of the immediate area west of Brownhills Road. The representation highlights comments made about access to services and facilities by the Inspector in the appeal decision (APP/X3405/W/17/3170618) for Land off Brownhills Road located north of the promotion site. The representation queries the conclusions of the Green Belt evidence in relation to the lack of separation between Brownhills West and Norton Canes by suggesting that the M6 Toll road is a defining feature which prevents coalescence. The overall harm rating should be reviewed.

SO7.8 Disagrees with the blanket approach that new homes should contribute to the delivery of sports and recreation opportunities as this should only be required where capacity is lacking and it is proportionate and reasonable to the impact of development. The suggestion that new homes should contribute towards the delivery of sports opportunities does not directly relate to the Green Space Network, as these elements could be indoor facilities. This requirement should be amended to make clear what contributions have been sought and the necessary caveats to them.

SO8.1 - General support expressed. Whilst the supporting text refers to the County Council's proposal to adopt a presumption in favour of low and zero carbon technologies, the policy introduces a number of tests which would potentially inhibit the delivery of such renewable energy facilities and this should therefore be considered further to ensure the policy is deliverable

SO8.2 - The inclusion of Policy SO8.2 is a duplication of national building regulations and is therefore unnecessary for purposes of the Plan. The policy should therefore be deleted with Policy SO8.3 addressing the requirement of net zero carbon development.

SO8.3 - Policy SO8.2 should be deleted given this is unnecessary and a duplication of national policy. There is no evidence that the policy has been subject to any form of viability assessment to establish what impact it would have on potential development. As drafted the policy requires contributions which may not be justified such as providing contributions to the creation of urban forests, woodlands and street trees when a development may be providing elements on site. Where no proportionate evidence base exists this should therefore be removed.

The policy also includes reference to making efficient use of previously developed land when not all sites will involve previously developed land. This is also contrary to the Local Plan's spatial strategy which comprises a review of Green Belt land to deliver strategic housing sites. The policy as currently drafted is therefore unjustified, not supported by national or local policy and not supported by any evidence base.

SO8.5 - Any proposal can have some impact on the natural environment and the scale of this impact should be assessed rather than a blanket requirement that states any unacceptable impact will result in a refusal. Provision of

water and waste water facilities is subject to a separate legal framework and therefore reference to improved sewage and waste water treatment facilities should be deleted.

SO8.6 - As drafted, the policy could potentially be applied to any proposal rather than specifically applied to proposals involving the reuse of previously developed land and it should therefore be amended.

The representation presents a detailed case for the allocation of Land at Brownhills Road, Norton Canes for residential development which includes a site description, illustrative masterplan, commentary on the Green Belt, availability, suitability and deliverability and sets out key benefits of the development proposal.

The representation challenges the scoring of the site in the Sustainability Appraisal and disputes scores for the following objectives: SA1, SA2, SA4, SA6, SA8, SA12, SA13.

9

Summary of Main Proposed Modification(s)

The proposed modifications are set out in the detailed representation which has been summarised above. They consider the Local Plan can be made sound subject to the various modifications identified within these representations.

10

Cannock Chase Council Response

District Profile - The District Profile represents a series of key issues for the District and contains facts and references to evidence to support this. The general support for this section is noted. It is not considered any information in this section, or in the supporting text requires deletion to make the plan sound as it comprises a series of factual statements and general summaries and observations, is accurate based on available information and does not represent policy.

Strategic objectives - The Vision and Priorities are identified in the Councils Corporate Plan and is documented in Para 4.1 - 4.3. These have informed the Strategic Objectives - and each policy links to these 8 objectives, which ultimately will deliver the Councils Vision. The Vision and Objectives have not been formatted in the same style as the plan policies however they differ in nature as they set out the overarching aims of the plan. SO1 seeks high quality design and SO3 places strong emphasis on housing provision.

Spatial Strategy - The Spatial Strategy has not been formatted in the same style as the plan policies however it differs in nature as it is designed to provide a context and overview for the policies in the Local Plan. It does however emphasise the most sustainable locations for growth and development. The use of the term centres is a recognisable reference to locations where services and facilities are concentrated and where development should be prioritised. It is also recognised in Para 5.9 that residential and employment sites have been identified within the Local Plan to meet identified needs, these will be within the existing urban area or accessible and sustainable locations within the Green Belt.

SO1 - Additional emphasis on the historic environment was added following the response at Preferred Options stage, it was not intended that this would result in a dilution of emphasis on delivering high quality development. The term appropriate could be supplemented by additional wording such as appropriate to the context and setting but was kept simple to remain concise.

SO1.1 - The wording in SO1 recognises the role of sensitive development stating 'new development is designed to provide the highest quality of built form and public realm which will enhance the District's distinctive heritage and natural assets'.

SO1.2 - The policy will be supported by Design Guides which will provide more detailed consideration of character in different areas of the District aiding implementation of the policy. Many of the principles of Active Design can be achieved through consideration of design, layout and open space within the development as well as connectivity to areas adjoining the site. The plan has been subject to viability testing and the policy wording does not set explicit requirements which would have a bearing on the viability of any proposal.

SO2 - Support welcomed.

SO2.1 - Whilst sub-headings could potentially have helped to clarify the differentiation; the first part of the policy addresses the loss of existing facilities and the second half addresses new facilities. The policy recognises that major development must contribute towards new community facilities to meet the needs arising from the development. Whilst this may benefit existing residents as noted in the representation, the authority can only seek to address the impact of the development - serving the need of new residents and therefore the policy is in accordance with national policy and legislation.

SO2.2 - Policy SO2.2 helps signpost the reader to other relevant policies which set requirements for information within Design and Access Statements. This could be moved to the supporting text if the Inspector considers this necessary to make the plan sound. The reference to unacceptable on-site and off-site risks with regard to human health and the natural environment is more fully considered in Policy SO8.5: Avoiding Air, Water, Soil, Noise and Light Pollution (this sentence links to that policy). One of the central corporate priorities is to mitigate the impact of Climate Change and this has influenced the policy direction in the Local Plan. Evidence to support this approach has derived from the Staffordshire Climate Change Adaptation and Mitigation Report (2020). The plan has been subject to viability testing which is set in Local Plan Viability Report (2022) which will be subject to a further update this year. The Ministerial Statement was released after the Local Plan had been developed and approved for consultation, more recent national guidance will be considered through Examination of the Plan.

SO2.3 - The policy reads '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.' It is unclear how this has a direct or unacceptable impact on viability, as many of the principles can be achieved through consideration of design, layout and open space within the development as well as connectivity to areas adjoining the site. The plan has been subject to viability testing and the policy wording does not set explicit requirements which would have a bearing on the viability of any proposal.

SO2.4 - The policy clearly supports development proposals that will deliver allotments and community gardens for the purpose of growing food, and it is acknowledged this could be part of a wider mix of uses including residential but this is not the only means by which such proposals can come forward.

SO2.5 - The policy seeks to support the principles of Sport England's Active Design Guide and therefore aligns some aspects of the local planning policy with these principles. Principle 8 of the Guide promotes active buildings inside and out considering aspects such as convenient cycle parking and making staircases in large developments inviting and integral to the design to discourage use of elevators, for example. The plan has been subject to viability testing and the policy wording does not set explicit requirements which would have a bearing on the viability of any proposal.

SO3 - The Strategic Objectives are designed to deliver the Council's vision, which in this case is to deliver a sufficient supply of homes to provide for housing choice and ensure all people are able to live in a decent home which meets their needs.

SO3.1 - The SA tested growth scenarios above the minimum housing need requirement. The major issue is the extent of Green Belt release required to meet housing need which has negative implications for a number of SA objectives. There is already a buffer of 7% above the total housing requirement (which includes the contribution to the HMA) and any additional allocations beyond those in the Local plan would result in additional Green Belt release as there are no other sites available for housing. The evidence base provides the methodology for calculations and assumptions made with regard to housing calculations, most notably the Development Capacity Study and the SHLAA. These evidence-based documents are linked, therefore should be read together if wanting to examine the source of data, as all sites are listed in the SHLAA. It is not considered that the Development Capacity has inconsistencies or is inaccurate. The windfall calculation is evidence based and the method is documented in full in the 2023 SHLAA. The density requirements were informed by evidence. The approach to density is set out in the Green Belt Topic Paper, and the highest achievable density for each area has been selected to avoid further Green Belt release. Biodiversity Net Gain can take various forms including green roofs and green walls or balconies therefore it does not necessarily impact land requirements, and some brownfield sites will be exempt.

The trajectory will be tested at Examination and has been developed using the most up to date assumptions on build out rates. The aim is to deliver the right number of homes within the plan period to meet identified need both locally, and with a contribution towards the unmet need of the HMA.

SO3.2 - The Local Plan has tested housing scenarios but there are competing priorities. Delivering more housing overall (to increase affordable housing provision) would require further Green Belt release. Therefore, through testing in the SA, the Council have justified the housing target. The error in Table E is noted and will be rectified through a modification. The policy promotes the optimum mix for the majority of sites, as set out in Table E (based on evidence set out in the HNA) but provides a mechanism to deviate from this if evidenced. It is acknowledged that the Viability Assessment requires updating to align with the latest evidence but this is not considered to present an issue with the policy direction, as it does not substantially differ. The Council would not seek to require more affordable housing than the ratio's set in the policy, however if a successful argument is made to provide less due on a site due to economic circumstances at the time through viability evidence, but then development is not delivered until years later and the economy has improved then this position should be reviewed so that the right

level of affordable housing is provided. It is considered that this would only be used exceptionally, and that the Council would not want to stall or hinder delivery due to uncertainty.

SO3.3 - The justification for NDSS is provided in the supporting text for the policy (6.115) where it sets out that poor design will not be tolerated, health and wellbeing of residents will be prioritised and it supports working from home which in turn reduces commuting, helping to support net zero carbon objectives. The Local Plan has been subject to viability testing in the Viability Report 2022 and NDSS has been taken into consideration.

The policy reflects the evidence in the Housing Needs Assessment which suggests that there is a clear need to increase the supply of accessible and adaptable dwellings and wheelchair user dwellings as well as providing specific provision of older persons housing. Given the evidence, the Council could consider (as a start point) requiring all dwellings (in all tenures) to meet the M4(2) standards and around 5% of homes meeting M4(3) – wheelchair user dwellings in the market sector (a higher proportion of around a tenth in the affordable sector) (pg 173,HNA). It is considered the use of the terms ‘should’ or ‘encourage’ will not result in clear delivery of accessible homes.

In terms of the exceptions for minor development, small developments are more likely to be constrained, particularly brownfield urban locations and therefore the policy wording provides additional flexibility for these.

SO5.1 - The text is seeking to ensure proposals avoid an unacceptable impact on the highway network and those types of development will not be supported unless the issue can be mitigated. This is not intended to be in conflict with the provisions in the NPPF relating to para 115 as it does not directly state that developments will be refused on highways grounds. It was intended to encourage developers to address unacceptable impacts on the highway network in their application so that the development is supported.

SO5.2 - The supporting text, in particular 6.173 provides more information about the intentions of the policy. Whilst it is recognised internet infrastructure is most applicable to developers with regard to communications infrastructure, the industry and technology have undergone significant advances. The plan lasts a period of 15 years and therefore the policy seeks to ensure new development makes consideration of any known technological advance which is reasonably likely to require implementation and to account for this.

SO5.4 - Support noted.

SO5.6 - Support noted.

SO5.7 - Parking standards will be considered as part of the Design Guidance which will be developed to support the Local Plan, once adopted. It is acknowledged that guidance cannot have implications on development viability. If standards were to have any bearing on viability the Council will consider the appropriate legal mechanism to adopt these.

SO7.1 - The authority sought to provide clarity on the approach to protecting, conserving and enhancing biodiversity and geodiversity but accept elements are also expressed in national planning policy, however the NPPF is a material consideration in decision making whereas Local Plan policies have full weight. Any typo's may be resolved through modifications.

SO7.2 - The authority sought to provide clarity on the approach to Biodiversity Net Gain but accept elements are also expressed in national planning policy. The key alignment is that percentage of BNG sought. The policy aims to set out expectations for development in relation to BNG and to provide this within the Local Plan rather than directing to external guidance.

SO7.3 - The Cannock Chase SAC mitigation payment is an established cross boundary mechanism for collecting contributions in a 15km zone around the SAC to mitigate the impact of recreational pressure. The policy text makes reference to this but is worded more flexibly in case the scheme is amended, as work is ongoing to determine other impacts of development on the SAC such as the impact of congestion on air quality. Guidance exists on the Councils website to outline specific information regarding the payment and how this applies. Consideration will be given to any mitigation measures outlined in a development proposal through a Habitats Regulation Assessment.

SO7.6 - Comments noted.

SO7.7 - The supporting case for Land at Brownhills Road, Norton Canes is noted. The site has been assessed by the Council but has not been selected for allocation. The reasoning is detailed in the site selection pro-forma and SA. The site assessment methodology and SA follow a consistent process for all sites using the most up to date, robust data available at the time of assessment, obtained from statutory consultees and by commissioned evidence. Both the SA and Councils methodology (including SHLAA and site selection) are designed to provide an overview of the sustainability of the site, and it is very rare that one element of the assessment would result in rejection of a site. The combination of scorings will provide an indication of the general sustainability for site selection. Therefore, any dispute of the scoring of individual categories would be unlikely to have altered the outcome. The same applies to the Green Belt harm assessment.

The Local Plan seeks to deliver allocations which meet identified need for development, align with the Spatial Strategy and would provide the greatest benefit to the locality prioritising redevelopment of previously developed land containing built structures first (such as the Former Hart School). Detailed justification for release of Green Belt sites is set out in the Green Belt Topic Paper. The Council does not consider that the site was improperly or incorrectly assessed. The cited benefits of the scheme did not justify allocation over alternative options.

SO8.1 - The reference in the supporting text is to the recommendations from the evidence base jointly commissioned by the County Council with the District authority and other local authorities in Staffordshire. The findings of the Staffordshire Climate Change Adaption and Mitigation Strategy have been considered in the development of the final policy approach.

SO8.2 - It is unclear what element of the policy is being referred to. The reference to sports provision relates to resisting the loss of the Strategic Green Space Network.

SO8.3 - The plan has been subjected to testing of the financial impact of policies in the Viability Report 2022. The contribution is not specified as financial and states ‘the creation of urban forests, woodlands or street trees as an integral part of the development or as part of a linked-off site scheme’. This could be encompassed through proposals for BNG. It is accepted that not all development sites contain previously developed land but the reference was intended to present a link to Policy SO8.6.

SO8.5 - The Council does not consider it to be an unreasonable position to seek to avoid unacceptable impact on the natural environment. Assessments such as HRA’s would be considered to inform any decision. The policy seeks to protect water quality which is justified by evidence in the form of the Water Cycle Study and responses from statutory consultees, regardless of any separate legal framework.

SO8.6 - The policy does apply to all sites ‘where appropriate’ i.e. where there are any previously developed areas. The policy does not seek contributions.

SA - The supporting material is acknowledged, however as previously detailed under the response to SO7.7 slight adjustments to the scoring are unlikely to have altered the outcome as the SA and site selection method as these assessments present an overview to help determine the most sustainable options for development but are not akin to a points-based system. The cited benefits of the scheme did not justify allocation over alternative options.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

Respondent						
Richborough - Pegasus Group (Land to the south of Lichfield Road, Heath Hayes)						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0046	A0046C	Local Plan, SA	Strategic Objective 1 SO1.1 SO1.2 Strategic Objective 2 SO2.1 SO2.2 SO2.3 SO2.4 SO2.5 Strategic Objective 3 SO3.1 SO3.2 SO3.3 Strategic Objective 5 SO5.1 SO5.2 SO5.3 SO5.4 SO5.6 SO5.7 Strategic Objective 7 SO7.1 SO7.2 SO7.3 SO7.6 SO7.7 SO7.8 Strategic Objective 8 SO8.1 SO8.2 SO8.3 SO8.4 SO8.5 SO8.6	Yes	No	Yes

8

Summary of Main Issue(s) Raised Within the Representation

Expresses general support for the plan, which can be made sound subject to modifications. Representations are made in promotion of site Land to the south of Lichfield Road, Heath Hayes which they support allocation for residential development in the Local Plan.

The housing requirement for the Plan period should be revisited to provide as much flexibility as possible in excess of the minimum Standard Method housing figure in order to support both current housing needs and growth within the district and across the wider housing market area up to and beyond 2040.

District Profile - suggests deletion of references to climate change mitigation (pages 22/23) which exceed building regs requirements contrary to ministerial statement. Suggests deletion of para 4.11 as not justified - the District is able to meet its own housing need. General comments and support for the district profile and emphasizes elements which relate to or would be supported by allocation of the promoted site

Strategic objectives - general support for strategic objectives. Seeks greater clarity over the Vision which should be set out as policy. Should be clear how the objectives will achieve the overall vision by 2040. As part of the Vision and objectives for the district, the delivery of high quality sustainable development and the need to deliver much needed homes should be given greatest priority.

Spatial Strategy - should be set out in its own strategic level policy identifying the three settlements which are the most sustainable and their overarching objectives relative to new development including the potential for Green Belt release to deliver sustainable development. Specific reference to development around existing town centres, neighbourhood centres and employment centres is however misleading and not consistent with the proposed direction of growth through the Plan. Furthermore, specific reference to 'centres' is not consistent with national policy which supports development within or adjoining settlements. Greater emphasis should be placed on the role

of strategic development sites in meeting housing requirements. Seeks greater emphasis of the release of Green Belt land, the significant benefits of planned infrastructure and the role of strategic sites in housing delivery. Seeks specific reference to Land to the south of Lichfield Road, Heath Hayes in the Spatial Strategy for Cannock/Hednesford/ Heath Hayes.

SO1 - The greater emphasis on the historic environment has slightly diluted emphasis on delivering high quality development. The term appropriate development lacks clarity and justification.

SO1.1 - General support for the policy but note that the provisions of the policy should also be reflected in SO1 in relation to the role of sensitive development to positively contribute to the historic environment.

SO1.2 - The policy should be refined further to make clear that different approaches to character may be required depending on the location within the district. Reference to 'Active Design' should be removed from the supporting text as policy provisions in the plan should not exceed national policy requirements through the introduction of non-statutory guidance within policy.

SO2 - objective supported by Richborough.

SO2.1- There should be a clearer distinction between those policy provisions dealing with the loss of existing community facilities and those elements dealing with the provision of new community facilities associated with development proposals. The Policy needs to give greater recognition to the opportunity for major development to contribute towards providing new community infrastructure where no current capacity exists. Notes community benefits of proposed site allocation SH1.

SO2.2 - certain elements are repetitive with other policies or too vague to be meaningful. Reference to '*avoiding unacceptable on-site or off-site risk or harm*' is ambiguous, providing a lack of clarity for either the reader or the decision taker. In addition, reference to '*achieving the lowest carbon emissions that can practically and viably be achieved*' lacks any evidential basis or method of assessment. This should therefore be deleted. The recent Ministerial Statement on Local Energy Efficiency Standards dated 13th December 2023, is clear that Local Plans should not be placing onerous requirements on developers which exceed the requirements of national Building Regulations.

SO2.3 - Although Sports England's guidance can inform the Local Plan policies as part of the evidence base to encourage compliance with the principles of Active Design, specific reference to 'Active Design' should not feature directly within Local Plan policy. Reference to 'Active Design' should therefore be deleted from the policy to avoid ambiguity.

SO2.4 Reference could be given to support being given for new developments, which can deliver additional allotments/community food growing sites. In particular, it is new housing development that is the potential delivery mechanism for new facilities of this type and this ought to be recognised in the policy.

SO2.5 - In general terms Richborough support the approach, however some elements of the policy are unclear. One criterion refers to providing infrastructure that will enable sport and physical activity to take place inside and around buildings. It is unclear what this policy criteria is aimed at achieving, particularly the reference to 'around buildings'. This requires further clarification. Points reiterated about Active Design and seeks deletion of reference.

SO3 - The objective set out does not reflect the Government's overall objective for housing which is to significantly boost the supply of homes. This should be reflected in the overall wording of the Strategic Objective 3 to ensure consistency with planning policy at a national level.

SO3.1 - The housing target is supported in principle, but should be seen as a minimum due to the wider context of housing need in the HMA. Notes typographical error in Development Capacity Study which states 2,504 homes completed as opposed to 2,540 reported in the SHLAA. Seeks greater clarity regarding the 116 dwellings under construction reported in the Rugeley/Brereton area. Questions the windfall calculation stating it should be a reliable source of housing supply to be counted.

Notes there is a heavy reliance on historic housing completions and commitments to form overall supply leading to under delivery of homes in certain years outlined in the plan housing trajectory. The plan leaves little flexibility in terms of being adopted with a 15 year horizon as required by national policy. The shortfall across some years in the trajectory is not only based on a minimum housing requirement and reliance on historic completions, but also a housing supply based on a Development Capacity Study which includes a number of inconsistencies, as well as an over reliance on windfall sites from constrained brownfield sites. Density assumptions for Urban Town Centre sites of 50dph and above identified in the SHLAA are also questionable having regard to mandatory 10% BNG requirements which does not appear to have been factored into capacity studies/site yield. Land south of Lichfield Road, provides the opportunity to deliver high quality sustainable residential development through Green Belt release, which is available now to meet immediate housing need.

Where the authority falls short of meeting a 5 year housing supply requirement over the Plan period, clear provisions should be made within the Plan for the early release of identified safeguarded sites which have the capability of delivering sustainable housing developments

Emphasises the emerging Local Plans for authorities in the Black Country are suggesting an ever growing shortfall and need for more housing to address wider unmet need.

SO3.2 - Suggests the only viable way to deliver more affordable housing (which is evidenced as needed in the HNA) is to increase the housing target to ensure more is delivered. The inclusion of Table E is considered unnecessary and reference to housing mix in accordance with the recommendations of an up-to-date housing needs assessment/evidence would suffice and would be in line with the recommendations of the HNA. There is also an error in the table where the number adds up to 105% as opposed to 100% in the HNA. The specific inclusion of affordable rented homes for older people within the policy is considered unnecessary and a duplication of policy in light of the provisions set out within Policy SO3.3 (Delivering High Quality Housing). Little flexibility is provided in the policy which is contrary to recommendations of the HNA. The published Local Plan and CIL Viability Assessment dated August 2022 should be reviewed to ensure it's based on up-to-date national policy guidance and supporting evidence base. The representation points to elements in the updated HNA and local and national policy which have not been tested through the Viability Assessment. Objects to inclusion of a phasing requirement which is considered not justified and contrary to national policy and should be removed.

SO3.3 - The introduction of the optional nationally described space standard (NDSS) to all new homes should accord with the provisions of the NPPF where there is flexibility for different solutions. objection is raised to all new build housing to be built to M4(2) standards, without any provision for exceptions on larger developments.

SO5.1 - The test contained within the policy that developments which individually or cumulatively cause an unacceptable impact on the highway network is not consistent with the approach set out in the NPPF. The NPPF test is a severe impact and that is the test that should be used in the policy. This policy should therefore be amended to ensure it remains consistent with national policy.

SO5.2 - Query whether this is an area where land use planning can assist in promoting the use of new and emerging technologies. Whilst new housing developments will incorporate fibre broadband connectivity, it is difficult to envisage how developers and housebuilders, in particular will provide many of the aspects of Policy SO5.2. Therefore it may not be deliverable.

SO5.3 Queries aspects of the policy and whether it is possible for Local Plan to promote take up of ultra-low emission vehicles. Notes that hydrogen vehicles have yet to be demonstrated to be viable. Highlights potential conflict between changes to the road network to enhance public transport and reduce environmental impacts as this may result in adverse impacts such as increased congestion and adverse air quality. This should be reviewed.

SO5.4 - on-demand public transport networks are becoming more prevalent where timetabled services are being reduced; and Richborough support such an approach if it is a suitable replacement.

SO5.6 - general support for policy approach to new footpaths and cycleways.

SO5.7 - The approach in the Local Plan is not consistent within the NPPF in that, as proposed, the parking standards would not be contained within the Local Plan document and therefore would not be subject to examination. In addition, paragraphs 105 and 106 of the NPPF states that maximum parking standards should only be set where there is a clear justification that they are necessary for managing the road safety network.

SO7 - it is not clear how the Green Belt has been identified as having any "protected landscape" character. Green Belt designation is a policy tool rather than a recognition of landscape. The objective should be amended to remove reference to the Green Belt and its "protected landscape".

SO7.1 - Richborough supports the general principles set out in Policy SO7.1, however the policy is overly complicated and an unnecessary duplication of national policy, reiterating word for word the policies contained within Chapter 15 of the NPPF on 'Conserving and Enhancing the Natural Environment'. The introduction of other Local Plan policy provisions is also unnecessarily repetitive and should be deleted. The policy should be reviewed and simplified ensuring a clear starting point for any non strategic policies in accordance with the provisions of national policy. Highlights typographical error at para 6.272 "imperative reasons for overriding public interest" rather than what it is intended to say which is "reasons of overriding public interest", consistent with the provisions of national policy (NPPF para 177).

SO7.2 - Suggests deletion of policy as it is an unnecessary duplication of national policy on BNG.

SO7.3 - The supporting text continues to refer to development within 15km of the SAC. This should be explicitly referenced within the policy itself. The policy as currently written is vague when referring to the supply of information 'as reasonably required'. It is important

that the information required to support applications is clearly identified within supporting guidance so as not to unnecessarily delay the application process and to enable determination targets to be met. Richborough support the general approach, however recognition should be given within the policy to the mitigation measures which can be delivered through Local Plan proposals.

SO7.6 - Richborough support the recognition of the delivery of the community parkland associated with the site allocation of land south of Lichfield Road, Cannock. The policy should however make clear there is a substantial area covered by the 'community parkland' so as to acknowledge the significance of this community benefit and the significant benefits which this landscape buffer will have in mitigating the loss of Green Belt for housing. The Policies Map includes a '*Proposed Recreational Footpath Cycle Route*'. The proposed footpath however sits beyond Site Allocation SH1/C116b. There will be the opportunity to retain and where possible enhance existing PWRO as part of the proposed housing development and community parkland under Strategic Site Allocation SH1. There is however a lack of clarity regarding the mechanisms for facilitating the delivery of these proposed footpath/cycle links, particularly where these fall beyond the defined allocation and control of Richborough. Reference to Strategic Site Allocation SH1 alongside the provision of '*green infrastructure links and pedestrian and cycle links to the adjacent safeguarded land*' should therefore be deleted from Policy SO7.6.

SO7.7 - The proposed amendments to the Green Belt are supported, but there is evidence to justify further Green Belt release in order to meet local and HMA housing need. Richborough supports the amendment to the Green Belt proposed at Land south of Lichfield Road, Heath Hayes, Cannock. It is important however that the scoring of the proposed Site Allocation SH1, Land south of Lichfield under '*Green Belt and potential mitigation*' within the Site Methodology Assessment 2023 accurately reflects the compensatory measures associated with the release of the site from the Green Belt.

SO7.8 Disagrees with the blanket approach that new homes should contribute to the delivery of sports and recreation opportunities as this should only be required where capacity is lacking and it is proportionate and reasonable to the impact of development. The suggestion that new homes should contribute towards the delivery of sports opportunities does not directly relate to the Green Space Network, as these elements could be indoor facilities. This requirement should be amended to make clear what contributions have been sought and the necessary caveats to them.

SO8.1 - General support expressed. Whilst the supporting text refers to the County Council's proposal to adopt a presumption in favour of low and zero carbon technologies, the policy introduces a number of tests which would potentially inhibit the delivery of such renewable energy facilities and this should therefore be considered further to ensure the policy is deliverable.

SO8.2 - The inclusion of Policy SO8.2 is a duplication of national building regulations and is therefore unnecessary for purposes of the Plan. The policy should therefore be deleted with Policy SO8.3 addressing the requirement of net zero carbon development.

SO8.3 - Policy SO8.2 should be deleted given this is unnecessary and a duplication of national policy. There is no evidence that the policy has been subject to any form of viability assessment to establish what impact it would have on potential development. As drafted the policy requires contributions which may not be justified such as providing contributions to the creation of urban forests, woodlands and street trees when a development may be providing elements on site. Where no proportionate evidence base exists this should therefore be removed.

The policy also includes reference to making efficient use of previously developed land when not all sites will involve previously developed land. This is also contrary to the Local Plan's spatial strategy which comprises a review of Green Belt land to deliver strategic housing sites. The policy as currently drafted is therefore unjustified, not supported by national or local policy and not supported by any evidence base.

SO8.5 - Any proposal can have some impact on the natural environment and the scale of this impact should be assessed rather than a blanket requirement that states any unacceptable impact will result in a refusal. Provision of water and waste water facilities is subject to a separate legal framework and therefore reference to improved sewage and waste water treatment facilities should be deleted.

SO8.6 - As drafted, the policy could potentially be applied to any proposal rather than specifically applied to proposals involving the reuse of previously developed land and it should therefore be amended.

SH1: Support allocation of the site, however object to the policy as currently drafted.

- The supporting text in relation to the 'Proposed Use' however requires revisiting to ensure reference is also made to contributions towards the WRRR alongside housing allocation SH2.
- Reference should be made to the road number (A5190) when referring to the 'primary access' to Strategic Site Allocation SH1 as well as in the site name.

- The site currently comprises pastoral farmland with some areas used for seasonal crop production. It is not considered to represent best or most versatile agricultural land.
- Supports approach for Masterplan, planning performance agreement and broad design parameters.
- Considers the housing mix should be considered separately to Policy S03.2 as too restrictive
- Objects to the requirements in relation to building performance standards for cooling, ventilation and energy use and suggests this is not consistent with national policy.
- The policy should emphasise the AQMA for Five Ways has been removed. The modelling work shows the WRRR will ensure conditions do not worsen with growth.
- Objects to the wording restricting completions until transfer of land for the school suggesting its vague and lacks precision of what is required for delivery in the first phase of development. Suggests alternate wording.
- Disagrees with wording relating to agreements with the LPA and SCC over infrastructure funding and phasing, suggesting this is considered through legal agreements at planning application stage.
- Seeks further clarity over the 10% BNG requirement and considers the community parkland should be taken into account.
- Suggests alternative proposed policy wording to address the matter of Green Belt and visual impact which they state is flexible whilst concise, with the accompanying Concept Plan further supporting the narrative with clear 'design parameters'.
- The policy should be reviewed to provide greater certainty in relation to the delivery of 'open sports and recreation' across the allocation, whilst also retaining sufficient flexibility, to ensure all the provisions of the policy can be delivered as required.
- Suggests the term Community Park is misleading and should be altered to Community Parkland to recognise its size and function.
- The draft policy doesn't provide a coordinated approach to open space & sports delivery between SH1 and SH2 to avoid duplication of provision which needs to be considered further across both site specific policies.
- Concerned that the wording in relation to both Strategic Allocations SH1 and SH2 does not impede delivery of any one site.

The representation challenges the scoring of the site in the Sustainability Appraisal and disputes scores for the following objectives: SA1, SA2, SA5, SA6, SA10, SA12, SA13, SA17.

9

Summary of Main Proposed Modification(s)

The proposed modifications are set out in the detailed representation which has been summarised above. They consider the Local Plan can be made sound subject to the various modifications identified within these representations.

10

Cannock Chase Council Response

District Profile - The District Profile represents a series of key issues for the District and contains facts and references to evidence to support this. The general support for this section is noted. It is not considered any information in this section, or in the supporting text requires deletion to make the plan sound as it comprises a series of factual statements and general summaries and observations, is accurate based on available information and does not represent policy.

Strategic objectives - The Vision and Priorities are identified in the Councils Corporate Plan and is documented in Para 4.1 - 4.3. These have informed the Strategic Objectives - and each policy links to these 8 objectives, which ultimately will deliver the Councils Vision. The Vision and Objectives have not been formatted in the same style as the plan policies however they differ in nature as they set out the overarching aims of the plan. SO1 seeks high quality design and SO3 places strong emphasis on housing provision.

Spatial Strategy - The Spatial Strategy has not been formatted in the same style as the plan policies however it differs in nature as it is designed to provide a context and overview for the policies in the Local Plan. It does however emphasise the most sustainable locations for growth and development. The use of the term centres is a recognisable reference to locations where services and facilities are concentrated and where development should be prioritised. It is also recognised in Para 5.9 that residential and employment sites have been identified within the Local Plan to meet identified needs, these will be within the existing urban area or accessible and sustainable locations within the Green Belt.

SO1 - Additional emphasis on the historic environment was added following the response at Preferred Options stage, it was not intended that this would result in a dilution of emphasis on delivering high quality development. The term appropriate could be supplemented by additional wording such as appropriate to the context and setting but was kept simple to remain concise.

SO1.1 - The wording in SO1 recognises the role of sensitive development stating 'new development is designed to provide the highest quality of built form and public realm which will enhance the District's distinctive heritage and natural assets'.

SO1.2 - The policy will be supported by Design Guides which will provide more detailed consideration of character in different areas of the District aiding implementation of the policy. Many of the principles of Active Design can be achieved through consideration of design, layout and open space within the development as well as connectivity to areas adjoining the site. The plan has been subject to viability testing and the policy wording does not set explicit requirements which would have a bearing on the viability of any proposal.

SO2 - Support welcomed.

SO2.1 - Whilst sub-headings could potentially have helped to clarify the differentiation; the first part of the policy addresses the loss of existing facilities and the second half addresses new facilities. The policy recognises that major development must contribute towards new community facilities to meet the needs arising from the development. Whilst this may benefit existing residents as noted in the representation, the authority can only seek to address the impact of the development - serving the need of new residents and therefore the policy is in accordance with national policy and legislation.

SO2.2 - Policy SO2.2 helps signpost the reader to other relevant policies which set requirements for information within Design and Access Statements. This could be moved to the supporting text if the Inspector considers this necessary to make the plan sound. The reference to unacceptable on-site and off-site risks with regard to human health and the natural environment is more fully considered in Policy SO8.5: Avoiding Air, Water, Soil, Noise and Light Pollution (this sentence links to that policy). One of the central corporate priorities is to mitigate the impact of Climate Change and this has influenced the policy direction in the Local Plan. Evidence to support this approach has derived from the Staffordshire Climate Change Adaptation and Mitigation Report (2020). The plan has been subject to viability testing which is set in Local Plan Viability Report (2022) which will be subject to a further update this year. The Ministerial Statement was released after the Local Plan had been developed and approved for consultation, more recent national guidance will be considered through Examination of the Plan.

SO2.3 - The policy reads '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.' It is unclear how this has a direct or unacceptable impact on viability, as many of the principles can be achieved through consideration of design, layout and open space within the development as well as connectivity to areas adjoining the site. The plan has been subject to viability testing and the policy wording does not set explicit requirements which would have a bearing on the viability of any proposal.

SO2.4 - The policy clearly supports development proposals that will deliver allotments and community gardens for the purpose of growing food, and it is acknowledged this could be part of a wider mix of uses including residential but this is not the only means by which such proposals can come forward.

SO2.5 - The policy seeks to support the principles of Sport England's Active Design Guide and therefore aligns some aspects of the local planning policy with these principles. Principle 8 of the Guide promotes active buildings inside and out considering aspects such as convenient cycle parking and making staircases in large developments inviting and integral to the design to discourage use of elevators, for example. The plan has been subject to viability testing and the policy wording does not set explicit requirements which would have a bearing on the viability of any proposal.

SO3 - The Strategic Objectives are designed to deliver the Council's vision, which in this case is to deliver a sufficient supply of homes to provide for housing choice and ensure all people are able to live in a decent home which meets their needs.

SO3.1 - The SA tested growth scenarios above the minimum housing need requirement. The major issue is the extent of Green Belt release required to meet housing need which has negative implications for a number of SA objectives. There is already a buffer of 7% above the total housing requirement (which includes the contribution to the HMA) and any additional allocations beyond those in the Local plan would result in additional Green Belt release as there are no other sites available for housing. The evidence base provides the methodology for calculations and assumptions made with regard to housing calculations, most notably the Development Capacity Study and the SHLAA. These evidence-based documents are linked, therefore should be read together if wanting to examine the

source of data, as all sites are listed in the SHLAA. It is not considered that the Development Capacity has inconsistencies or is inaccurate. The windfall calculation is evidence based and the method is documented in full in the 2023 SHLAA. The density requirements were informed by evidence. The approach to density is set out in the Green Belt Topic Paper, and the highest achievable density for each area has been selected to avoid further Green Belt release. Biodiversity Net Gain can take various forms including green roofs and green walls or balconies therefore it does not necessarily impact land requirements, and some brownfield sites will be exempt.

The trajectory will be tested at Examination and has been developed using the most up to date assumptions on build out rates. The aim is to deliver the right number of homes within the plan period to meet identified need both locally, and with a contribution towards the unmet need of the HMA.

SO3.2 - The Local Plan has tested housing scenarios but there are competing priorities. Delivering more housing overall (to increase affordable housing provision) would require further Green Belt release. Therefore, through testing in the SA, the Council have justified the housing target. The error in Table E is noted and will be rectified through a modification. The policy promotes the optimum mix for the majority of sites, as set out in Table E (based on evidence set out in the HNA) but provides a mechanism to deviate from this if evidenced. It is acknowledged that the Viability Assessment requires updating to align with the latest evidence but this is not considered to present an issue with the policy direction, as it does not substantially differ. The Council would not seek to require more affordable housing than the ratio's set in the policy, however if a successful argument is made to provide less due on a site due to economic circumstances at the time through viability evidence, but then development is not delivered until years later and the economy has improved then this position should be reviewed so that the right level of affordable housing is provided. It is considered that this would only be used exceptionally, and that the Council would not want to stall or hinder delivery due to uncertainty.

SO3.3 - The justification for NDSS is provided in the supporting text for the policy (6.115) where it sets out that poor design will not be tolerated, health and wellbeing of residents will be prioritised and it supports working from home which in turn reduces commuting, helping to support net zero carbon objectives. The Local Plan has been subject to viability testing in the Viability Report 2022 and NDSS has been taken into consideration.

The policy reflects the evidence in the Housing Needs Assessment which suggests that there is a clear need to increase the supply of accessible and adaptable dwellings and wheelchair user dwellings as well as providing specific provision of older persons housing. Given the evidence, the Council could consider (as a start point) requiring all dwellings (in all tenures) to meet the M4(2) standards and around 5% of homes meeting M4(3) – wheelchair user dwellings in the market sector (a higher proportion of around a tenth in the affordable sector) (pg 173,HNA). It is considered the use of the terms 'should' or 'encourage' will not result in clear delivery of accessible homes.

In terms of the exceptions for minor development, small developments are more likely to be constrained, particularly brownfield urban locations and therefore the policy wording provides additional flexibility for these.

SO5.1 - The text is seeking to ensure proposals avoid an unacceptable impact on the highway network and those types of development will not be supported unless the issue can be mitigated. This is not intended to be in conflict with the provisions in the NPPF relating to para 115 as it does not directly state that developments will be refused on highways grounds. It was intended to encourage developers to address unacceptable impacts on the highway network in their application so that the development is supported.

SO5.2 - The supporting text, in particular 6.173 provides more information about the intentions of the policy. Whilst it is recognised internet infrastructure is most applicable to developers with regard to communications infrastructure, the industry and technology have undergone significant advances. The plan lasts a period of 15 years and therefore the policy seeks to ensure new development makes consideration of any known technological advance which is reasonably likely to require implementation and to account for this.

SO5.4 - Support noted.

SO5.6 - Support noted.

SO5.7 - Parking standards will be considered as part of the Design Guidance which will be developed to support the Local Plan, once adopted. It is acknowledged that guidance cannot have implications on development viability. If standards were to have any bearing on viability the Council will consider the appropriate legal mechanism to adopt these.

SO7.1 - The authority sought to provide clarity on the approach to protecting, conserving and enhancing biodiversity and geodiversity but accept elements are also expressed in national planning policy, however the NPPF is a material consideration in decision making whereas Local Plan policies have full weight. Any typo's may be resolved through modifications.

SO7.2 - The authority sought to provide clarity on the approach to Biodiversity Net Gain but accept elements are also expressed in national planning policy. The key alignment is that percentage of BNG sought. The policy aims to set out expectations for development in relation to BNG and to provide this within the Local Plan rather than directing to external guidance.

SO7.3 - The Cannock Chase SAC mitigation payment is an established cross boundary mechanism for collecting contributions in a 15km zone around the SAC to mitigate the impact of recreational pressure. The policy text makes reference to this but is worded more flexibly in case the scheme is amended, as work is ongoing to determine other impacts of development on the SAC such as the impact of congestion on air quality. Guidance exists on the Councils website to outline specific information regarding the payment and how this applies. Consideration will be given to any mitigation measures outlined in a development proposal through a Habitats Regulation Assessment.

SO7.6 - The policy is considered sound as drafted but any modifications such as the suggestions in relation to the use of the term Community Parkland will be considered by the Inspector if required to make the Plan sound. The policy aims to promote connectivity through the development and, where applicable and feasible promote connectivity to PROW's or local maintained and publicly accessible footpath/cycle paths to promote active travel.

SO7.7 - Support noted. The Council has justified the housing target through the SA and Green Belt Topic Paper. The compensatory offer of the Community Park attached to site SH1 has been a factor in the site selection process. An amendment to one score in the site selection methodology would not alter the outcome at this stage.

SO8.1 - The reference in the supporting text is to the recommendations from the evidence base jointly commissioned by the County Council with the District authority and other local authorities in Staffordshire. The findings of the Staffordshire Climate Change Adaption and Mitigation Strategy have been considered in the development of the final policy approach.

SO8.2 - It is unclear what element of the policy is being referred to. The reference to sports provision relates to resisting the loss of the Strategic Green Space Network.

SO8.3 - The plan has been subjected to testing of the financial impact of policies in the Viability Report 2022. The contribution is not specified as financial and states 'the creation of urban forests, woodlands or street trees as an integral part of the development or as part of a linked-off site scheme'. This could be encompassed through proposals for BNG. It is accepted that not all development sites contain previously developed land but the reference was intended to present a link to Policy SO8.6.

SO8.5 - The Council does not consider it to be an unreasonable position to seek to avoid unacceptable impact on the natural environment. Assessments such as HRA's would be considered to inform any decision. The policy seeks to protect water quality which is justified by evidence in the form of the Water Cycle Study and responses from statutory consultees, regardless of any separate legal framework.

SO8.6 - The policy does apply to all sites 'where appropriate' i.e. where there are any previously developed areas. The policy does not seek contributions.

SA - The supporting material is acknowledged, however as previously detailed under the response to SO7.7 slight adjustments to the scoring are unlikely to have altered the outcome as the SA and site selection method as these assessments present an overview to help determine the most sustainable options for development but are not akin to a points-based system. The cited benefits of the scheme did not justify allocation over alternative options.

Policy SH1: The 'proposed use' section of the supporting text does note that the development will contribute to the delivery of the WRRR, as does the policy for site SH2, therefore there is consistency across both policies. Comment noted with regard to use of the road number to help clarify the primary access. The best and most versatile land is defined by the Government as Grades 1, 2 and 3a. The site is in use for agriculture and is identified as Grade 3 but it is recognised this is a high level assessment of land value for agriculture. Support for elements of the policy are acknowledged. The policy does not restrict the ability to deviate from the standard housing mix set in Policy SO3.2, if as outlined in the policy it is justified by evidence. Evidence to support the approach to achieving more sustainable design and construction has derived from the Staffordshire Climate Change Adaption and Mitigation Report (2020). The plan has been subject to viability testing which is set in Local Plan Viability Report (2022) which will be subject to a further update this year. It is not necessary for the policy to specify that the AQMA has been removed around Five Ways junction and this has been referenced in other parts of the Local Plan. Air quality and congestion remain an issue that should be addressed in development proposals and it is recognised the work undertaken to date to inform the mitigation solutions. The wording was informed by discussion with all stakeholders and through advice from Staffordshire County Council as the Education authority. If the wording required refinement this can be

considered at Examination. It is important that work continues with regard to determining the funding and phasing of critical infrastructure to inform the IDP and ensure that both sites are able to be delivered prior to application stage. The policy is not explicit with regard to BNG at this stage as this is a newly emerging requirement which will be informed by the habitats and natural features on site. The policy is considered sound as drafted but any modifications such as the suggestions in relation to visual impact or the use of the term Community Parkland will be considered by the Inspector if required to make the Plan sound. Open Space and sports provision will be a consideration of the emerging masterplan and IDP and will be coordinated with consideration of site SH2, although these sites are not directly adjacent to each other and each will require provision of open space to serve new residents. Implementation of both sites is a priority for the Council and care has been taken not to use wording which would restrict the delivery of either site, whilst acknowledging the joint obligations for infrastructure of the two site allocations.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

Mr Thomas Manley

1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0047	B0047A	Local Plan	SO3.1 SH1 SH2 (Allocation C279a)	No	No	No

8

Summary of Main Issue(s) Raised Within the Representation

It is raised that the two proposed sites are Green Belt land and that they also would extend the boundary line of Heath Hayes.

Objective 7 is raised, and it is considered that the proposed would be uncompliant with the policy held.

9

Summary of Main Proposed Modification(s)

Attached pictures showing where the proposed relief road is planned to be put. It is considered that this would not work, and the extra traffic would grid lock the local area that is already very severe.

The extra traffic on the roads would create additional risk to those attending the primary school.

The relief road is flooded, the other roads are already gridlocked and the area can not cope with the extra traffic.

The doctors are overcrowded, schools are full and Heath Hayes do not have the infrastructure for an expanse in population.

10

Cannock Chase Council Response

The site has been subject to a site selection process and sustainability appraisal against alternative options and has been considered against the strategic objectives for the Local Plan. Whilst not all policies or proposals in the plan have a positive effect on every objective, they are considered and assessed against reasonable alternative options, and the plan is required to fulfil development needs. The Council have considered Green Belt release in order to meet development needs and have exhausted all reasonable alternative options before reaching this conclusion, as set out in the Green Belt Topic Paper.

It is acknowledged that new development proposed at Heath Hayes will impact local infrastructure. The impact has been considered with infrastructure providers which has informed the Infrastructure Delivery Plan and the policy requirements for Site Allocations SH1 and SH2. The scale of development proposed will generate contributions to existing services such as GP's and will provide a new 2FE primary school and relief road, as well as improvements to existing junctions. Surveys will be required to identify potential impacts on local wildlife species and habitats and specific mitigation measures may be required to avoid adverse effects. All development is required to deliver biodiversity net gain.

Staffordshire County Council Highways team have undertaken modelling with regards to the sites individual and cumulative impacts on Five Ways Island and the introduction of the relief road within the highways system, and the policy requirements for the Site Allocations require a Transport Assessment and Travel Plan to support the application with particular regard to impact on the Five Ways junction and mitigation of any adverse impact on air quality and traffic congestion.

The Council note the concerns with regards to education infrastructure in the local area. The Plan has been informed by Staffordshire County Council (SCC) Education team with regards to the provision of additional school places and contributions from allocated sites, alongside the provision of a new school identified as part of the development of site SH1 (and in conjunction with SH2). The Council have deferred to the expertise of the County in this matter in the formation of the plan.

The Local Plan does not outline any improvements to health care facilities as part of site allocations, these aspects would be considered through Developer Contributions and any Section 106s at the time of submission of a planning application.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

SH1, SH2

Respondent						
Mr Robert Smith						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0048	B0048A	Local Plan	SO3.1 Land East of Wimblebury SH2 (C279a)	Not Specified	No	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Considers that there are several reasons why the land is unsuitable for development:</p> <ul style="list-style-type: none"> • There is already heavy congestion on Wimblebury Road, Cannock Road and around Five Ways Island. This impacts not only rush hours but also several times through the day. There are bottlenecks at every junction entering Five Ways Island and queues of traffic. Adding another 1,300 vehicles can only make it worse. • Cannot see how the proposed relief road from the Brickworks/Wimblebury Road to Cannock Road, is an answer to the congestion at Five Ways, the Cannock Road junction will only allow vehicles to turn left toward Chase Terrace, and have no impact on the congestion at Five Ways. • Both sites have a hive of flora and fauna and are regularly visited by deer • The Green Belt land and openness are vital to the wellness and mental health of residents who regularly walk or ride the area. • Understand that the National Policy requirement is for the landscape character to be protected and conserved, which these developments are not in keeping with this policy. • Local infrastructure is already stretched where resources are not meeting the needs of residents. Local schools are already oversubscribed, and there are not enough GP surgeries in the area. <p>Considers that the proposal does not follow or comply with the National Policy requirement outlined in the local plan of 2024.</p>						
9						
Summary of Main Proposed Modification(s)						
<p>Suggest that the developments are paused or cancelled and further research on alternate locations are found that are better suited that would comply with the Local Plan of 2024, and address all comments in the representation. Investigate means to improve infrastructure reference schools, GP facilities and road layouts and throughfares.</p>						
10						
Cannock Chase Council Response						
<p>The site has been subject to a site selection process and sustainability appraisal against alternative options and has been considered against the strategic objectives for the Local Plan. Whilst not all policies or proposals in the plan have a positive effect on every objective, they are considered and assessed against reasonable alternative options, and the plan is required to fulfil development needs. The Council have considered Green Belt release in order to meet development needs and have exhausted all reasonable alternative options before reaching this conclusion, as set out in the Green Belt Topic Paper.</p> <p>It is acknowledged that new development proposed at Heath Hayes will impact local infrastructure. The impact has been considered with infrastructure providers which has informed the Infrastructure Delivery Plan and the policy requirements for Site Allocations SH1 and SH2. The scale of development proposed will generate contributions to existing services such as GP's and will provide a new 2FE primary school and relief road, as well as improvements to existing junctions. Surveys will be required to identify potential impacts on local wildlife species and habitats and specific mitigation measures may be required to avoid adverse effects. All development is required to deliver biodiversity net gain.</p>						

Staffordshire County Council Highways team have undertaken modelling with regards to the sites individual and cumulative impacts on Five Ways Island and the introduction of the relief road within the highways system, and the policy requirements for the Site Allocations require a Transport Assessment and Travel Plan to support the application with particular regard to impact on the Five Ways junction and mitigation of any adverse impact on air quality and traffic congestion.

The Council note the concerns with regards to education infrastructure in the local area. The Plan has been informed by Staffordshire County Council (SCC) Education team with regards to the provision of additional school places and contributions from allocated sites, alongside the provision of a new school identified as part of the development of site SH1 (and in conjunction with SH2). The Council have deferred to the expertise of the County in this matter in the formation of the plan.

The Local Plan does not outline any improvements to health care facilities as part of site allocations, these aspects would be considered through Developer Contributions and any Section 106s at the time of submission of a planning application.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

SH1, SH2

Respondent						Item No. 6.191
Mrs Helen Coppage						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0049	B0049A	Local Plan	SH2 SO3.1 Land East of Wimblebury	Not Specified	No	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Raises an objection to the building of 400 houses of Wimblebury Road for the following reasons:</p> <ul style="list-style-type: none"> • The road infrastructure could not cope with the additional traffic. At present the roads need resurfacing due to the amount of traffic, and the roads are already busy, if there are road works/an accidents then the local roads are chaos without the added cars that will be bought into the area with these houses. • Detrimental affect it will have on the ecosystem and wild animal inhabiting the local area • Local schools (primary and secondary) are all already oversubscribed. • There are unused buildings, houses etc. that could be turned into housing without having to use Green Land 						
9						
Summary of Main Proposed Modification(s)						
10						
Cannock Chase Council Response						
<p>The site has been subject to a site selection process and sustainability appraisal against alternative options and has been considered against the strategic objectives for the Local Plan. Whilst not all policies or proposals in the plan have a positive effect on every objective, they are considered and assessed against reasonable alternative options, and the plan is required to fulfil development needs. The Council have considered Green Belt release in order to meet development needs and have exhausted all reasonable alternative options before reaching this conclusion, as set out in the Green Belt Topic Paper.</p> <p>It is acknowledged that new development proposed at Heath Hayes will impact local infrastructure. The impact has been considered with infrastructure providers which has informed the Infrastructure Delivery Plan and the policy requirements for Site Allocations SH1 and SH2. The scale of development proposed will generate contributions to existing services such as GP's and will provide a new 2FE primary school and relief road, as well as improvements to existing junctions. Surveys will be required to identify potential impacts on local wildlife species and habitats and specific mitigation measures may be required to avoid adverse effects. All development is required to deliver biodiversity net gain.</p> <p>Staffordshire County Council Highways team have undertaken modelling with regards to the sites individual and cumulative impacts on Five Ways Island and the introduction of the relief road within the highways system, and the policy requirements for the Site Allocations require a Transport Assessment and Travel Plan to support the application with particular regard to impact on the Five Ways junction and mitigation of any adverse impact on air quality and traffic congestion.</p> <p>The Council note the concerns with regards to education infrastructure in the local area. The Plan has been informed by Staffordshire County Council (SCC) Education team with regards to the provision of additional school places and contributions from allocated sites, alongside the provision of a new school identified as part of the development of site SH1 (and in conjunction with SH2). The Council have deferred to the expertise of the County in this matter in the formation of the plan.</p>						
11						
Proposed Minor Modification(s)						

Admin
Officer Ascribed Policy

Respondent						Item No. 6.193
Mr Thomas Coppage						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0050	B0050A	Local Plan	SH2 SO3.1 Land East of Wimblebury	Not Specified	No	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Raises an objection to the building of 400 houses on Wimblebury Road for the following reasons:</p> <ul style="list-style-type: none"> • The road infrastructure could not cope with the additional traffic. At present the roads need resurfacing and are already busy, if there are road works/an accident then the local roads are chaos without the added cars that will be bought into the area by these houses. • Detrimental affect it will have on the ecosystem and wild animal inhabiting the local area • Local schools (primary and secondary) are all already oversubscribed. • There are unused buildings, houses etc. that could be turned into housing without having to use green land 						
9						
Summary of Main Proposed Modification(s)						
10						
Cannock Chase Council Response						
<p>The site has been subject to a site selection process and sustainability appraisal against alternative options and has been considered against the strategic objectives for the Local Plan. Whilst not all policies or proposals in the plan have a positive effect on every objective, they are considered and assessed against reasonable alternative options, and the plan is required to fulfil development needs. The Council have considered Green Belt release in order to meet development needs and have exhausted all reasonable alternative options before reaching this conclusion, as set out in the Green Belt Topic Paper.</p> <p>It is acknowledged that new development proposed at Heath Hayes will impact local infrastructure. The impact has been considered with infrastructure providers which has informed the Infrastructure Delivery Plan and the policy requirements for Site Allocations SH1 and SH2. The scale of development proposed will generate contributions to existing services such as GP's and will provide a new 2FE primary school and relief road, as well as improvements to existing junctions. Surveys will be required to identify potential impacts on local wildlife species and habitats and specific mitigation measures may be required to avoid adverse effects. All development is required to deliver biodiversity net gain.</p> <p>Staffordshire County Council Highways team have undertaken modelling with regards to the sites individual and cumulative impacts on Five Ways Island and the introduction of the relief road within the highways system, and the policy requirements for the Site Allocations require a Transport Assessment and Travel Plan to support the application with particular regard to impact on the Five Ways junction and mitigation of any adverse impact on air quality and traffic congestion.</p> <p>The Council note the concerns with regards to education infrastructure in the local area. The Plan has been informed by Staffordshire County Council (SCC) Education team with regards to the provision of additional school places and contributions from allocated sites, alongside the provision of a new school identified as part of the development of site SH1 (and in conjunction with SH2). The Council have deferred to the expertise of the County in this matter in the formation of the plan.</p>						
11						
Proposed Minor Modification(s)						

Admin
Officer Ascribed Policy
SH2

Mr Philip Bashford						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0051	B0051A	Local Plan	SH2 SO3.1 Land East of Wimblebury Road	Not Specified	No	Not Specified

8

Summary of Main Issue(s) Raised Within the Representation

Objection to the building of 400 houses on Wimblebury Road for the following reasons:

- The land is Green Belt
- Cannock Chase is a designated AONB
- The site itself, farmland with some rewilded previously industrial land, is home to a rich ecosystem
- Local schools are oversubscribed - existing schools could not cope with the influx of many new pupils
- Wimblebury Road is a fairly narrow single carriageway which snarls up easily at rush hour times and particularly in the event of a breakdown, roadworks or RTC. The extra traffic from 400 dwellings would be likely to provoke more jams and longer delays

Understand the need for housing, especially social housing, to accommodate a growing population. Brownfield sites are more costly to develop offers more profit, especially if the cost of providing other infrastructure development - schools, surgeries, community spaces, waste water disposal, effective links etc. - is minimised or avoided.

9

Summary of Main Proposed Modification(s)

10

Cannock Chase Council Response

The site has been subject to a site selection process and sustainability appraisal against alternative options and has been considered against the strategic objectives for the Local Plan. Whilst not all policies or proposals in the plan have a positive effect on every objective, they are considered and assessed against reasonable alternative options, and the plan is required to fulfil development needs. The Council have considered Green Belt release in order to meet development needs and have exhausted all reasonable alternative options before reaching this conclusion, as set out in the Green Belt Topic Paper.

It is acknowledged that new development proposed at Heath Hayes will impact local infrastructure. The impact has been considered with infrastructure providers which has informed the Infrastructure Delivery Plan and the policy requirements for Site Allocations SH1 and SH2. The scale of development proposed will generate contributions to existing services such as GP's and will provide a new 2FE primary school and relief road, as well as improvements to existing junctions. Surveys will be required to identify potential impacts on local wildlife species and habitats and specific mitigation measures may be required to avoid adverse effects. All development is required to deliver biodiversity net gain.

Staffordshire County Council Highways team have undertaken modelling with regards to the sites individual and cumulative impacts on Five Ways Island and the introduction of the relief road within the highways system, and the policy requirements for the Site Allocations require a Transport Assessment and Travel Plan to support the application with particular regard to impact on the Five Ways junction and mitigation of any adverse impact on air quality and traffic congestion.

The Council note the concerns with regards to education infrastructure in the local area. The Plan has been informed by Staffordshire County Council (SCC) Education team with regards to the provision of additional school places and

contributions from allocated sites, alongside the provision of a new school identified as part of the development of site SH1 (and in conjunction with SH2). The Council have deferred to the expertise of the County in this matter in the formation of the plan.

The Local Plan does not outline any improvements to health care facilities as part of site allocations, these aspects would be considered through Developer Contributions and any Section 106s at the time of submission of a planning application.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

SH2

Mrs Mary Bashford						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0052	B0052A	Local Plan	SH2 SO3.1 Land East of Wimblebury	Not Specified	No	Not Specified

8

Summary of Main Issue(s) Raised Within the Representation

Objection to the building of 400 houses on Wimblebury Road for the following reasons:

- The land is Green Belt
- Cannock Chase is a designated AONB
- The site itself, farmland with some rewilded previously industrial land, is home to a rich ecosystem
- Local schools are oversubscribed - existing schools could not cope with the influx of many new pupils
- Wimblebury Road is a fairly narrow single carriageway which snarls up easily at rush hour times and particularly in the event of a breakdown, roadworks or RTC. The extra traffic from 400 dwellings would be likely to provoke more jams and longer delays
- Understand the need for housing, especially social housing, to accommodate a growing population. Brownfield sites are more costly to develop offers more profit, especially if the cost of providing other infrastructure development - schools, surgeries, community spaces, waste water disposal, effective links etc. - is minimised or avoided.

9

Summary of Main Proposed Modification(s)

10

Cannock Chase Council Response

The site has been subject to a site selection process and sustainability appraisal against alternative options and has been considered against the strategic objectives for the Local Plan. Whilst not all policies or proposals in the plan have a positive effect on every objective, they are considered and assessed against reasonable alternative options, and the plan is required to fulfil development needs. The Council have considered Green Belt release in order to meet development needs and have exhausted all reasonable alternative options before reaching this conclusion, as set out in the Green Belt Topic Paper.

It is acknowledged that new development proposed at Heath Hayes will impact local infrastructure. The impact has been considered with infrastructure providers which has informed the Infrastructure Delivery Plan and the policy requirements for Site Allocations SH1 and SH2. The scale of development proposed will generate contributions to existing services such as GP's and will provide a new 2FE primary school and relief road, as well as improvements to existing junctions. Surveys will be required to identify potential impacts on local wildlife species and habitats and specific mitigation measures may be required to avoid adverse effects. All development is required to deliver biodiversity net gain.

Staffordshire County Council Highways team have undertaken modelling with regards to the sites individual and cumulative impacts on Five Ways Island and the introduction of the relief road within the highways system, and the policy requirements for the Site Allocations require a Transport Assessment and Travel Plan to support the application with particular regard to impact on the Five Ways junction and mitigation of any adverse impact on air quality and traffic congestion.

The Council note the concerns with regards to education infrastructure in the local area. The Plan has been informed by Staffordshire County Council (SCC) Education team with regards to the provision of additional school places and

contributions from allocated sites, alongside the provision of a new school identified as part of the development of site SH1 (and in conjunction with SH2). The Council have deferred to the expertise of the County in this matter in the formation of the plan.

The Local Plan does not outline any improvements to health care facilities as part of site allocations, these aspects would be considered through Developer Contributions and any Section 106s at the time of submission of a planning application.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

SH2

Respondent						
Ms Michelle Finlan						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0053	B0053A	Local Plan	SO3.1 Land East of Wimblebury Road	"Unsure"	No	"Unsure"

8

Summary of Main Issue(s) Raised Within the Representation

It is considered that the Council did not make great efforts to promote this and make residents of Heath Hayes aware that this was happening and they could object. It was put out during Covid when people were wary to go out, and it is their understanding that it was only available online, unlike the public consultations that have just been held. It is considered that the form is difficult to fill in and make points head.

The representee feels that the Plan is unsound for the reasons that it has not been taken into consideration a large number of reasons why this would be disastrous for the community.

- The infrastructure of the area cannot cope currently, without the added (proposed) 1100+ extra houses in this small village
- The roads are currently unsound and damaged by huge potholes
- There are narrow roads on the surrounding streets which means residents currently have no choice other than to park up on pavements to allow for traffic to get through
- Parents from the local school (Heath Hayes Academy) park in front of people's driveways and there have been a large number of residents cars that have been hit/damaged during and after school runs
- The village is an old mining village and the houses and streets were not designed for the volume of traffic there currently is, let alone adding potentially 1000 more vehicles to the area
- The amenities currently available have just about managed to serve the people who use them
- Schools - are at capacity and many primary school leavers do not get their first choice of local secondary school, often being offered places a few miles away. Although plans are to build a new school, this will not be until the second stage of the building development, after the first 400 homes are built.
- Doctors - the local doctor surgery is full and not accepting new patients
- Dentists - there is one dentist in the village which is full
- Public Transport - buses and bus routes are inadequate for the needs of the community already.
 - There are no Sunday buses and no evening buses anymore. School children are being refused on the buses to and from schools as they are full.
 - Cannock train station is inadequately lit and can feel very secluded and unsafe, especially in winter months.
 - There are now larger numbers of passengers travelling to the area as a result of the retail outlet and using the train, yet no improvements to the trains or station have been made.
 - Concerned that McArthur Glen will no longer fund the National Express X51 bus and that Cannock Chase Council may take it over
- Elderly/disabled people - there are currently not many choices of places to access for people with SEND. Are there going to be more facilities, services and assisted living accommodation in the village to satisfy a potential increase in the area.
- Anti-Social Behaviour - Heath Hayes has always felt a safe community to live in, but really has noticeably got a little worse. An increase in residents will undoubtedly result in an increase in crime.
- Facilities for children and young people - there re very few places for children and young people to go. There are a few parks and although, some have had improvements, the equipment is sparse and mostly old, with a lick of paint.

It is raised that the biggest appeal of living in the area is the Green Belt land. Further housing development will force the wildlife away from their natural habitat and urbanise them.

Queries are raised with regards to the wildlife and the water/drainage issues in the area.

Concerns are raised about the parking and roads in the local area and they note on the plans that have an area that is marked to have a new bypass built, this would completely destroy the local landscape and natural beauty but would add to the drainage problems and also pollution.

Properties in the area are subject to a smoke-free order to comply with the Council's air quality policy. Having read through the Council's air quality assessment, concern is raised on the impact the extra traffic and car emissions will have on the environment and the public's health. They note that the air quality assessment shows a decrease in poor air, but that this data was taken during 2020 and 2021 when roads were significantly quieter as a result of Covid. It is also raised that this data was taken likely before the opening of the McArthur Glen designer outlet was opened, which saw a significant rise in traffic and visitors to the area.

It is considered that Cannock Chase is in no way prepared for an increase in electric cars. There are very few charging points around the village, and an influx of more vehicles to the area would increase this demand.

Wimblebury Relief Road is proposed in the Local Plan however this road is still proposed to be accessed on Wimblebury Road. It is considered that this will not help ease traffic on Wimblebury by the school and the older village, and that it will not help traffic on Cannock Road or Norton Road. The roads are full of pot holes, insufficient drainage and drain blocks when raining. There are many lorries trying to get through small roads and this can sometimes cause lots of disruption when they can't get through due to people blocking them.

9

Summary of Main Proposed Modification(s)

If the development is found to go ahead then believe the following actions would be needed:

- A road system which is free from potholes system and upgrade current road drainage
- A new primary school and (urgently) a secondary school
- A new medical provision and site to build it
- Money to ensure that the physical geography of the area can be maintained to cope with increased usage and upgrade existing infrastructure
- Money to support local business to survive
- A community hub where local groups can meet
- Upgraded and improved public transport link
- More facilities for the elderly and people with SEND
- Many more EV charging points
- More and improved play areas
- Improvements to the local train station
- More local policing and PCSO visibility

10

Cannock Chase Council Response

It is acknowledged that new development proposed at Heath Hayes will impact local infrastructure. The impact has been considered with infrastructure providers which has informed the Infrastructure Delivery Plan and the policy requirements for Site Allocations SH1 and SH2. The scale of development proposed will generate contributions to existing services such as GP's and will provide a new 2FE primary school and relief road, as well as improvements to existing junctions. Surveys will be required to identify potential impacts on local wildlife species and habitats and specific mitigation measures may be required to avoid adverse effects. All development is required to deliver biodiversity net gain.

The site has been subject to a site selection process and sustainability appraisal against alternative options and has been considered against the strategic objectives for the Local Plan. Whilst not all policies or proposals in the plan have a positive effect on every objective, they are considered and assessed against reasonable alternative options,

and the plan is required to fulfil development needs. The Council have considered Green Belt release in order to meet development needs and have exhausted all reasonable alternative options before reaching this conclusion, as set out in the Green Belt Topic Paper.

Staffordshire County Council Highways team have undertaken modelling with regards to the sites individual and cumulative impacts on Five Ways Island and the introduction of the relief road within the highways system, and the policy requirements for the Site Allocations require a Transport Assessment and Travel Plan to support the application with particular regard to impact on the Five Ways junction and mitigation of any adverse impact on air quality and traffic congestion.

The Council note the concerns with regards to education infrastructure in the local area. The Plan has been informed by Staffordshire County Council (SCC) Education team with regards to the provision of additional school places and contributions from allocated sites, alongside the provision of a new school identified as part of the development of site SH1 (and in conjunction with SH2). The Council have deferred to the expertise of the County in this matter in the formation of the plan.

The Local Plan does not outline any improvements to health care facilities as part of site allocations, these aspects would be considered through Developer Contributions and any Section 106s at the time of submission of a planning application.

The concerns with regards to the flooding in the local area is acknowledged and the policy requirements for the Site Allocations, require applications to be supported by a Drainage Strategy, and to incorporate new or enhanced attenuation ponds and SuDS features to provide suitable drainage systems on the site and to help with flood mitigation.

The Council note the concern with regards to Air Pollution, Paragraph 4.4 in reference to Table 4 of the Air Quality Assessment: Five Ways Island Plan Modelling (February 2023) identifies that whilst 2020 results have been presented in the section for completeness, they are not relied upon in anyway as they will not be representative of 'typical' air quality conditions due to the considerable impact of the Covid-19 pandemic on traffic volumes and thus pollutant concentrations. The AQMA at Five Ways Island has been revoked.

Pot holes and blocked drains are not a material planning consideration. There is no evidence that new housing increases the rate of crime, and the plan has a policy (SO1.3) which seeks developments to be designed in a way to minimise the likelihood of crimes occurring considering factors such as natural surveillance and public spaces.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

SH2

Respondent						Item No. 6.202
Mr Andrew Johnson						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0054	B0054A	Local Plan	Various and Policies Map	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>It is raised that the Cannock Chase area has two important sporting venues both of which have national and international significance. Hednesford Hills Raceway holds motorsport events that attract local, national and international competitors and spectators. Similarly, Hednesford Town Football Club has local and national importance and has also recently held international football matches.</p> <p>It is considered important that these two important, historic and significant venues are offered recognition and protection in the Local Plan.</p> <p>Despite representations being made regarding both stadia being at the consultation phase as needing to be included in the Local Plan, it seems that neither have been recognised in the Pre-submission document and both are omitted from the Policies Map.</p> <p>It is considered that additions should be made to the Local Plan so as these two important stadia are recognised and afforded an appropriate degree of protection.</p>						
9						
Summary of Main Proposed Modification(s)						
<p>The Local Plan currently fails to recognise Hednesford Hills Raceway and Hednesford Town Football Club, this omission needs to be addressed in regards to these two significant and historic sporting venues.</p> <p>The importance of these existing sporting venues needs to be considered in the Local Plan and identified on the Policies Map.</p>						
10						
Cannock Chase Council Response						
<p>The Council note the importance placed upon the Hednesford Hills Raceway and Hednesford Town Football Club, paragraph 6.23 of the Plan identifies that the preparation of a Local List for the District will be taken forward through the District Design Guide SPD which includes a procedure for compiling a Local List of local heritage assets which are valued by the community in contributing to the local distinctiveness, character and appearance of the area. If assessed as part of this process and deemed to meet the requirements the sites may potentially form part of the proposed Local List for the District.</p> <p>Whilst specific named sports facilities are not referenced in the Local Plan, Policy SO2.3 Providing Active Leisure and Sport Facilities would be used to determine any planning applications which affect such assets. The Council also has an Open Space Assessment and Playing Pitch Strategy which audits all known assets in the District and assesses the quantity and quality of open space and sports facilities provision. This evidence assists the Council to develop strategies to protect facilities which are significant to the community.</p> <p>Where there are assets of particular significance to the local community, we recommend developing more locally specific policies for protection in Neighbourhood Plans.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Mrs Andrea Muckley						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0055	B0055A	Local Plan	None Specified	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>The local plan does not ensure that the inequality gap is bridged, help the council meet its carbon neutrality ambitions or do enough to protect our local environment. The current draft of the local plan feels like it considers the National Landscape and Green Belt to be a hinderance to be overcome.</p> <p>Public Open Space - Other local councils require developers to ensure public open space forms part of the development. This might be formal or informal space for play. I believe that we should be requiring this. Failure to make public open space a necessity shows that this local plan is not positively prepared; it fails to meet the district's objectively identified targets on health and well-being as well as the environment and climate change. This is not justified; it is not appropriate taking into account reasonable alternatives such as those in our neighbouring councils. It also fails to consider national requirements as set down in the National Planning Policy Framework (NPPF), which, at paragraph 201 states, "Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision.</p> <p>Energy efficiency of dwellings - Better energy efficiency of buildings in our district would lead to cheaper household bills, a better standard of living and would, in turn, help the council (directly with council houses, indirectly with other buildings) on its path to carbon neutrality. This draft local plan fails to comply with paragraph 9C of the NPPF and is therefore fundamentally unsound.</p> <p>Land is being released from greenfield sites; the NPPF confirms that brownfield sites are to be considered first. I would submit that we should impose strong planning requirements on developers requiring energy efficiency and, especially within green belt and rural villages, green energy being installed. I struggle to be sure that developers will be held to account and will be required to build sustainably without us being more explicit. Failure to make sure that buildings will be sustainable shows that this local plan is not positively prepared; it fails to meet the district's objectively identified targets on health and well-being as well as the environment and climate change.</p> <p>Moreover, this local plan is not justified; it is not appropriate taking into account reasonable alternatives such as requiring renewable energy or district heating systems (such as can be seen in the planning policy of Shropshire).</p> <p>Biodiversity First, I note that we have proposed a biodiversity net gain (BNG) minimum of 10%, whereas Cannock Wood Neighbourhood Plan and Lichfield District Council's local plans have both opted for 20%. With so much of our district within greenbelt, National Landscape, Special Area of Conservation, SSSI etc, I would propose that our minimum BNG should be at least 20%, if not higher.</p> <p>The Environment Act 2021 requires BNG and, in my view, we should be able to require developers who offset their BNG off site to pay a higher price for the privilege. I propose +50% if they offset within the district rather than onsite and +100% if they offset outside of our district. I understand that we must show our local plan to be viable. Failure to be robust on BNG and climate change shows that this local plan is not positively prepared; it fails to meet the district's objectively identified targets on health and well-being as well as the environment and climate change.</p>						

Indeed, in this respect the plan is not justified either; it fails to take into account reasonable alternatives such as those in our neighbouring councils, especially when considering the uniqueness of our district.

9

Summary of Main Proposed Modification(s)

The local plan is too passive with regards to environmental issues and the co-benefits that would come from a more robust use of language including:

1. require developers to ensure public open space forms part of the development with specific standards e.g. amount per dwelling
2. Better energy efficiency of buildings as standard based on stricter viability tests
3. Green energy use required in rural areas and use of reasonable alternatives - District heating systems and renewable energy

Minimum 20% BNG to reflect environmental designations within District, and developers pay +50% for off-site BNG in District and +100% outside District (where viable).

10

Cannock Chase Council Response

The Local Plan contains policies SO7.5 and SO7.6 to protect the National Landscape and Green Belt, whilst also planning for future development to meet the identified need for new housing and related infrastructure. The policies have been subject to a viability assessment to ensure that the proposals in the Local Plan are deliverable.

Policy SO7.8 seeks to protect and enhance green infrastructure including through maintaining the Strategic Green Space Network which forms a network of green spaces within the urban areas connecting them with the rural countryside areas. Policy SO2.3 seeks the improvement and development of open space, sports facilities and recreational land to provide opportunities for healthy living and activity. For new development this includes the provision of facilities that meet locally defined minimum standards and meet the level of demand generated by the development. The Council has produced supporting documents as part of the evidence base including the Cannock Chase Open Space Assessment (2023) and the accompanying strategy is being prepared. The policy already provides the basis to use locally defined minimum standards so no change in wording is required.

New developments have to meet higher energy efficiency standards than older buildings and this is required in a large part through the Building Control regulatory system. In terms of the local Planning system Policy SO8.1 supports the provision of low and zero carbon energy and heat production in development proposals while Policy SO8.2 ensures that all development proposals should achieve the highest level of building performance standards that are both practical and viable so better energy efficiency is already being sought from new developments while alternative energy production including the use of renewable energy is already supported by the policies in the plan.

Policy SO7.2 requires that all qualifying development proposals must deliver at least a 10% measurable net gain in line with Government legislation. The policy permits developments to provide above 10% and allows higher targets to be applied within Neighbourhood Areas (this will be where the evidence base to support the Neighbourhood Plan supports a higher threshold, such as the 20% minimum criteria in the adopted Cannock Wood Neighbourhood Plan). The policy wording is used to require development is to be provided on site in the first instance taking into account information provided to support a planning application, rather than financial penalties suggested in the consultation comments. The Policy requires that where possible BNG should be provided on site and requires all development proposals to provide clear and robust BNG information to enable decision-makers (the Council) to assess whether the general biodiversity gain condition can be successfully discharged.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

Respondent						Item No. 6.205
Mr William Carrington						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0056	B0056A	Local Plan	SO3.1 Land East of Wimblebury Road - Bleak House SH2 (C279a)	Not Specified	No	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>It is considered that the land is unsuitable for this large a development for the following reasons:</p> <ul style="list-style-type: none"> • Green Belt land vital to the village boundaries which would extend Heath Hayes past its boundaries of the Wimblebury Road and Lichfield Road extending eastward towards Gentleshaw and Lichfield District. • Objective 7 of the Local Plan it is stated that the landscape character should be protected and conserved as well as the greenbelt, this is considered to not be in keeping with the national policy requirements • The site is farmland which affords views of Kennel Mount to school children of the local primary school and residents • There has been plenty of new estates built around the village over the years with Cannock being more densely populated than Lichfield and Stafford currently • Results in the urbanisation of a once beautiful and quiet village • Unfair that the natural areas of Cannock are being reduced to only that of the Chase • Burden of these new estates will be felt by current residents around Heath Hayes and Wimblebury where schools, community centres, and GP Practices are already full and difficult to get into, they are all maximum capacity • The natural Green Belt land that is at risk is vital in enhancing the wellbeing of local people and preserving the identify of the village and local communities • The location of the estate is right by Five Ways infant school and Five Ways Island which is already congested significantly throughout the day risking safety issues and pollution to a green land that will be significantly reduced in size <p>The land in question is a flood plain causing future housing issues for new residents causing further burden on the local community</p>						
9						
Summary of Main Proposed Modification(s)						
<p>Consider traffic conditions, GP waiting times and school capacity Heath Hayes has been a small village with Green Belt land and has never been designed to withstand so many members of the community traffic etc. Consider the destruction of Green Belt land that we are responsible for maintaining</p>						
10						
Cannock Chase Council Response						
<p>The site has been subject to a site selection process and sustainability appraisal against alternative options and has been considered against the strategic objectives for the Local Plan. Whilst not all policies or proposals in the plan have a positive effect on every objective, they are considered and assessed against reasonable alternative options, and the plan is required to fulfil development needs. The Council have considered Green Belt release in order to meet development needs and have exhausted all reasonable alternative options before reaching this conclusion, as set out in the Green Belt Topic Paper.</p> <p>Whilst development proposed at Heath Hayes will result in the loss of agricultural fields, the developer is obligated to provide at least 10% biodiversity net gain. This could include tree planting, ecological improvements to existing</p>						

on site habitats such as ponds and requires the developer to consider how to support wildlife at the planning application stage. In addition, an ecological survey will be required to record habitats and wildlife on site and to determine the impact of development on habitats and how to mitigate any negative effect.

It is acknowledged that new development proposed at Heath Hayes will impact local infrastructure. The impact has been considered with infrastructure providers which has informed the Infrastructure Delivery Plan and the policy requirements for Site Allocations SH1 and SH2. The scale of development proposed will generate contributions to existing services such as GP's and will provide a new 2FE primary school and relief road, as well as improvements to existing junctions.

Whilst the site is in Flood Zone 1, the concerns with regards to the flooding in the local area is acknowledged and the policy requirements for the Site Allocations, require applications to be supported by a Drainage Strategy, and to incorporate new or enhanced attenuation ponds and SuDS features to provide suitable drainage systems on the site and to help with flood mitigation. Where possible, porous materials should be incorporated to allow rain to soakaway.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

SH2

Respondent						Item No. 6.207
Miss Jaydee Clemson						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0057	B0057A	Local Plan	SO3.1 Land east of Wimblebury Road - Bleak House SH2 (C279a)	Not Specified	No	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>It is considered that the land is unsuitable for this large a development for the following reasons:</p> <ul style="list-style-type: none"> • Green Belt land vital to the village boundaries which would extend Heath Hayes past its boundaries of the Wimblebury Road and Lichfield Road extending eastward towards Gentleshaw and Lichfield District. • Objective 7 of the Local Plan it is stated that the landscape character should be protected and conserved as well as the greenbelt, this is considered to not be in keeping with the national policy requirements • The site is farmland which affords views of Kennel Mount to school children of the local primary school and residents • There has been plenty of new estates built around the village over the years with Cannock being more densely populated than Lichfield and Stafford currently • Results in the urbanisation of a once beautiful and quiet village • Unfair that the natural areas of Cannock are being reduced to only that of the Chase • Burden of these new estates will be felt by current residents around Heath Hayes and Wimblebury where schools, community centres, and GP Practices are already full and difficult to get into, they are all maximum capacity • The natural Green Belt land that is at risk is vital in enhancing the wellbeing of local people and preserving the identify of the village and local communities • The location of the estate is right by Five Ways infant school and Five Ways Island which is already congested significantly throughout the day risking safety issues and pollution to a green land that will be significantly reduced in size • The land in question is a flood plain causing future housing issues for new residents causing further burden on the local community 						
9						
Summary of Main Proposed Modification(s)						
<p>Consider traffic conditions, GP waiting times and school capacity Heath Hayes has been a small village with Green Belt land and has never been designed to withstand so many members of the community traffic etc. Consider the destruction of Green Belt land that we are responsible for maintaining</p>						
10						
Cannock Chase Council Response						
<p>The site has been subject to a site selection process and sustainability appraisal against alternative options and has been considered against the strategic objectives for the Local Plan. Whilst not all policies or proposals in the plan have a positive effect on every objective, they are considered and assessed against reasonable alternative options, and the plan is required to fulfil development needs. The Council have considered Green Belt release in order to meet development needs and have exhausted all reasonable alternative options before reaching this conclusion, as set out in the Green Belt Topic Paper.</p> <p>Whilst development proposed at Heath Hayes will result in the loss of agricultural fields, the developer is obligated to provide at least 10% biodiversity net gain. This could include tree planting, ecological improvements to existing</p>						

on site habitats such as ponds and requires the developer to consider how to support wildlife at the planning application stage. In addition, an ecological survey will be required to record habitats and wildlife on site and to determine the impact of development on habitats and how to mitigate any negative effect.

It is acknowledged that new development proposed at Heath Hayes will impact local infrastructure. The impact has been considered with infrastructure providers which has informed the Infrastructure Delivery Plan and the policy requirements for Site Allocations SH1 and SH2. The scale of development proposed will generate contributions to existing services such as GP's and will provide a new 2FE primary school and relief road, as well as improvements to existing junctions.

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11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

SH2

Respondent						Item No. 6.209
DRL Holdings C/O Mr John Heminsley						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0058	B0058A	Local Plan	Not Specified	Not Specified	No	No
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>The representation relates to a site at Brereton situated between the A51 Eastern By-Pass, Armitage Lane and existing residential development at The Meadows. (Further details regarding the site are in the representation).</p> <p>It is noted that at the Preferred Options stage of the Plan the site was included as a Green Belt release for housing development. At this point the Council concluded that development for housing was appropriate because it was in compliance with the overall spatial strategy of planned urban extensions to existing major settlements but that joint working with Lichfield would be required.</p> <p>It is identified that the Council now consider that the site is no longer needed to meet the housing target and does not have a strategic role in delivery of the spatial strategy. It is considered that the site is in a sustainable location with good access to local services.</p> <p>In Policy SO3.1 it is identified that the Council is planning to provide a minimum of 5,808 dwellings to meet local housing needs and an additional 500 dwellings to meet unmet needs of neighbouring areas in the GBBCHMA. The 500 was the lowest of three options out forward. Lichfield District has since withdrawn its Local Plan from examination, but prior to this it was proposing a contribution of 2000 to unmet needs. In the Statement of Common Ground Lichfield and The Black Country Boroughs expressed concern that a larger contribution towards unmet needs should be considered.</p> <p>The site in the representation is identified as deliverable in the short term with a transport assessment concluding that an appropriate access can be designed to serve the whole site from Armitage Road. The landowner also owns open land in Lichfield District between Armitage Lane and Rugeley Road to the east of the by-pass which can deliver the appropriate Biodiversity Net Gain as required by Policy SO7.2.</p> <p>DRL Holdings consider that a Green Belt release proposed at Wellington Drive Cannock is equivalent in size to this proposal is still being treated as strategic so the approach to defining what is strategic is inconsistent in the plan.</p> <p>In relation to contribution of other sites in Rugeley and Brereton which have been identified as allocations it is not clear that H49 Land at the Mossley for up to 40 dwellings could be brought forward in the early years of the Plan because of issues to resolve with access and the need to relocate existing businesses. Proposed allocations H52 Gregorys Works, Armitage Road with a capacity of 23 and H67 Pendlebury's Garage, Wolseley Road with a capacity of 18 units are both occupied by well established business and would also be unlikely to contribute to early delivery of housing development.</p>						
9						
Summary of Main Proposed Modification(s)						
The site described above should be re-instated in the list of proposed allocations for residential development in Rugeley/Brereton for the reasons given above.						
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Cannock Chase Council Response						
The Council assessed the site as part of a wider site that had been submitted to the Council, this assessment can be found in the Site Selection Methodology. The portion of the site identified within this representation is identified as R29a, the southern portion was identified by Staffordshire County Council to be within their ownership and is						

referenced as R29b and identified collectively as Land to the north of Armitage Lane, Rugeley and Land at Hobbs View, Armitage Lane, Brereton, Rugeley.

The Council note the reference to the site’s allocation within the Preferred Options stage for Green Belt Release. The Council can confirm that the site was not identified for allocation and in turn Green Belt release within the Preferred Options Plan. A site (Reference R32/SH4) further to the south of the representation site was initially allocated as part of the Preferred Options but this has been removed following being identified as surplus to the requirements to meet the housing needs of the District and HMA contribution.

The contribution towards the existing unmet needs of the GBBCHMA is based on the collective evidence set out in the Joint Growth Study which presented options including the 500 dwelling figure. The study outlined that if all authorities met the minimum contribution recommended through the study then the shortfall could be met, although it is acknowledged the position is changing. The CCDC contribution was made based on an understanding that under the Duty to Cooperate all authorities in the HMA would exhaust options to accommodate the shortfall, including through Green Belt reviews. The revised NPPF introduced in December 2023 (which will not be the applicable version for the purpose of the Examination of the Cannock Chase Local Plan) has presented a challenging national policy context whereby authorities are not required to release Green Belt to meet development needs, yet plans produced under the revised framework have not been subject to testing at Examination. As such, it is not clear what level of shortfall is adoptable (those authorities should still be identifying how their need will be met, even if not on Green Belt land), and so the position is highly speculative.

Options were presented in the Local Plan for higher growth scenarios and these were tested in the SA. The plan has evolved and it is not necessary to re-test previously tested options. Whilst the scores may be subject to dispute the effect of an increased housing target is the release of additional Green Belt land for development, as all other sources of sites has been exhausted. The representation suggests that this would not have a significant adverse impact but the Council asserts there is no compelling case to deliver above the standard method housing target plus the 500 dwelling contribution to the HMA. The District contains at least 60% of the land area as Green Belt and Cannock Chase National Landscape and the priority is to balance growth with protecting these designated areas from development.

The Council acknowledge that a site has been identified for allocation at Wellington Drive, Cannock (SH3). All Strategic sites with the exception of the Former Rugeley Power Station site require the release of land from the Green Belt and therefore the allocation is strategic in nature because it results in a permanent change to the Green Belt boundary. The size of the site has not been the only factor in determining whether a site has been allocated or identified for release from the Green Belt, in the case of Site SH3 the site is part brownfield and underutilised land. All sites have been assessed as part of the Site Selection Methodology and wider Plan process.

The Council recognise that other sites have been identified for allocation that may not come forward in the ‘early’ years of the plan, as part of the Plan process sites are assessed for across the whole plan period. The sites identified within the representation are all brownfield sites, that have been submitted by landowners with the intention that the existing business will either be relocated or no longer required at the time of development. The Council has prioritised the redevelopment of brownfield land, and the longer development timeframe for this source of sites is acknowledged. However, the Local Plan trajectory is based on delivery across the District as a whole, and there is a sufficient range of sites in terms of type and scale identified for delivery across the whole plan period to meet identified needs.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

SO3.1, SA1

Respondent						
St Modwen Homes, Mr Paul Hill RPS						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0059	B0059A	Local Plan	4.5, 4.11, 4.15, 6.81-6.87	Yes	No	No
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>RPS contends that the Council has not gone far enough in addressing the duty to cooperate and the need for effective engagement on cross-boundary matters, as required under national policy (NPPF, para 24-27) within the Reg 19 Plan, given the evidence on unmet need currently available.</p> <p>The representation outlines the information on housing shortfall set out in the emerging plans for the four authorities in the Black Country (although notably Walsall is yet to release a plan) as well as Birmingham which totals a shortfall of 109,512 dwellings. The Duty to Cooperate Statement of Compliance does not address the emerging plans, and the statements in the Local Plan regarding this issue do not acknowledge the emerging shortfall. The HMA Position Statement set out potential contributions to the shortfall. The representation presents detailed commentary on the lack of certainty around those contributions concluding that it is only likely that 7.2% of the shortfall could be addressed.</p> <p>RPS contend that the general scale of the West Midlands housing shortfall is known and that neighbouring authorities should include appropriate policy mechanisms that enable the shortfall to be addressed. The timetables for the various plans suggest it is likely within the next 2 years a number of plans will be adopted and therefore the exact shortfall will be known. This information will likely precede the 5 year trigger for reviewing the Cannock Chase Local Plan, once adopted.</p> <p>RPS consider the mechanism for addressing the soundness issue is to commit to a 'trigger mechanism' within the plan which will enable an early review of the Cannock Chase Local Plan to update the contribution to the HMA.</p>						
9						
Summary of Main Proposed Modification(s)						
<p>Insert a new policy into the Cannock Chase Local Plan, as follows:</p> <p><i>"In line with the Duty to Co-Operate (or any future alignment test or equivalent process consistent with the need for effective engagement on cross-boundary matters as set out in national policy) due consideration will be given, including through a review of the Local Plan, to the housing needs of neighbouring local planning authorities within the same housing market area.</i></p> <p><i>The trigger for a review of the Cannock Chase Local Plan will be within six months of the formal adoption of the local plans in the Black Country authorities and Birmingham where the extent of any unmet housing need and its redistribution within the housing market area has been established if this is within the next five years, or five years after adoption of the Cannock Chase Local Plan.</i></p> <p><i>Following the review, the Council will commence the update of the adopted Plan (defined as being publication of an invitation to make representations in accordance with Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012) or any subsequent legislation, within twelve months of the adoption of the relevant neighbouring authorities plan. Once the update has commenced the Council will submit the updated Plan</i></p>						

to the Planning Inspectorate for Examination and ensure adoption of the updated Plan is achieved within a thirty-month timeframe from commencement of the update.”

10

Cannock Chase Council Response

The contribution towards the existing unmet needs of the GBBCHMA is based on the collective evidence set out in the Joint Growth Study which presented options including the 500 dwelling figure. The study outlined that if all authorities met the minimum contribution recommended through the study then the shortfall could be met, although it is acknowledged the position is changing. The CCDC contribution was made based on an understanding that under the Duty to Cooperate all authorities in the HMA would exhaust options to accommodate the shortfall, including through Green Belt reviews. The revised NPPF introduced in December 2023 (which will not be the applicable version for the purpose of the Examination of the Cannock Chase Local Plan) has presented a challenging national policy context whereby authorities are not required to release Green Belt to meet development needs, yet plans produced under the revised framework have not been subject to testing at Examination. As such, it is not clear what level of shortfall is adoptable (those authorities should still be identifying how their need will be met, even if not on Green Belt land), and so the position is highly speculative.

Ultimately the plan has been supported by evidence which has informed an appropriate contribution to the HMA shortfall - at the very least to the adopted shortfall set in Birmingham’s Local Plan. The Local Plan is compliant with the Duty to Cooperate; not one of the local authorities in Staffordshire, the Black Country or Birmingham have raised an issue with the Duty to Cooperate. It is not necessary to commit to an early review of the plan at this stage as there is no new joint evidence or established housing shortfalls through adopted Local Plans (other than Birmingham) to necessitate such a response, and these plans are still under development. Cross boundary evidence gathering and work under the Duty to Cooperate after adoption of the Local Plan will inform the need for an early review, but Cannock Chase is one of the most constrained areas for growth in the West Midlands due to the extent of both Green Belt and the Cannock Chase National Landscape and it will require a resumption in collective contributions across the HMA to support addressing unmet need.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

Respondent						Item No. 6.213
KGL (Estates) Ltd						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0060	B0060A	Local Plan	Site allocation SH1	Not specified	No	No
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Promotes Land south of Cannock Road A5190 Heath Hayes (SHLAA site C116b) for residential development.</p> <ul style="list-style-type: none"> The Council have not chosen the appropriate strategy taking into account reasonable alternatives to meet local housing requirements plus HMA contribution. The promoted site should have been allocated in addition to SH1. The site is more sustainably located than the proposed site east of Wimblebury Road SH2 and lower safeguarded parcel S1 - which shares a continuous boundary of 700m with the Cuckoo Bank/Bleak House Site of Special Scientific Interest. Natural England in the Statement of Common Ground indicated that it would object to the grant of planning permission for development which would have a direct or indirect impact on an SSSI. Provides a detailed description of the promoted site and notes that Newlands Lane provides a substantial defensible boundary and screens open land to the south. <p>The site should be allocated for the following reasons:</p> <ol style="list-style-type: none"> Identified in the Green Belt study as contributing less overall value to the functions of the Green Belt than SH1. If left undeveloped, sandwiched between residential development to the east and west it would make no significant contribution to the functions of Green Belt. The site has the same sustainability credentials as land to the west (SH1) and is better located for access to services/public transport. Notes unresolved issues with regard to the contribution to the HMA with the Black Country expressing concerns about the level of contribution. Lichfield was offering 2000 but this plan has since been withdrawn. The site could be delivered within 5 years and the landowner seeks to use an established local building company. The site will provide 150 units and will retain woodland, pond and screening to the south. Planning obligations could help to improve the viability of site SH1 as there would be common infrastructure to deliver both sites. Notes potential for BNG on site, and at the new Country Park or Fair Lady Country Park to the east. The woodland areas on site will be appropriately managed. The public footpath crossing the site would be improved as would the section of New-lands Lane to the south. Provision of affordable housing in accordance with the policy in the plan at 35% can be achieved. 						
9						
Summary of Main Proposed Modification(s)						
<p>The development of the site would accord with the overall locational strategy in the Plan for release of Green Belt land for housing. The site should be added as a Green Belt release for housing of around 150 units by extending the proposed site SH1 eastwards continuing the same southern boundary with Newlands Lane and extending to the boundary with existing housing and commercial development on the south side of Cannock Road Heath Hayes.</p>						
10						
Cannock Chase Council Response						
<p>The site has been subject to assessment in the Council's Site Selection work and in the Sustainability Appraisal. It is accepted the site is in a generally sustainable location and the site performs moderately against most criterion in the Councils site selection methodology. The site area combined with the need to retain woodland/ponds on site means that it could not deliver as much housing (including affordable housing) as the preferred options in this location (SH1/SH2) and is not of a scale which could substantially contribute to infrastructure improvements,</p>						

although it is acknowledged it would provide a contribution to infrastructure required to deliver the adjacent site. The site offers no significant compensatory mitigation to offset the loss of Green Belt land unlike the adjacent proposed allocation SH1 which will deliver a new community park.

The Local Plan is compliant with the Duty to Cooperate; not one of the local authorities in Staffordshire, the Black Country or Birmingham have raised an issue with the Duty to Cooperate. The revised NPPF introduced in December 2023 (which will not be the applicable version for the purpose of the Examination of the Cannock Chase Local Plan) has presented a challenging national policy context whereby authorities are not required to release Green Belt to meet development needs, yet plans produced under the revised framework have not been subject to testing at Examination. As such, it is not clear what level of shortfall is adoptable (those authorities should still be identifying how their need will be met, even if not on Green Belt land), and so the position is highly speculative.

The latest comments from authorities in the Black Country has not challenged the contribution of 500 dwellings but sought that the Plan clarifies that a proportion of the contribution is attributed to authorities in the Black Country.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

Respondent						Item No. 6.215
Walsall Council						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0061	B0061A	Local Plan	1.8, bullet point 10	Yes	Yes	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
It is noted that the Regulation 19 Local Plan assumes 10 hectares of the district's employment land requirement will be met from the West Midlands Strategic Rail Freight Interchange. It is noted that this is in line with the conclusions of the Stantec 'West Midlands Strategic Rail Freight Interchange- Whose need will the SFRI serve?' (2021) report (as per Table 5 of the report).						
9						
Summary of Main Proposed Modification(s)						
N/A						
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Cannock Chase Council Response						
Comment noted.						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Walsall Council						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0061	B0061B	Local Plan	SO3, bullet 2, para 6.48	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>The principle of the Strategic Objective 3 is supported, including a contribution towards the unmet housing needs of the wider housing market area. However, the text refers to 'Delivering sufficient housing to meet the District's own need and an appropriate and sustainable contribution to the wider housing market area shortfall where justified in adopted plans' (emphasis added). The text is considered unsound as the reference to 'adopted plans' does not take account of evidence from emerging Local Plans, particularly those that have reached more advanced stages.</p> <p>Paragraph 6.84 refers to the latest position with regards to housing shortfalls from each of the Black Country authorities being unknown, however the draft Black Country Plan was consulted on most recently in 2022. Whilst the BCP is not being proceeded with, it was supported by published evidence about the housing capacity of the area. Since work ceased on the BCP, Dudley, Sandwell and Wolverhampton councils have all consulted on their Regulation 18 draft Local Plans. These plans all set out up to date positions on the housing shortfalls within these Black Country authorities, reinforcing previous evidence and reaffirming that the authorities are seeking to address shortfalls via the Duty to Cooperate.</p> <p>The text is not therefore considered to meet the tests of the Plan being positively prepared, justified, effective and consistent with national planning policy.</p>						
9						
Summary of Main Proposed Modification(s)						
<p>The text at bullet point 2 of Strategic Objective 3 should be amended to delete reference to 'adopted plans' and be replaced with 'adopted and emerging Local Plans including supporting evidence'. Paragraph 6.84 should be updated to reflect the latest position with emerging Local Plans across the Black Country. This will ensure that the Plan is positively prepared, justified, effective and consistent with national planning policy.</p>						
10						
Cannock Chase Council Response						
<p>The support for the proposed contribution to unmet need of the HMA is welcomed. CCDC has remained open regarding the contribution to the unmet housing need of Greater Birmingham and the Black Country throughout production of the Cannock Chase Local Plan and reference is made to the HMA as a whole in Policy SO3.1. Plans under development must explore all options possible to meet identified development needs before determining that there is a shortfall. It is important to determine that the contribution offered is clearly required which can only be established where the plan requirement and supply has been subject to independent examination and any shortfall has been agreed in an adopted plan. Originally the Black Country Plan was due to be adopted prior to completion of the Cannock Chase Local Plan, however work on this plan has now ceased in favour of individual Local Plans.</p> <p>Cannock Chase District Council is open to further discussion and will continue to cooperate with the Black Country regarding this issue, having consideration to the timetable of individual plans and any recommendations made through the Examination by the Planning Inspectorate.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Walsall Council						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0061	B0061C	Local Plan	SO3.1	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>We support the contribution of 500 dwellings to meet the unmet needs of the Greater Birmingham and Black Country Housing Market Area.</p> <p>The regulation 19 plan however is considered ambiguous in respect of the total housing requirement to be met by the plan. Policy SO3.1 states that a minimum of 5,808 dwellings will be delivered over the period 2018 to 2040. This is the equivalent of 264 per year for local need based on the period 2018-2040 which is derived from the government's standard method. The policy also states that the plan will deliver 500 dwellings to contribute to the needs of the Greater Birmingham and Black Country HMA. If so, the policy should state clearly that provision will be made for a total of 6,308 dwellings rather than 5,808. The higher figure would appear to be the intended one, at least based on the 2023 capacity study which forms part of the supporting evidence. Paragraph 7.1 of the latter states that the 500 dwelling contribution gives rise to a need for land for 6,308 homes over the plan period.</p>						
9						
Summary of Main Proposed Modification(s)						
<p>The text should be amended to reflect the total housing target figure of 6,308 dwellings and that the contribution to unmet housing needs will be apportioned to Birmingham City and the Black Country authorities. This will ensure that the policy is 'positively prepared' and 'effective'. Amended suggested text below (additional text underlined):</p> <p>'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. This gives a total housing requirement of 6,308 dwellings over the plan period. The contribution will serve to address the unmet housing needs of the Black Country authorities and Birmingham City.'</p> <p>This would be consistent with other parts of Plan where reference to the 6,308 dwellings is made (see paragraph 1.8 and page 35, although note these both state 6,303 dwellings).</p>						
10						
Cannock Chase Council Response						
<p>The wording of Policy SO3.1 was designed to clarify the Districts' housing need, separate to the HMA contribution in the text and it is not considered that the plan is unsound in this regard. Cannock Chase District Council recognises that this brings the total housing requirement to 6,308 dwellings which is referenced elsewhere within the plan (although this is sometimes mistakenly marked as 6,303 which will be amended through a minor modification). There is no issue with modifying the text so that the reference to 6,308 dwellings is more clear if this is considered necessary by the Inspector to make the plan sound.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Walsall Council						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0061	B0061D	Local Plan	SO3.2	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Policy SO3.2 states that for developments above 10 homes, the percentages of dwellings which should be affordable are between 20 and 35%. This requirement should be for developments of 10 or more homes to match the definition of major development in the GDPO. These percentages are also lower than the previously stated need for at least 37% to be affordable. Given that there will be no affordable housing requirement for sites of fewer than 10 homes, the requirement for larger sites should be greater than 37% to ensure the overall need is met. Any lower provision should be justified.</p>						
9						
Summary of Main Proposed Modification(s)						
<p>The third paragraph of the policy should begin “For developments above of 10 or more homes,...” The affordable housing percentages in table D should be consistent with previous evidence that the overall need is for 37% of housing to be affordable.</p>						
10						
Cannock Chase Council Response						
<p>The issue with the reference to the text with regard to 10 or more homes is acknowledged. It was intended to be consistent with the NPPF in terms of the definition of major development, therefore the text appears to contain a slight error in the way it was worded, however not in the intent of the policy.</p> <p>The affordable housing requirement has been subject to testing in the Councils Viability Report prepared by Aspinall Verdi in 2022 (see section 10, page 130 onwards - for conclusions). The Council has implemented a variety of different rates across the district depending on the characteristics of each area, seeking to implement the maximum rate that is viable in each part of the District. If 37% was sought as a blanket rate, development on the whole would be unviable and this would mean that the plan was not deliverable, and therefore unsound.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Walsall Council						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0061	B0061E	Local Plan	Para 6.398	Yes	Not specified	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>The text only refers to the local housing need figure of 5,808 dwellings and refers to 69 hectares of employment land. This is considered to be unsound as it does not include reference to the additional 500 dwellings that are to be provided to accommodate unmet housing needs from the wider housing market area (as per Policy SO3.1). The 69 hectares of employment land does not appear to correlate with the 74 hectares of employment land referenced at Policy SO4.1. The text is not therefore considered to meet the tests of the Plan being 'positively prepared' or 'effective'.</p>						
9						
Summary of Main Proposed Modification(s)						
<p>The text should be amended to include reference to the additional 500 dwellings to be provided to accommodate unmet housing needs from the wider housing market area. This should reflect the fact that the overall housing target is 6,308 dwellings. The trajectory that accompanies this paragraph appears to reflect this housing target of 6,308 dwellings. Clarification should be provided on the employment land target for the plan i.e., is it 69 or 74 hectares. These changes will ensure that the Plan is positively prepared and effective.</p>						
10						
Cannock Chase Council Response						
<p>The reference to 69ha is an error in the text which can be rectified as a modification. The total plan requirement of 6,308 housing is factored into the housing trajectory (to which this para relates) and therefore this is also an error which can be amended as a modification.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						Item No. 6.220
Mrs Amanda Knott						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0062	B0062A	Local Plan	SO3.1 Land East of Wimblebury Road (C279a) SH2	No	No	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>The representee objects to the proposed plans to develop the land on the site off the Wimblebury Road and Cannock Road in Wimblebury and Heath Hayes. For the following reasons they would state that the land is unsuitable for development:</p> <ul style="list-style-type: none"> • Green Belt land which borders the villages of Wimblebury and Heath Hayes and as stated in Objective 7, and as required by Policy SO7.5 and SO7.6, by building on this land this is not being adhered to as this will leave little Green Belt land so is considered not legally compliant • The area has already been extensively development and as such additional development is going to struggle on an already fragile infrastructure • Recent statistics for Cannock Chase (Staffordshire.gov) show that the population is 6times that of neighbouring Stafford and 4 times that of Lichfield • Not feasible that the local area becomes the over spill for West Midlands districts • The land is home to wildlife, including deer • The site is to be built opposite a local primary school where there is already significant traffic congestion • The proposed relief road will massively increase the heavy congestion not to mention the pollution levels of more cars in the area • The land in question will have a massive impact on the village, they will no longer be villages as the population will be so high, the area does not have hospitals, GPs, Dentists, schools or shops to be able to facilitate this development. 						
9						
Summary of Main Proposed Modification(s)						
10						
Cannock Chase Council Response						
<p>The site has been subject to a site selection process and sustainability appraisal against alternative options and has been considered against the strategic objectives for the Local Plan. Whilst not all policies or proposals in the plan have a positive effect on every objective, they are considered and assessed against reasonable alternative options, and the plan is required to fulfil development needs. The Council have considered Green Belt release in order to meet development needs and have exhausted all reasonable alternative options before reaching this conclusion, as set out in the Green Belt Topic Paper.</p> <p>It is acknowledged that new development proposed at Heath Hayes will impact local infrastructure. The impact has been considered with infrastructure providers which has informed the Infrastructure Delivery Plan and the policy requirements for Site Allocations SH1 and SH2. The scale of development proposed will generate contributions to existing services such as GP's and will provide a new 2FE primary school and relief road, as well as improvements to existing junctions. Surveys will be required to identify potential impacts on local wildlife species and habitats and specific mitigation measures may be required to avoid adverse effects. All development is required to deliver biodiversity net gain.</p>						

Staffordshire County Council Highways team have undertaken modelling with regards to the sites individual and cumulative impacts on Five Ways Island and the introduction of the relief road within the highways system, and the policy requirements for the Site Allocations require a Transport Assessment and Travel Plan to support the application with particular regard to impact on the Five Ways junction and mitigation of any adverse impact on air quality and traffic congestion.

New development will be designed to be locally distinctive, and will be subject to a masterplan and design code which should reflect the locality and community aspirations for the sites. Sensitively planned developments should enhance and not erode the identity of the village and should provide a mix of housing types to provide choice to new residents and to increase affordability for local people.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

SH1, SH2

Respondent						
Mr Dylan Hines						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0063	B0063A	Local Plan	Land South of Lichfield Road, Heath Hayes SH1 (C116a)	No	No	No
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>It is considered that the land is unsuitable for new housing for the following reasons:</p> <ul style="list-style-type: none"> • Green Belt Land • Goes against the Council's own Local Policy Plan whereby Green Belt should not be built upon • Goes against the Council's own Local Policy Plan by changing the identity of the village • Valuable farmers land vital to human survival • Would destroy habitat of wildlife (Deer) and also fauna and flora • Land is flood plan to help with current floor risk to existing housing and roads • Population density of tiny Cannock is 6x greater than that of neighbours Lichfield, Stafford • Already excessive traffic (has peak flow traffic survey been done) • Destroying and urbanising the village to house people from the West Midlands • Ghettoisation of this area including Hednesford 						
9						
Summary of Main Proposed Modification(s)						
10						
Cannock Chase Council Response						
<p>The site has been subject to a site selection process and sustainability appraisal against alternative options and has been considered against the strategic objectives for the Local Plan. Whilst not all policies or proposals in the plan have a positive effect on every objective, they are considered and assessed against reasonable alternative options, and the plan is required to fulfil development needs. The Council have considered Green Belt release in order to meet development needs and have exhausted all reasonable alternative options before reaching this conclusion, as set out in the Green Belt Topic Paper.</p> <p>Whilst development proposed at Heath Hayes will result in the loss of agricultural fields, the developer is obligated to provide at least 10% biodiversity net gain. This could include tree planting, ecological improvements to existing on site habitats such as ponds and requires the developer to consider how to support wildlife at the planning application stage. In addition, an ecological survey will be required to record habitats and wildlife on site and to determine the impact of development on habitats and how to mitigate any negative effect. New development will be designed to be locally distinctive, and will be subject to a masterplan and design code which should reflect the locality and community aspirations for the sites. Sensitively planned developments should enhance and not erode the identity of the village and should provide a mix of housing types to provide choice to new residents and to increase affordability for local people.</p> <p>Staffordshire County Council Highways team have undertaken modelling with regards to the sites individual and cumulative impacts on Five Ways Island and the introduction of the relief road within the highways system, and the policy requirements for the Site Allocations require a Transport Assessment and Travel Plan to support the application with particular regard to impact on the Five Ways junction and mitigation of any adverse impact on air quality and traffic congestion.</p>						

The concerns with regards to the flooding in the local area is acknowledged and the policy requirements for the Site Allocations, require applications to be supported by a Drainage Strategy, and to incorporate new or enhanced attenuation ponds and SuDS features to provide suitable drainage systems on the site and to help with flood mitigation. Where possible, porous materials should be incorporated to allow rain to soakaway.

There is no evidence that new housing increases the rate of crime, and the plan has a policy (SO1.3) which seeks developments to be designed in a way to minimise the likelihood of crimes occurring considering factors such as natural surveillance and public spaces.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

SH1

Respondent						
Spedeworth Motorsports (incorporating Incarace Ltd) - Mr David Carter (Agent)						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0064	B0064A	Cannock Chase Local Plan 2018-2040 Policies Map	Various parts	Yes	No	Yes

8

Summary of Main Issue(s) Raised Within the Representation

Spedeworth Motorsports (incorporating Incarace Ltd) are promoters of short circuit oval motorsports at venues across the U.K. Hednesford Hills Raceway was established in the 1950's and is one of the premier venues in the country for stadium motorsports, staging events of national and international significance. The venue attracts participants in a wide range of different race classes not only locally and from across the U.K. but also internationally, particularly from Mainland Europe and Eire. As such the raceway also represents one of the most important visitor attractions in Cannock Chase.

Users of the stadium make a significant contribution to the local economy in a number of ways. Numerous local businesses build, service and maintain competitor cars and visiting spectators stay overnight in nearby hotels and utilise local services and facilities. While the racing activities are a noisy sport, the number of events is approximately 20 per annum meaning that the site, which lies at the heart of the surrounding SSSI, is maintained and kept secure at all other times. This is a considerable community benefit.

Since the existing local plan was adopted in 2014 several motorsport venues in the West Midlands have been lost. In most cases this was as a result of the facilities being destroyed by property or development proposals and, in all cases at the time this objection was prepared none have either been protected in situ or replaced by facilities of least as good quality on alternative sites as they be, in accordance with national planning policy. None of the closures have been as a result of either business failure or the absence of a continuing need for the sports and recreation facilities. This situation is not acceptable and is the rationale for these objections as many sites have been lost.

In relation to Hednesford Hills Raceway, there is a good relationship between the Council (the land owner) and stadium operators, but it is clear from the situation elsewhere that public ownership in itself can be insufficient to protect valued facilities on its own and that the weight of the planning system also needs to be in-place. Representations seeking a strengthening of the approach in the Cannock Chase Local Plan Review in respect of Hednesford Hills Raceway were made in the earlier consultation stage, yet those representations, while summarised in the documentation seem to have little or no effect. From our analysis, as was the case in the earlier consultation, there is no reference to Hednesford Hills Raceway and its significance as both a sports stadium and important visitor attraction. This is a strategic consideration that should be reflected by the local plan. Our request is that the Local Plan Review Inspector should consider amendments to the local plan, so the rich heritage and continuing importance of Hednesford Hills Raceway is both recognised and protected. Ideally this would be reflected not only in policy but also through identification of the stadium site (including the parking area) on the policies map. The policy reference might usefully draw attention to the nature of the activities that take place and, how any nearby future developments (especially new housing) need to take full account of this

In reaching our views we acknowledge the extensive evidence base that lies behind the local plan review including the following documents: * Cannock Chase Sport and Leisure Facilities Needs Assessment (August 2018). * Cannock Chase District Council Playing Pitch Strategy & Action Plan (May 2019). * Cannock Chase Open Space Assessment

(2023). Unfortunately, this evidence base is incomplete and deficient since it neither covers motorsport of any type both from participatory or spectator perspectives. It therefore cannot be relied upon to justify why earlier representations to strengthen the support for Hednesford Hills Raceway have not been taken on-board. Incidentally, we believe that the similar representations to those above regarding the lack of recognition in the local plan to Hednesford Town Football Club might also apply. Without the changes to the local plan review that we suggest, we contend that the plan would be unsound as it would fail to be consistent with the provisions of national planning policy as set out in the National Planning Policy Framework. It is also telling that the Policies Map (rightly) provides protection to a very extensive open space network yet that same Policies Map leaves both Hednesford Hills Raceway and Hednesford Town Football Club's Stadia as unallocated land. This is a serious omission undervaluing the importance of these assets to the District

9

Summary of Main Proposed Modification(s)

The District Profile fails to make any mention of Hednesford Hills Raceway and the role that it plays in providing active participation in sport and its role in supporting the mental health and well-being of all of its users. Putting in place policy changes along the lines we propose would not just be for the benefit of sports enthusiasts but for the entire community that cherishes the rich history and exhilarating moments the venue has provided over many years.

Strategic Objective 2 should be strengthened to read:

- Safeguard the provision of community facilities should be protected and improved (such as schools, and health centres and sport and recreation facilities including stadia*) and ensure that development contributes towards new community facilities which are easily accessible to the local community (SO2.1).
- Provide Protect and improve open space, sports and recreational buildings and land including playing fields and stadia*, by ensuring that development proposals contribute to meeting the demands generated by the development (SO2.3)." Footnote: * Sports stadia within Cannock Chase District include Hednesford Hills Raceway, one of the premier venues for oval motor racing in the U.K. and other TBD by the Council. These changes would bring the plan into line with paragraphs 97(a) and (c), 102 and 103 of the NPPF (Dec 2023).

While paragraph 6.47 of the local plan review states that, "Local planning policies should also plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environment", it is clear this fails to achieve this in respect of sports stadia such as Hednesford hills Raceway.

POLICY SO2.1: SAFEGUARDING THE PROVISION OF COMMUNITY FACILITIES is unclear if recreation facilities and sports stadia such as Hednesford Hills Raceway are regarded as community facilities. The first paragraph of the policy should be amended as follows: "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 and recreation facilities including sports stadia), and local shops and other facilities."

POLICY SO2.3: PROVISION OF OPEN SPACE, SPORTS AND RECREATIONAL BUILDINGS AND LAND, INCLUDING PLAYING FIELDS AND SPORTS STADIA

"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 sports stadia and resist development which restricts physical access to them. Any development proposals that would result in a reduction in the provision will only be supported where Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- 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; an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements or
- The loss of provision resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable and accessible location; the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or

- 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). the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use." The changes suggested above would clarify that the policy applies to sports stadia as well as bring the policy into line with the NPPF. The 3rd bullet as currently included in the plan would restrict any sporting benefit only to those activities covered by the Playing Pitch Strategy. This is unduly restrictive.

POLICY SO4.4: SUSTAINABLE TOURISM AND THE RURAL ECONOMY Should the above suggestions be adopted, or other changes with a similar effect, then changes to Policy SO4.4 might not be necessary. It is interesting to note, however, that the significance of Hednesford Hills Raceway to the local tourist economy does not appear to be either recognised or safeguarded.

Policies Map - It is suggested that Hednesford Hills Raceway should be designated as a sports and recreation stadium on the Policies Map tied to the above policies. At present it is unallocated and thereby potentially unnecessarily vulnerable to alternative development proposals

They express support for the approach towards heritage in the built environment as set out in the following paragraphs: "6.22.Non-designated heritage assets include Locally Listed historic areas, sites, buildings and archaeological remains which are valued for their local architectural or historic character, their contribution to the local scene, or their local historical associations.

6.23 Preparation of a Local List for the District is being taken forward though the District Design Guide SPD which includes a procedure for compiling a Local List of local heritage assets which are valued by the community in contributing to the local distinctiveness, character and appearance of the area." They support preparation of the local list for the District which should include Hednesford Hills Raceway. The raceway was constructed inside the site of a former reservoir. The reservoir fell out of use from leaks and through the vision of Bill Morris, it was converted to a purpose-built banked oval raceway used for Stock Car Racing and becoming the 'Home of Hot Rod Racing' in the U.K. As such, its heritage value is very high and its inclusion in the local list would be warranted.

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Cannock Chase Council Response

It is recognised that the District contains significant sports and recreational facilities which are of importance to the community and to the heritage and character of the area. It is not considered that specific references are required in the policy, as protection is already afforded by the current wording. SO2.1 refers to active leisure and sports facilities, which will include all such sports facilities within the District including Hednesford Raceway and Hednesford Football Club. It would not be practical to name all sports clubs in a strategic policy within the Local Plan due to the overall number of facilities and changes that could occur to named facilities over the life of the Local Plan. The Policy clearly state that all major development proposals will safeguard existing facilities and resist the loss of existing facilities and therefore adequate protection is provided by the policy wording. The Policies Map does not show individual sports facilities for the same reasons as the Policy.

Policy SO2.3 also requires development to maintain and improve the existing provision of sports and recreational buildings, with any proposals to be subject to an assessment of demand or improved provision. The policy therefore provides protection against the loss of any facilities where there is a proven and continuing demand for them. The Council also has an Open Space Assessment and Playing Pitch Strategy which audits all known assets in the District and assesses the quantity and quality of open space and sports facilities provision. This evidence assists the Council to develop strategies to protect facilities which are significant to the community.

The provision of buildings on a Local List will be subject to meeting a set of relevant criteria and public consultation, in line with guidance on the production of Local Lists.

Where there are assets of particular significance to the local community, we recommend developing more locally specific policies for protection in Neighbourhood Plans.

11

Proposed Minor Modification(s)
Admin
Officer Ascribed Policy
District Profile, SO2.1, SO2.3, SO4.4, Policies Map, Para 6.22/6.23

Respondent						
Miss Shannon Patricia Finlan						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0065	B0065A	Local Plan	Not Specified	No	No	No
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>The representee consider that the proposed developments (Wimblebury Road and Cannock Road) will pose a threat to the character of Heath Hayes' natural beauty and essentially the Green Belt status. They consider that the proposal would infringe upon Section 13, subsection 142 and section 15 subsection 180(a-e) of the NPPF.</p> <p>It is considered that the community deserves to have its green space preserved and that the proposal would be detrimental to the character of Heath Hayes.</p> <p>It is raised that there are not enough resources in Heath Hayes, big enough roads, or sustainability to have all these proposed properties built, and that it will mean that the affordability of houses in the area is impacted forcing people to move to elsewhere.</p> <p>It is considered that the proposal would force the sense of community out of Heath Hayes and kill the originality.</p>						
9						
Summary of Main Proposed Modification(s)						
Remove the entire proposal						
10						
Cannock Chase Council Response						
<p>The Council note the reference to Paragraph 142 of the NPPF, whilst the parameters of this are acknowledged by the Council the Green Belt Topic Paper outlines the exceptional circumstances to justify the review of the Green Belt and the changes to the boundary as outlined in Paragraphs 145 and 146 of the Green Belt to enable the developments to come forward within the Plan period.</p> <p>With regards to Paragraph 180(a-e) of the NPPF consideration has been given to the natural environment through both policies with the local plan and site specific requirements to enable both enhancement of the existing natural environment and where required appropriate mitigation to be provided as part of site developments.</p> <p>It is acknowledged that new development proposed at Heath Hayes will impact local infrastructure. The impact has been considered with infrastructure providers which has informed the Infrastructure Delivery Plan and the policy requirements for Site Allocations SH1 and SH2. The scale of development proposed will generate contributions to existing services such as GP's and will provide a new 2FE primary school and relief road, as well as improvements to existing junctions. Surveys will be required to identify potential impacts on local wildlife species and habitats and specific mitigation measures may be required to avoid adverse effects. All development is required to deliver biodiversity net gain.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						
SH1, SH2						

Respondent						
Mr Simon Cotter						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0066	B0066A	Local Plan	S03.1 Land East of Wimblebury Road	Not Specified	No	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>The representee raises that when they moved into the area they did so because of it being a village, being rural and not urban and a place of character. They consider that the new developments will destroy this.</p> <p>It is considered that 1,000+ houses will remove the Green Belt attraction of the area, and that the Wimblebury Road and the Cannock Road define the boundary between town and country. It is raised that there are more realistic brownfield site options in the area that could sustain the growth of the West Midlands sprawl.</p> <p>It is considered that the areas infrastructure is ill-equipped to provide for 1000+ houses.</p> <ul style="list-style-type: none"> • Transport. The current situation the sheer volume of traffic is considered horrific, with it being considered rare to not be in a 5-minute queue whatever direction you approach Five Ways Island. <ul style="list-style-type: none"> ○ The bus service is considered equally inadequate, with a half hour daytime weekly service being considered to not be enough. • Education. It is raised that all the local primary schools are full, and that street traffic around the schools is chaotic, with parking being non-existent. • Medical. It is raised that here is no local hospital as Cannock hospital no longer has an A&E. The Drs surgeries are full, and the Heath Hayes Medical Practice has had to implement parking restrictions to the car park as it can't cope due to local school traffic. • Wildlife. It is considered that the loss of the Green Belt where the Deer reside will force them into urban areas. • Retail. It is noted that Heath Hayes village is in many ways an excellent resource for the community, but that the existing business could not meet the needs of the new influx of residents, with the nearest local supermarket being frequently saturated. • Water Issues. It is raised that there is obviously a water issue in the area. • Historic Mining. They appreciate that local searches investigate historical mining but it is queried whether the building of houses on the Wimblebury site is sensible and whilst that it is probably fairly safe that it is considered that there will still be a risk. • Policing. It is raised that anti-social behaviour is currently abundant in Heath Hayes. • Air Pollution. It is raised that standing traffic is bad for the environment and health. <p>The representee is aware that air pollution surveys were undertaken around Five Ways Island but queries whether they can be taken as sound as they were carried out during the Covid months and before the completion of the Retail Park.</p>						
9						
Summary of Main Proposed Modification(s)						
<p>Believe that the above points should be enough to suggest that this development is unsustainable. But if it was passes then considers the following actions would be needed:</p> <ul style="list-style-type: none"> • Money to build a whole pothole free road system • Money to build a new primary school • Money to provide a new medical resource 						

- Money to ensure that the physical geography of the area can be maintained to cope with increased usage
- Money to support local business to survive

10

Cannock Chase Council Response

It is acknowledged that new development proposed at Heath Hayes will impact local infrastructure. The impact has been considered with infrastructure providers which has informed the Infrastructure Delivery Plan and the policy requirements for Site Allocations SH1 and SH2. The scale of development proposed will generate contributions to existing services such as GP's and will provide a new 2FE primary school and relief road, as well as improvements to existing junctions. Surveys will be required to identify potential impacts on local wildlife species and habitats and specific mitigation measures may be required to avoid adverse effects. All development is required to deliver biodiversity net gain.

Staffordshire County Council Highways team have undertaken modelling with regards to the sites individual and cumulative impacts on Five Ways Island and the introduction of the relief road within the highways system, and the policy requirements for the Site Allocations require a Transport Assessment and Travel Plan to support the application with particular regard to impact on the Five Ways junction and mitigation of any adverse impact on air quality and traffic congestion.

The Council note the concerns with regards to education infrastructure in the local area. The Plan has been informed by Staffordshire County Council (SCC) Education team with regards to the provision of additional school places and contributions from allocated sites, alongside the provision of a new school identified as part of the development of site SH1 (and in conjunction with SH2). The Council have deferred to the expertise of the County in this matter in the formation of the plan.

The Local Plan does not outline any improvements to health care facilities as part of site allocations, these aspects would be considered through Developer Contributions and any Section 106s at the time of submission of a planning application.

The concerns with regards to the flooding in the local area is acknowledged and the policy requirements for the Site Allocations, require applications to be supported by a Drainage Strategy, and to incorporate new or enhanced attenuation ponds and SuDS features to provide suitable drainage systems on the site and to help with flood mitigation.

The Council note the concern with regards to the historic mining in the area, should an issue be identified the developer will be required to undertake site surveys and the site layout or construction plan may need to account for ground constraints.

The Council note the concern with regards to Air Pollution, Paragraph 4.4 in reference to Table 4 of the Air Quality Assessment: Five Ways Island Plan Modelling (February 2023) identifies that whilst 2020 results have been presented in the section for completeness, they are not relied upon in anyway as they will not be representative of 'typical' air quality conditions due to the considerable impact of the Covid-19 pandemic on traffic volumes and thus pollutant concentrations. The AQMA at Five Ways Island has been revoked.

Pot holes are not a material planning consideration.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

SH1, SH2

Respondent						
Cannock Chase Green Party - Mr David Green						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0067	B0067A	Cannock Chase Local Plan 2018-2040, Sustainability Appraisal of the Cannock Chase Local Plan 2018-2040, Habitats Regulations Assessment of the Cannock Chase Local Plan 2018-2040	Not Specified	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>The Cannock Chase Local Plan (The Plan) is not sound for the following reasons:</p> <ul style="list-style-type: none"> • It does not meet the area's objectively assessed needs set out in The Plan's stated Strategic Objectives in terms of protecting and enhancing open spaces and biodiversity; providing housing of the highest quality; supporting sustainable transport or supporting a greener future. • it is far too weak in its wording and is far too developer led. The Local Plan should set the standards that are required to meet the objectively assessed needs of the district. e.g. new developments should have solar panels and heat pumps, a requirement for a higher level of Biodiversity Net Gain and open leisure space as part of residential developments. • The Strategic Objectives are not deliverable over the Plan period, due to the weak way in which policies are expressed. The Plan in this case relies too heavily on simply adopting minimum national standards, rather than recognising the important position that Cannock Chase holds in being a predominantly green area on the edge of the West Midlands conurbation. It is understood that any requirements in The Plan must be viable, but no evidence has been provided by the council as to why nothing more than national minimums are viable. <p>The following comments are made about these specific parts of the Local Plan: Strategic Objectives 7 and 8 – To Protect and Enhance the Natural Environment and To Support a Greener Future These Objectives should be re-numbered 1 and 2 respectively. They should be expressly stated to take precedence over the other Strategic Objectives in the case of conflict between them. This is justified by the importance of the National Landscape and Greenbelt and all the smaller areas of green space.</p> <p>The Habitat Regulations Assessment (at p.63) states that “adverse effects on integrity have not been able to be ruled out in relation to air pollution from vehicles at Cannock Chase SAC, Cannock Extension Canal SAC, Pasturefields Salt Marsh SAC, and West Midland Mosses SAC and Midlands Meres and Mosses Ramsar Phase 1 site” This relates to sites with the highest level protection, it can therefore be fairly assumed that adverse effects have not be ruled out on many more green spaces and areas of habitat. Strategic Objective 7.2 should be re-worded to require that development delivers “at least a 20% increase in net biodiversity”. This would bring The Plan in line with that in the neighbouring district of Lichfield.</p> <p>Strategic Objective 7.8 states that, “The Policies of this Local Plan seek to protect, conserve and enhance existing green infrastructure”. SO8.6 states that The Plan will, “prioritise the use of suitable brownfield land for homes and</p>						

other uses” and “Make effective use of under-utilised land and buildings, particularly within designated settlement boundaries, through building renovations and conversions”. These are not effective given the content of The Plan. This is evidenced by the fact that of the three main developments in The Plan’s site allocations, approximately 1,000 dwellings are to be built on a brownfield site (former Rugeley Power Station), whilst 1,100 are to be built on greenfield sites (land to east of Wimblebury Road and South of Lichfield Road). Other than the bare statement, there is nothing in The Plan to say how the council will make effective use of under-utilised land.

In 2022, there were 1,078 empty houses in the district. The Plan is not effective as it does not explain how these will be brought back into use. The SOs should be re-worded as follows: “When seeking to build on a greenfield site, the applicant must submit with their application a list of all under-utilised brownfield sites within a 2-mile radius, along with an explanation of why they are not being considered for development. The council will not grant permission for such an application unless there are compelling reasons to favour the greenfield site over alternative brownfield sites.” Also, “The council will identify all empty houses (including within its own housing stock) and under-utilised land in the district and will keep a database of this land, updated annually. It will use all legally powers available, including charging enhanced council tax rates and seeking Compulsory Purchase Orders, to bring that land back into use.”

Overall these SOs are far too weak and therefore not positively prepared, justified or effective. This is evidenced by the use of language such as “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” (SO8.1) and “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.” (SO8.2). The council has set itself a target to achieve net zero, but is still allowing residential development of greenfield sites, with fossil fuel heating systems and without any form of renewable energy production. The use of solar/wind energy production should be “required [not “supported”] on all developments, residential or commercial and major or minor unless exceptional reasons exist not to require it, for example the development of a listed building”. SO8.2 should be changed to, “All new development proposals, residential or commercial and major or minor, must use non-fossil fuel heating sources and submit evidence to show that they 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.”

Strategic Objective 1 – TO DELIVER HIGH QUALITY DEVELOPMENT THAT PROTECTS THE HISTORIC ENVIRONMENT AND IS APPROPRIATE, DISTINCTIVE, ATTRACTIVE AND SAFE This SO should be re-numbered SO3 as above. SO1.2 states that The Plan will “deliver a high quality of building design and layout”, whereas the non-technical summary states that it will deliver “the highest quality of building design and layout”. This is contradictory and therefore not effective. The latter phrase (“highest”) should be adopted and developments should be required to comply with relevant standards, for example the Passivhaus Standard. This should also be included as part of SO3.3. STRATEGIC OBJECTIVE 2: TO CREATE COMMUNITY FACILITIES AND HEALTHY LIVING OPPORTUNITIES ACROSS THE DISTRICT This should be re-numbered SO 4 as above.

The Plan should set a minimum level of public open space that each dwelling/each bedroom as part of a development should create. Developments of 50 dwellings or more should be required to provide play facilities and allotment/community garden facilities

STRATEGIC OBJECTIVE 5: TO SUPPORT THE PROVISION OF SUSTAINABLE TRANSPORT AND COMMUNICATIONS INFRASTRUCTURE This should be re-numbered SO7 as above. SO5.6 shouldn’t just “safeguard”, but should actively promote the development of identified cycleways/footpaths. There are a number of former mineral railway lines that could be brought back into use as footpaths/cycleways e.g. the former line running from Hednesford, through Rawsley and Prospect Village and on to Chasewater. The Plan should be amended to require any residential development within 0.5 miles of identified cycle routes/footpaths to contribute to the development of those paths.

9

Summary of Main Proposed Modification(s)

These representations state that The Plan is not positively prepared, justified or effective in a number of different areas.

Strategic Objectives 7 and 8 should be re-numbered 1 and 2 to recognise the importance of the environment.

Strategic Objective 7.2 should be re-worded to require that development delivers “at least a 20% increase in net biodiversity

The Plan needs to say how the council will make effective use of under-utilised and brownfield land, and bring empty houses back into use. The SOs should be re-worded as follows: *“When seeking to build on a greenfield site, the applicant must submit with their application a list of all under-utilised brownfield sites within a 2-mile radius, along with an explanation of why they are not being considered for development. The council will not grant permission for such an application unless there are compelling reasons to favour the greenfield site over alternative brownfield sites.”* Also, *“The council will identify all empty houses (including within its own housing stock) and under-utilised land in the district and will keep a database of this land, updated annually. It will use all legally powers available, including charging enhanced council tax rates and seeking Compulsory Purchase Orders, to bring that land back into use.”*

SO8.2 should be changed to, *“All new development proposals, residential or commercial and major or minor, must use non-fossil fuel heating sources and submit evidence to show that they 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.”*

Strategic Objective 1 should be re-numbered SO3 as above.

SO1.2 should use the phrase “highest quality of building design and layout “and developments should be required to comply with relevant standards. This should also be included as part of SO3.3

SO3.3 should be re-numbered SO 4 as above.

The Plan should set a minimum level of public open space that each dwelling/each bedroom as part of a development should create. Developments of 50 dwellings or more should be required to provide play facilities and allotment/community garden facilities

STRATEGIC OBJECTIVE 5 should be re-numbered SO7. SO5.6 shouldn't just “safeguard”, but should actively promote the development of identified cycleways/footpaths. The Plan should be amended to require any residential development within 0.5 miles of identified cycle routes/footpaths to contribute to the development of those paths.

10

Cannock Chase Council Response

It is the Policy wording and named topics covered in the Local Plan, not the numbering and order of the content that recognises the importance of issues covered in the plan, therefore reformatting the document will not affect the weight given to issues within the plan when making planning decisions.

Air Quality has been raised as an issue by Natural England, potentially for new dwellings within the 15KM radius of the Cannock Chase SAC for all planning authorities within this area. The local authorities on the SAC Partnership, including Cannock Chase Council, are sharing the cost of attaining evidence to ascertain the detail of the issue raised and any actions that may be required to address the issue. The data collection work is complete with the air quality modelling work well advanced. The ability to demonstrate action is being progressed, in co-ordination with neighbouring authorities and the Government advisory body Natural England, is important in progressing the Cannock Chase Local Plan. The issues raised are specifically in relation to protected habitats on Cannock Chase and are not related to other open spaces within the District. For information traffic monitoring in other areas of the District in relation to Air quality Management Areas has shown a decrease in traffic emissions.

Policy SO7.2 requires that all qualifying development proposals must deliver at least a 10% measurable net gain in line with Government legislation. The policy permits developments to provide above 10% and allows higher targets to be applied within Neighbourhood Areas (this will be where the evidence base to support the Neighbourhood Plan supports a higher threshold, such as the 20% minimum criteria in the adopted Cannock Wood Neighbourhood Plan).

The policy wording is used to require development is to be provided on site in the first instance taking into account information provided to support a planning application. The Policy requires that where possible BNG should be provided on site and requires all development proposals to provide clear and robust BNG information to enable decision-makers (the Council) to assess whether the general biodiversity gain condition can be successfully discharged.

Policy SO3.1 sets out that priority has been given to the re-use of previously developed land, including the former Power Station site in Rugeley. The Council regularly monitors brownfield sites and their availability through both the Brownfield Register and Strategic Housing Availability Assessment. Whilst the Council still has a supply of available and suitable brownfield sites for housing it is recognised that the number of dwellings required in the District during the plan period cannot be met solely from a decreasing number of available brownfield sites and that planned urban expansions in sustainable locations through the Local Plan process are better than speculative development. The Local Plan seeks to deliver new dwellings and support appropriate development proposals that affect existing dwellings, vacant properties are outside the scope of the Local Plan and are the responsibility of their owners - the Council encourages their re-use through non-planning measures such as Council Tax enforcement and offering grants/advice to private landlords on refurbishing properties to let.

New developments have to meet higher energy efficiency standards than older buildings and this is required in a large part through the Building Control regulatory system. In terms of the local Planning system Policy SO8.1 supports the provision of low and zero carbon energy and heat production in development proposals while Policy SO8.2 ensures that all development proposals should achieve the highest level of building performance standards that are both practical and viable so better energy efficiency is already being sought from new developments while alternative energy production including the use of renewable energy is already supported by the policies in the plan.

Policy SO3.3 states that housing development should be of a high quality of design and sufficient size with new build housing required to meet the Nationally Described Space Standards so the suggested wording for Policies on SO1.2 and SO3.3 are already covered by this policy.

Policy SO7.8 seeks to protect and enhance green infrastructure including through maintaining the Strategic Green Space Network which forms a network of green spaces within the urban areas connecting them with the rural countryside areas. Policy SO2.3 seeks the improvement and development of open space, sports facilities and recreational land to provide opportunities for healthy living and activity. For new development this includes the provision of facilities that meet locally defined minimum standards and meet the level of demand generated by the development. The Council has produced supporting documents as part of the evidence base including the Cannock Chase Open Space Assessment (2023) and the accompanying strategy is being prepared. The policy already provides the basis to use locally defined minimum standards so no change in wording is required. Major developments are already expected to provide play facilities and open spaces in line with local standards. Policy SO2.4 supports the provision of allotments in development proposals protects against the loss of existing provision.

Policy SO5.6 safeguards these existing, mostly former coal railway haulage routes, so that they can be improved and implemented when funding opportunities arise, including from highways schemes or development opportunities. Policy SO5.4 states that development proposals will contribute towards transport infrastructure improvements including cycle and footpath links within and beyond a development site, so the two policies are complimentary in protecting and enhancing cycle routes/footpaths.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

Strategic Objectives 1, 3, 5, 7 and 8, Habitat Regulations Assessment at p.63

Respondent						
Cameron Homes C/O Evolve Planning & Design - Mr Neil Cox						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0068	B0068A	Local Plan	Paragraph 1.1	Not Specified	No	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Concern is raised that the plan period only looks to 2040 and emerging policy is considered unsound as a result. Paragraph 21 of the NPPF states that 'strategic policies should look ahead over a minimum 15year period from adoption.'</p> <p>The Council's LDS sets out a timetable for the preparation of the new Local Plan and targets adoption in Summer 2025. This would not provide a clear 15 years from adoption (see separate submission).</p>						
9						
Summary of Main Proposed Modification(s)						
<p>It is recommended that the plan period should be extended to 2042 to ensure a clear 15years from point of adoption, allowing for an element of slippage through the examination process if necessary. As a result, a further 528 dwellings (minimum) should be applied to the housing requirement (6,336 net new dwellings in total). The 528 additional dwellings relates to the inclusion of 2 further years of housing need for the District excluding any contribution to unmet housing need arising from Birmingham and the Black Country. (See separate submission).</p>						
10						
Cannock Chase Council Response						
<p>The Council identify a 15year period from the point of adoption to be 2025 leading to an end date of 2040 for the Local Plan, it is considered that this is an appropriate calculation for the Plan and to be used in calculating housing and employment land requirements.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Cameron Homes C/O Evolve Planning & Design - Mr Neil Cox						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0068	B0068B	Local Plan	SO3.1	Not Specified	No	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Concern in line with representation B0108A and the 15year period of the Local Plan from adoption is raised. Policy SO3.1 also identifies an additional contribution of 500 dwellings to meet the unmet needs arising within the Greater Birmingham and Black Country Housing Market Area. This level of contribution appears insignificant in the context of the identified shortfall and the lack of contributions agreed through the adopted and emerging Local Plans across the 14 local planning authorities within this HMA. (see separate submission).</p>						
9						
Summary of Main Proposed Modification(s)						
<p>It is recommended that the plan period should be extended to 2042 to ensure a clear 15years from point of adoption, allowing for an element of slippage through the examination process if necessary. As a result, a further 528 dwellings (minimum) should be applied to the housing requirement (6,336 net new dwellings in total). The 528 additional dwellings relates to the inclusion of 2 further years of housing need for the District excluding any contribution to unmet housing need arising from Birmingham and the Black Country. (See separate submission).</p>						
10						
Cannock Chase Council Response						
<p>The Council identify a 15year period from the point of adoption of 2025 leading to an end date of 2040 for the Local Plan, it is considered that this is an appropriate calculation for the Plan and to be used in calculating housing and employment land requirements.</p> <p>The shortfall for the Black Country is currently untested given the stoppage of the collective Plan under the Association of the Black Country Authorities. The 500-dwelling contribution by the Council has been tested through the Plan making process and through Duty to Cooperate. Given that the Council have had to identify Green Belt removal to meet the District's own needs it is considered that the contribution is appropriate.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						
SO3.1						

Respondent						
Cameron Homes C/O Evolve Planning & Design - Mr Neil Cox						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0068	B0068C	Local Plan	SO3.3	Not Specified	No	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>In respect of the introduction of NDSS, this requires a Local Plan policy which has been fully evidenced, including identification of need and the consideration of any impact on viability.</p> <p>Policy SO3.3 also pursues an approach of requiring 100% of all homes to meet optional M4(2) requirements. Cameron Homes questions whether the necessary evidence has been provided to support the introduction of NDSS and considers that the requirement for M4(2) homes should be led by changes to building regulations rather than local policy. (see separate submission)</p>						
9						
Summary of Main Proposed Modification(s)						
Remove reference to M4(2) dwellings and provide evidence to support introduction of NDSS. (see separate submission)						
10						
Cannock Chase Council Response						
<p>The justification for NDSS is provided in the supporting text for the policy (6.115) where it sets out that poor design will not be tolerated, health and wellbeing of residents will be prioritised and it supports working from home which in turn reduces commuting, helping to support net zero carbon objectives. The Local Plan has been subject to viability testing in the Viability Report 2022 and NDSS has been taken into consideration.</p> <p>The policy reflects the evidence in the Housing Needs Assessment which suggests that there is a clear need to increase the supply of accessible and adaptable dwellings and wheelchair user dwellings as well as providing specific provision of older persons housing. Given the evidence, the Council could consider (as a start point) requiring all dwellings (in all tenures) to meet the M4(2) standards and around 5% of homes meeting M4(3) – wheelchair user dwellings in the market sector (a higher proportion of around a tenth in the affordable sector) (pg 173,HNA).</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						
SO3.3						

Respondent						
Cameron Homes C/O Evolve Planning & Design - Mr Neil Cox						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0068	B0068D	Local Plan	SO7.7	Not Specified	No	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Cameron Homes supports the release of Green Belt land to the south of Lichfield Road, Cannock (SH1) however objects to the proposed boundary.</p> <p>The proposed amendment to the Green Belt Boundary, to the south of Lichfield Road, Heath Hayes, does not define a clear boundary using physical features that are readily recognisable and likely to be permanent. (see separate submission)</p>						
9						
Summary of Main Proposed Modification(s)						
<p>Cameron Homes requests that the proposed Green Belt boundary is redefined along Newlands Lane in its entirety. It would also be sensible to include remove the area between the proposed allocation and the safeguarded land site to the west to create a far more logical permanent Green Belt boundary. (see separate submission)</p>						
10						
Cannock Chase Council Response						
<p>NPPF Paragraph 148f states that when defining Green Belt boundaries plans should define boundaries clearly, using physical features that are readily recognisable and likely to be permanent. The boundary for site SH1 is in line with the site ownership and the southern boundary abuts up to the verge of Newlands Lane which is considered by the Council to be a physical feature that is likely to be permanent. With regards to the land to the west separating SH1 and safeguarded site S2 it is considered that there is an easily recognisable physical feature in the woodland that separates the two sites, it is the Council's consideration that retaining this land within the Green Belt increases the likelihood of the feature being maintained and providing a clear boundary to the Green Belt in this area.</p> <p>In consideration of the land to the east whilst it is recognised that the Newlands Brook is not a significantly large feature, it is considered to be a recognisable permanent feature within the landscape. Furthermore, the release of the land adjoining the site to the east following the boundary of Newlands Lane would result in the release of land being promoted for housing development through the Local Plan process (Site C116c in the Site Selection Methodology) which has not been identified for development as part of the Local Plan.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						
SO7.7						

Respondent						
Cameron Homes C/O Evolve Planning & Design - Mr Neil Cox						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0068	B0068E	Local Plan	SO7.7 (noted that the representation considers SO8.2)	Not Specified	No	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Changes to building regulations (Part L) to deliver the Government's 'Future Homes Standard' means that a locally specific CO2 reduction requirement is unnecessary. As it is the Government's intention to set standards for energy efficiency through the Building Regulations. The key to success nationally is standardisation and avoidance of individual Council's specifying their own policy approach to energy efficiency, which undermines economies of scale for product manufacturers, suppliers and developers. This approach has been reiterated in a recent written ministerial statement by housing minister Lee Rowley. (see separate submission)</p>						
9						
Summary of Main Proposed Modification(s)						
<p>The policy is currently unsound and local energy efficiency standards should be removed. Such an approach is not required to achieve the shared net zero goal by 2050. (see separate submission).</p>						
10						
Cannock Chase Council Response						
<p>The policy was drafted with the intention to ensure the most sustainable construction and design is implemented in new developments to maximise the potential to mitigate the impact of climate change. This approach is supported through the Staffordshire Climate Mitigation and Adaptation Strategy. This is a priority for the Council and is justified through evidence.</p> <p>Evidence to support the approach to achieving Net Carbon Zero has derived from the Staffordshire Climate Change Adaptation and Mitigation Report (2020). The plan has been subject to viability testing which is set in Local Plan Viability Report (2022) which will be subject to a further update this year. The Council places significant emphasis in the plan on the reduction of carbon and climate change mitigation. To achieve these aims the Council are placing more responsibility on developers to show what is possible and viable to achieve on sites through a Sustainability Statement. More sustainable energy generation is key to reducing emissions and developers should be seeking to adapt to new technology and introduce measures in any case to meet future national requirements and to respond to market demand. Importantly, the policy has a tiered approach which is a flexible solution and won't prevent development coming forward on viability grounds.</p> <p>The recent Ministerial Statement on Local Energy Efficiency Standards was released on 13th December 2023. The Ministerial Statement was released after the Local Plan had been developed and approved for consultation by Cabinet as such it could not have been considered to inform the policy direction. The impact of more recent national guidance will be considered through Examination of the Plan.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						
SO8.2						

Respondent						
McCarthy Stone C/O Miss Natasha Styles of The Planning Bureau						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0069	B0069A	Local Plan	SO3.2 Housing Choice	No	No	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>McCarthy Stone note that Policy SO3.2 requires between 20% and 35% affordable housing from sites over 10 homes depending on where the proposal is located and whether the site is on brownfield or greenfield site. Note that there are not exemptions provided.</p> <p>Paragraph 6.106 is quoted and it is stated by McCarthy Stone that it is not the case that the Viability Assessment found that affordable housing provision in Table D is viable for all types of housing.</p> <p>Would like to remind the Council of the increased emphasis on Local Plan viability testing in Paragraph 58 of the NPPF and the PPG (Paragpragh:002 Reference ID: 10-002-20190509).</p> <p>Paragraph 004: Reference ID: 10-004-20190509 of the PPG that confirms what is meant by a typology approach to viability is quoted.</p> <p>Note that the pre-submission Local Plan is supported by the Local Plan and CIL Viability Assessment, Aspinall Verdi, August 2022 (Viability Assessment). This tests sheltered and extra care housing as its own typology on both brownfield and greenfield sies. Quotes paras 10.32 - 10.33 and 10.35 - 10.36 of the Viability Assessment.</p> <p>The consultants, who undertook the Viability Study, interpretation is that older person's housing, despite its proven lack of viability, can simply be assessed at the application stage and that a 20% requirement should be asked for either though this has been shown to not be viable. This appears to have been accepted without question by the Council as Plan Making body.</p> <p>The Council have correctly tested the sheltered/retirement housing typology at this plan making stage in line with para 004 Reference ID: 10-004-20190509 of PPG on viability, but despite sheltered and extra-care housing with affordable housing being found to be substantially not viable the Council have taken the view, that such schemes can be subject to a viability assessment at the decision-making stage. If the Council is going to take this approach, they question why it viability tested retirement housing in the first place? It is considered that it is the right thing to do following PPG guidance and it is perverse to now disregard this.</p> <p>They welcome that the Council have assessed the sheltered/extra care housing typology through the Viability Assessment, however it shows that sheltered/extra care housing cannot deliver affordable housing as well as other policy requirements that hold additional costs and remain viable. The Council and its consultant have then ignored the outcomes of the testing in the Viability Assessment with the assumption that schemes proposing housing to meet the needs of older people can simply be viability tested at the application stage. This view as well as ignoring the Council's own Plan Making evidence, contrary to NPPF para 31, will lead to further viability assessments at the decision-making stage and long, protracted, and probably adversarial, negotiations with Council officers and commissioned consultants and resulting difficulties with decision makers expecting policy compliancy and impacting on delivery.</p>						

It is considered that as the older people's housing typology has been tested through the Viability Assessment supporting the draft Local Plan and the typology found to be substantially unviable, requiring such sites to in effect, go through a Viability Assessment at the application stage is contrary to national policy. Any affordable housing requirement for older people's housing therefore creates an unrealistic, over aspirational policy requirement that will undermine deliverability. The plan as written, will not deliver much needed older peoples housing in line with need without further viability assessment and is therefore not justified or effective.

It is considered that the Councils approach is contrary to national guidance (NPPF Para 31) and given the PPG on viability (Paragraph: 002 Reference ID: 10-002-20190509) the Council have not taken appropriate account of the Viability Assessment and policy SO3.2 should be modified to provide exemption for older persons housing scheme from providing affordable housing. This is to ensure the plan is realistic, sound, deliverable, justified and consistent with national policy. Planning applications for much needed Older Person's housing can then proceed without the need for further Viability Assessment at the decision-making stage with protracted negotiations. This approach would also be consistent with other Council's Local Plans. Representation provides the examples of Swale and Fareham Borough Council.

9

Summary of Main Proposed Modification(s)

The following text should be added to the end of policy SO3.2 to read: Schemes delivering housing for older people are exempt from delivering affordable housing

10

Cannock Chase Council Response

It is acknowledged that paragraph 6.106 does not take into account the Viability Assessments testing of Age Restricted/Sheltered Housing typology on both greenfield and brownfield sites and that it identifies that all of these typologies are unviable with 20% affordable housing and £0 CIL.

Whilst the wording of Policy SO3.2 does not offer any specific exemption to residential institutions for Older People under use class C2, it does cover that the percentage of affordable housing required by this policy is required unless otherwise agreed by the Council. The examination process offers the appropriate forum for consideration of detailed suggestions, if the Inspector considers any necessary to make the plan sound.

11

Proposed Minor Modification(s)

We note that the representor has requested a modification to the plan for consideration by the Inspector. The Council does not consider this change necessary to make the plan sound.

Admin

Officer Ascribed Policy

SO3.2

Respondent						
Stafford Borough Council						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0070	B0070A	Local Plan		Yes	Yes	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Noted total delivery of 6,303 dwellings at a rate of 287 dwellings per annum and 67ha of employment land will be provided to meet District requirements between 2018 and 2040.</p> <p>Acknowledged that in order to meet the districts housing need the release of Green Belt land is required. The Local Plans Green Belt amendments are not directly related to the Stafford Borough boundary and no sites have been allocated on land that would impact Stafford Borough.</p> <p>Stafford Borough would support the creation of design codes in Etchinghill and Springfields and would welcome the opportunity to be involved in this work as these area form part of the built form of Rugeley on the border with Stafford Borough.</p> <p>Stafford Borough will continue to work with the District on matters relating to:</p> <ul style="list-style-type: none"> - Protection of the Cannock Chase Area of Outstanding Natural Beauty (AONB) - Cannock Chase Special Areas of Conservation, in particular wider nitrogen deposition project - Ramsar sites <p>Stafford Borough supports policies seeking balance recreational use and control of development to project areas, in particular Cannock Chase AONB</p>						
9						
Summary of Main Proposed Modification(s)						
10						
Cannock Chase Council Response						
<p>Support and comments are acknowledged. CCDC would welcome a collaborative approach with Stafford Borough Council in the development of Rugeley design codes.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Miss Amy Knott						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0071	B0071A	Local Plan	SO3.1 Land East of Wimblebury Road - Bleak House (Allocations C279a) SH2	No	No	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>The representee is against the proposed plans to develop the land on the site off the Wimblebury Road and Cannock Road in Wimblebury and Heath Hayes. They would state that the land is unsuitable for development for the following reasons:</p> <ul style="list-style-type: none"> • This is Green Belt Land which borders the village of Wimblebury and Heath Hayes and as stated in Objective 7 of the Plan, and as required by Policy SO7.5, by building on this land this is not being adhered to as this will leave little Green Belt land so is not legally compliant. • The area has already been extensively developed over the last 30 or so years and as such additional development is going to struggle on an already fragile infrastructure • Recent statistics for Cannock Chase (Staffordshire.gov) show that the population is more than that of neighbouring authorities Lichfield and Stafford • It is not feasible that the local area becomes the overspill for West Midlands districts • The land is home to wildlife, which includes deer's • The site is to be built opposite an existing primary school where there is already significant traffic congestion • The proposed relief road will massively increase the heavy congestion not o mention the pollution levels of more cars in the area • The development will have a massive impact on this villages, as the population will be so high, the local area does not have the hospitals, GPs, dentists, schools, or shops to be able to facilities this development. • There has been a lot of development in and around Cannock recently and this is impacting everywhere 						
9						
Summary of Main Proposed Modification(s)						
10						
Cannock Chase Council Response						
<p>The site has been subject to a site selection process and sustainability appraisal against alternative options and has been considered against the strategic objectives for the Local Plan. Whilst not all policies or proposals in the plan have a positive effect on every objective, they are considered and assessed against reasonable alternative options, and the plan is required to fulfil development needs. The Council have considered Green Belt release in order to meet development needs and have exhausted all reasonable alternative options before reaching this conclusion, as set out in the Green Belt Topic Paper.</p> <p>It is acknowledged that new development proposed at Heath Hayes will impact local infrastructure. The impact has been considered with infrastructure providers which has informed the Infrastructure Delivery Plan and the policy requirements for Site Allocations SH1 and SH2. The scale of development proposed will generate contributions to existing services such as GP's and will provide a new 2FE primary school and relief road, as well as improvements to existing junctions. Surveys will be required to identify potential impacts on local wildlife species and habitats and</p>						

specific mitigation measures may be required to avoid adverse effects. All development is required to deliver biodiversity net gain.

Staffordshire County Council Highways team have undertaken modelling with regards to the sites individual and cumulative impacts on Five Ways Island and the introduction of the relief road within the highways system, and the policy requirements for the Site Allocations require a Transport Assessment and Travel Plan to support the application with particular regard to impact on the Five Ways junction and mitigation of any adverse impact on air quality and traffic congestion.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

SH1, SH2

Respondent						
Mr and Mrs AJ & V Newton C/O CT Planning - Mrs Phillipa Kreuser						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0072	B0072A	Local Plan	Page 228 E14	Not Specified	Not Specified	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
An objection is made to the inclusion in the supporting text of "Forklift to be retained" in the Key development considerations section of Policy SA1: Site Specific Policy E14 page 228. This is not relevant to planning considerations and should be deleted from the list of key considerations.						
9						
Summary of Main Proposed Modification(s)						
The reference to "Forklift Truck to be retained" in the Key Development Considerations section of Policy SA1: Site Specific Policy E14 page 228 should be deleted; this is not a planning consideration relevant to the proposed allocation of the site.						
10						
Cannock Chase Council Response						
The Council acknowledge the objection raised by the representee; the reference may have originally related to the intention to retain the forklift truck store. The Council will accept removal of this clause as a proposed modification to the plan through the examination as it was made in error.						
11						
Proposed Minor Modification(s)						
Removal of "Forklift truck to be retained" from the Key development considerations in site specific policy: E14.						
Admin						
Officer Ascribed Policy						
E14						

Respondent						
Mr and Mrs AJ & V Newton C/O CT Planning - Mrs Phillipa Kreuser						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0072	B0072B	Local Plan	E14 - Policies Map	Not Specified	Not Specified	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>This proposed allocation is supported (E14). Amendments are required to identify the correct site boundary on the policies map and the correct address - set out in Question 5.</p> <p>If the submission to consider amending the boundary to extend the red line boundary to align with the land ownership boundary for Hill Farm, 82 Hayfield Hill is accepted, the Policies Map should be amended to reflect the new site boundary.</p>						
9						
Summary of Main Proposed Modification(s)						
The Policies Map should be amended to accurately reflect the relevant and appropriate boundaries of the site. The red line for the boundary for the land within the ownership of Hill Farm, 82 Hayfield Hill is shown on the attached drawing ref. 4721.99						
10						
Cannock Chase Council Response						
The boundary of the site is based on the site boundary within the ELAA promoted through either a Planning Application and/or Call for Sites Submission. The Council used the most up to date information to date to attribute the site boundary and in turn the site area, but it is acknowledged that this may change over time and that an update to the site boundary is being proposed through this representation. If a modification is required to update the site boundary and site area it is considered that this can be undertaken through the examination process.						
11						
Proposed Minor Modification(s)						
Amendment to show correct address						
Admin						
Officer Ascribed Policy						
E14, Policies Map						

Respondent						
Mr and Mrs AJ & V Newton C/O CT Planning - Mrs Phillipa Kreuser						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0072	B0072C	Local Plan	Table B SA1, E14	Not Specified	Not Specified	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>The proposed allocation as an employment site E14 in Table B of Policy SA1 on page 193 is supported.</p> <p>Amendments to Table B Policy SA1 are required to identify the correct address and complete the “capacity” figure in Table B - these are set out in Question 5.</p> <p>Support the proposed deletion of the site from the Green Belt and the identification of the site as an employment allocation. The site comprises 0.55ha of previously developed land. The allocation represents a small but valuable employment site in a rural area.</p> <p>If the submission made to consider amending the site boundary of E14 to extend the red line boundary to align with the land ownership boundary for Hill Farm, 82 Hayfield Hill is accepted, the capacity figure for Site E14 in Table B Policy SA1 should be amended to read 0.62ha.</p>						
9						
Summary of Main Proposed Modification(s)						
<p>Amend the site address to proposed allocation E14 in Table B of Policy SA1 to read 82 Hayfield Hill rather than 84 Hayfield Hill.</p> <p>The “Capacity” of the site referred to in Table B to Policy SA1 should be completed to read 0.55ha.</p> <p>This should be amended to 0.62ha if the submission for the amendment of the red line boundary for the site is accepted.</p>						
10						
Cannock Chase Council Response						
<p>The boundary of the site is based on the site boundary within the ELAA promoted through either a Planning Application and/or Call for Sites Submission. The Council used the most up to date information to date to attribute the site boundary and in turn the site area, but it is acknowledged that this may change over time and that an update to the site boundary is being proposed through this representation. If a modification is required to update the site boundary and site area it is considered that this can be undertaken through the examination process.</p>						
11						
Proposed Minor Modification(s)						
Amendment to show the correct address and include the “capacity” in Table B of Policy SA1						
Admin						
Officer Ascribed Policy						
SA1, E14, Policies Map						

Respondent						
Mr and Mrs AJ & V Newton C/O CT Planning - Mrs Phillipa Kreuser						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0072	B0072D	Local Plan	Page 228 E14 SA1	Not Specified	Not Specified	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>The proposed allocation as an employment site E14 is supported.</p> <p>Support the proposed deletion of the site from the Green Belt and the identification of the site as an employment allocation. The site comprises 0.55ha of previously developed land. The allocation represents a small but valuable employment site in a rural area.</p> <p>Amendments to Policy SA1 E14 page 28 are required to identify the correct address and site area defined by the red line plan - set out in Question 5.</p> <p>It is raised that consideration should be given to amending the site boundary of the proposed allocation E14 to encompass and align with the whole of the land within the ownership boundary of Hill Farm as shown marked red on the attached drawing ref. 4721.99. There would be no adverse impact to the function of the Green Belt in this location from extending the area proposed for allocation at Site E14. The site area for the whole site encompasses 0.62ha.</p>						
9						
Summary of Main Proposed Modification(s)						
<p>Amend the site address to proposed allocation E14 in Table B of Policy SA1 to read 82 Hayfield Hill rather than 84 Hayfield Hill.</p> <p>Consideration should be given to amending the site boundary as outlined above and if this is accepted to alter the site area to 0.62ha.</p>						
10						
Cannock Chase Council Response						
<p>The boundary of the site is based on the site boundary within the ELAA promoted through either a Planning Application and/or Call for Sites Submission. The Council used the most up to date information to date to attribute the site boundary and in turn the site area, but it is acknowledge that this may change over time and that an update to the site boundary is being proposed through this representation. If a modification is required to update the site boundary and site area it is considered that this can be undertaken through the examination process.</p>						
11						
Proposed Minor Modification(s)						
Amendment to sow correct address						
Admin						
Officer Ascribed Policy						
E14, Policies Map						

Respondent						
Mr and Mrs AJ & V Newton C/O CT Planning - Mrs Phillipa Kreuser						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0072	B0072E	Local Plan	Page 81 SO4.2 E14	Not Specified	Not Specified	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>The proposed allocation as an employment site E14 in Table F of Policy SO4.2 is supported.</p> <p>Support the proposed deletion of the site from the Green Belt and the identification of the site as an employment allocation. The site comprises 0.55ha of previously developed land. The allocation represents a small but valuable employment site in a rural area.</p> <p>Amendments are required to identify the correct address and site area defined by the red line plan - set out in Question 5.</p> <p>It is raised that consideration should be given to amending the site boundary of the proposed allocation E14 to encompass and align with the whole of the land within the ownership boundary of Hill Farm as shown marked red on the attached drawing ref. 4721.99. There would be no adverse impact to the function of the Green Belt in this location from extending the area proposed for allocation at Site E14. The site area for the whole site encompasses 0.62ha.</p>						
9						
Summary of Main Proposed Modification(s)						
<p>Amend the site address to proposed allocation E14 in Table B of Policy SA1 to read 82 Hayfield Hill rather than 84 Hayfield Hill.</p> <p>Consideration should be given to amending the site boundary as outlined above and if this is accepted to alter the site area to 0.62ha.</p>						
10						
Cannock Chase Council Response						
<p>The boundary of the site is based on the site boundary within the ELAA promoted through either a Planning Application and/or Call for Sites Submission. The Council used the most up to date information to date to attribute the site boundary and in turn the site area, but it is acknowledged that this may change over time and that an update to the site boundary is being proposed through this representation. If a modification is required to update the site boundary and site area it is considered that this can be undertaken through the examination process.</p>						
11						
Proposed Minor Modification(s)						
Amendment to show correct address						
Admin						
Officer Ascribed Policy						
E14, Policies Map						

Respondent						
Norton Canes Parish Council						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0073	B0073A	Local Plan	Page 25 Page 37 SE2 SO4.4 SO4.5	Not Specified	No	Not Specified

8

Summary of Main Issue(s) Raised Within the Representation

Neighbourhood Plan Context

As the Local Plan acknowledges, Norton Canes Parish Council is currently preparing a Neighbourhood Plan for its parish. The emerging policies of the NP have been shared and discussed with the District Council. This representation on the Local Plan draws on the evidence gathered through the Neighbourhood Plan process to date.

Spatial strategy p.37**1. Infrastructure**

The first bullet point correctly notes that *“Norton Canes has experienced significant growth since 2018 and corresponding infrastructure is yet to be delivered to accommodate increased demand on services such as education.”* Despite providing a significant proportion of the District’s strategic housing allocation since 2014 (since 22%), and adding over 20% more households to the urban population of Norton Canes, the need, identified at the time, for additional primary education infrastructure and for improved sports facilities including indoor facilities, have still not been provided. Regarding the lack of primary school places, and increasing number of nursery and primary age children are having to travel outside of the Norton Canes are for their education.

2. Crossing the A5

The fourth bullet point is welcomed and aligns with proposals in the emerging Neighbourhood Plan (NP) for sustainable travel routes from the Norton Canes urban area to places of employment, education, and leisure and recreation.

It is considered that a safe crossing of the A5 is an essential requirement to be able to access on foot or cycle the services and countryside south of the A5. These include existing employment areas and the proposals for the significant expansion of these in the Local Plan (SE2); the networks of the canal towpath and the public rights of way providing access to Wyrley Common, the historic farmstead landscape of Little Wyrley, the heritage assets at the former Grove Colliery, and to Pelsall Common beyond.

It is identified that Policy SO7.7 (p.136) proposes leaving the crossing of the A5 as well as enhancements to the biodiversity network and strategic green infrastructure links along the canal, to the release of Safeguarded Site S4. It is considered that this is too late, potentially pushing back this essential infrastructure by 15years.

3. The Former Grove Colliery Site (Grove)

The sixth bullet point is welcomed. The Local Plan rightly recognises the heritage assets at the Grove and expresses support for heritage-led regeneration of the District’s historical former industrial assets. The Parish Council wishes to see heritage-led regeneration of the site to give it a new lease of life as a hub for leisure and tourism, with workspace appropriate to its semi-rural location, including live-work units. The regeneration of the Grove has been supported in consultation on heritage matters in the emerging Neighbourhood Plan. This ambition is also shared by the landowner.

The Local Plan references the Grove in the supporting text to Policy SO4.4, at Para 6.145, pg.85, it is considered that this is insufficient to meet the vision for Norton Canes in the Spatial Strategy, and the ambition of the Parish Council and the emerging NP to see heritage-led regeneration of the Grove progress during the lifetime of the Local Plan. The extensive area of brownfield land at the Grove should be seen as a near term opportunity to support regeneration of the site.

4. Important Matters Missing from the Spatial Strategy

NPPF Section 3 Plan Making is referenced.

It is considered that the work on the NP has identified a number of plan making matters which are important to the local community and which are missing from the Spatial Strategy for Norton Canes. These should be included to provide a positive vision for the future of the parish and a framework which will enable these matters to be addressed. These matters have been shared with the District Council and are:

- a. **Support for the relocation of the unauthorised Gypsy and Travellers encampments at Stokes Lane and Long Lane.** These two lanes are bridleways and the encampments on them provide sub-standard living conditions for the residents and are environmentally damaging to the bridleways. The encampments are a long-standing issue and will require a replacement site(s). The bridleways are intended to form part of a core network of circular footpaths/cycleways which will be a focus of investment and improvement (see item. c below)
- b. **Support for the provision of specialist housing accommodation for the elderly to address the lack of this type of facility to serve what is a large separate community.** Norton Canes is a large and separate community of some 8,300 people and is growing with the development of recent large housing sites. It has a growing proportion of elderly residents with more residents in the 75-84age bracket than the England average; a significantly lower proportion of households who have access to a car; and a limited and declining bus service. Yet it has no specialist housing facilities for elderly residents and none of these facilities included in the recent major housing sites. Work on the NP has shown there is considerable support for the provision locally of a specialist housing scheme for the elderly.

Support for the creation of a network of recreational footpath/cycle routes connecting the urban area with the surrounding Green Belt, rural countryside, and recreational areas. This is important to Norton Canes because it is a large parish but with many under-used and environmentally poor footpaths and cycleways, particularly in the rural area south of the A5. The NP has identified a core network of circular footpaths/cycleways with a hub in the village centre, and a future hub at Grove Colliery. (Link in representation).

9

Summary of Main Proposed Modification(s)

1. Infrastructure

- a. The priority need to provide additional primary school places in Norton Canes, and the S106 funding provided for it, are missing from the Infrastructure Delivery Plan. The Local Plan is unsound without the inclusion of a priority project in the IDP to address this need.
- b. A project to extend Norton Canes Community Centre on the site of the Recreation Ground to provide a multi-purpose indoor sports facility, should also be included in the IDP. Informal discussions have taken place on a project but as an outstanding infrastructure requirement with access to S106 funding, it should be formalised as a priority project in the IDP.

2. Crossing the A5

- a. a. Policy SE2: Watling Street Business Park should include a specific policy requiring provision of a safe crossing of the A5. Without this the site allocation Policy SE2 is in conflict with Policy SO5.1 Accessible development and is unsound.

3. The Former Grove Colliery Site

- a. Policy SO4.4 should include a specific reference to supporting heritage-led regeneration at the former Grove Colliery including the opportunity to use the brownfield land and redundant buildings on the site to support regeneration.
- b. Policy SO4.5 should also include a reference to the Grove site as an opportunity for live work uses to take advantage of its unique location and heritage.

4. Important Matters missing from the Spatial Strategy

The Spatial Strategy for Norton Canes should be modified to reflect these important community matters. The following should be added:

- a. The unique characteristics of Norton Canes parish creates opportunity to identify extensive recreational footpath/cycle routes connecting the urban area with the surrounding Green Belt, rural countryside, and recreational areas. The improvement of such routes will be prioritised. In particular, the relocation of the unauthorised Gypsy and Traveller encampments from the bridleways in Norton Canes will be a priority.
- b. The provision of specialist housing accommodation for the elderly will be supported to address the lack of this type of facility to serve what is a large and separate community.

10

Cannock Chase Council Response

Infrastructure

The Council note the Parish Council's concerns with regards to additional primary education infrastructure. The Plan has been informed by Staffordshire County Council (SCC) Education team with regards to the provision of additional school places and contributions from allocated sites, alongside the provision of a new school identified as part of the development of site SH1 (and in conjunction with SH2). The Council have also been informed by the Education team at SCC that discussions are being undertaken within the Norton Canes area with schools in relation to the existing funding available for additional school places. The Council have deferred to the expertise of the County in this matter in the formation of the plan.

The Council recognise the ambitions of the Parish Council to deliver improved sports facilities including indoor sports and is actively working with them to utilise existing s106 funding linked to existing planning permissions and completions and consider available options including creating a masterplan and addressing issues such as play provision, wheeled sports and sports pitches. This work will continue outside the Local Plan process.

The Infrastructure Delivery Plan (IDP) identifies the infrastructure required to support growth on allocated sites in the plan and details the cost, funding and delivery mechanisms to ensure that the infrastructure is provided. There are no substantive housing allocations proposed in Norton Canes during the plan period, and the evidence commissioned for the Local Plan in the form of the Indoor and Built Facilities Needs Assessment and Strategy has not identified any specific projects in Norton Canes which are linked to growth in the Local Plan.

The IDP is intended to be a 'living document' and will therefore be subject to updates with regard to the projects identified to ensure infrastructure continues to be delivered over the whole plan period. If specific projects have been identified to address need now or in future these can be added to the IDP.

Crossing the A5

The Council note the concern of the Parish Council to the crossing at the A5 being connected to the safeguarded land site S4. The Council are in continuing discussions with County Highways and the agents for site SE2 it is considered that the examination process offers the appropriate forum for consideration of detailed suggestions, if the Inspector considers any necessary to make the plan sound.

Former Grove Colliery Site

The Council recognise the long term ambitions of the Parish Council to enhance the Grove Colliery Site. Paragraph 6.145. of the Local Plan states; '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'.

The Council assessed the Grove Colliery site (Reference: NE11) in the Site Selection Methodology, the site was not identified for further consideration as part of the allocation process and was deferred to masterplan/neighbourhood plan discussions given the sites distance from the Local Centre and being detached from the settlement boundary, lack of public transport, location in the Green Belt and proximity to Cannock Extension Canal SAC and SSSI (further details available in the site selection methodology). Further to this, the evidence gathered as the Plan developed has not identified a specific need for this type of development (leisure/tourism) within Cannock Chase District and therefore the Council has not sought to make allocations for this use.

The plans for Grove Colliery were in their infancy at the key stages of development for the Local Plan. Sites must be deliverable to be allocated; and there was insufficient evidence that existing uses could be relocated, that funding was available for an alternative use and that the potential constraints - Green Belt, heritage and environmental considerations could be overcome. The Council support the development of a Vision and Strategy for the site in the Parish Councils Neighbourhood Plan and will continue to work with the Parish Council outside the Local Plan process to determine how enhancements can be implemented.

The Council note the comments with regards to live/work units at Grove Colliery. The Council is of the opinion that the sustainability of a site with regards to access to public transport, and services and amenities are still required to be considered, and as outlined in paragraph 6.147 of the supporting text the employment use class supported within the policy (E(g)i (offices)) would in general be directed towards town centres, but that within the District there are instances of isolated buildings in employment uses often within largely residential areas which can provide opportunities for live-work accommodation. The examination process offers the appropriate forum for consideration of detailed suggestions, if the Inspector considers any necessary to make the plan sound.

Important Matters Missing from the Spatial Strategy

- a. The Council note the concerns with regards to the unauthorised Stokes Lane encampment, the Council's Planning Enforcement team are aware of the site, which is owned by Staffordshire County Council, unfortunately the Enforcement Team are unable to take action as the site is time immune from formal action; the site has been present for over 20 years. The site at Long Lane has been raised to the Planning Enforcement team to be looked into. The Council's evidence base identifies a limited availability of suitable Gypsy and Traveller sites across the District, and from the undertaken Duty to Cooperate with neighbouring authorities this is a wider area issue. The Council have allocated two small site extensions as part of the Local Plan, but note that these would not be suitable for the families located at the beforementioned sites. The Plan was formed on the most up-to-date information available prior to the consultation, at this time and as shown in the Council's evidence base no suitable sites were available to be proposed for potential relocation these sites, Policy SO3.4 identifies the criteria of sites to be assessed against to ensure their suitability to meet the needs of the Gypsy, Traveller and Travelling Showpeople Community.
- b. The Council note the Parish Council's preference for specialist housing accommodation within the parish. Policy SO3.3 of the Plan considers development suitable for older people and households with health problems or disabilities. The Plan (with the exception of the site(s) already granted planning permission) has not specifically allocated any residential sites for Specialist Housing Accommodation but appropriate applications would be supported in line with policies within the Plan. The Council note that at this time that there are limited allocations within the Norton Canes parish to reflect the previous developments undertaken in previous years. It is considered that this would be an area deferred to the Neighbourhood Plan at this time, but that the examination process offers the appropriate forum for consideration of detailed suggestions, if the Inspector considers any necessary to make the plan sound.

The identified crossing at the A5 is discussed in an above bullet point. The Council at Policy SO5.1 identify that development proposal will set out, as appropriate, how and when the development will contribute to sustainable travel options including walking and cycling, and the provision of well-designed safe and convenient routes for active travel. The Council consider that the continued work on this aspect within the NP will assist in guiding developers to providing appropriate contributions to the delivery of the footpath/cycle network. The examination process offers the appropriate forum for consideration of detailed suggestions, if the Inspector considers any necessary to make the plan sound.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

SO4.4, SO4.5, SO7.7

Norton Canes Parish Council

1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0073	B0073B	Local Plan	Pages 159-164 SH1	Not Specified	No	Not Specified

8

Summary of Main Issue(s) Raised Within the Representation

The guidance at Policy SH1 is referenced. It is the Parish Council’s opinion that the policy guidance for the site is too inward looking and does not reflect that the site sits within existing ecology, green infrastructure and footpath networks. Compensation for the loss of Green Belt should extend to this wider network.

It is considered that the policy makes no reference to the development integrating with and contributing to the wider recreation and ecology networks, particularly in relation to footpath/cycleway routes and biodiversity enhancements. It is identified that there is no connection made with delivery of the proposed west-east cycle route (CP10 in current plan) that it is merely safeguarded, and no specific reference to improvements to route to Norton Canes urban area which are in need of improvement - Stokes Lane and Long Lane. Nor to the employment area of Kingswood.

The Parish Council note that they have commissioned Staffordshire Wildlife Trust to produce an Ecology Strategy to support the NP. Early work on this strategy suggests that it is appropriate for major developments such as SH1 to contribute to enhancing the wider networks in this part of the parish. The Parish would be happy to share this information with the District when the report is complete. It is considered in short, the proposed Community Park should not be the only compensatory requirement relating to removing this land from the Green Belt.

It is considered that modifications are required to improve the site’s sustainability by delivery enhanced footpath and cycle routes to Norton Canes and the Kingswood Lakeside employment area; and to enhance and integrate with the existing ecology and green infrastructure networks outside of the site. For clarity, reference should also be made to requiring compliance with Policy SO5.1, Policy SO7.7 and Policy SO7.8.

9

Summary of Main Proposed Modification(s)

- -Delivery of the proposed west-east cycle route CP10
- Improvements to Stokes Lanes and Long Lane footpath/cycle/bridleway routes to Norton Canes urban area; and routes to the Kingswood employment area.
- Compliance with the mitigation and compensation requirements of Policy SO7.7 for the Green Belt beyond the proposed community park. Such as integration with and enhancement of the existing ecology and green infrastructure network in the wider area, including but not limited to wetland/grassland habitat improvements in the area between the site and Norton Canes
- -For clarity, compliance with Policy SO5.1 and Policy SO7.8

10

Cannock Chase Council Response

The Council note that a description of the site is provided prior to Policy SH1 which identifies the sites surroundings and proximity to existing ecology, green infrastructure, and footpath network. The policy intention was to identify site specific criteria that developers would require to consider alongside the wider Local Plan as part of the application process.

The Green Belt Topic Paper and relevant policy set out compensatory mitigation where known at the time of writing, negotiations are still ongoing with regards to final mitigation requirements and would be considered as part of an application submission in line with Policy SO7.7’s consideration of Green Belt mitigation and in line with national

policy requirements. The policy intention of SO7.7 that appropriate mitigation for compensating for the loss of Green Belt land would consider the listed aspects where considered appropriate and reasonable to the site and the surrounding area. If a modification is required in order to clarify the policy wording to show that the list presents options as opposed to requirements, it is considered that the examination would be the appropriate forum for this.

The Local Plan is to be read as a whole, whilst site specific policies have been incorporated within the Plan, all policies contained within it would be required to be considered as part of any application and decision-making process where considered relevant to the application.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

SH1

Respondent						Item No. 6.256
Norton Canes Parish Council						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0073	B0073C	Local Plan	Pages 189-191 SE2	Not Specified	No	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Policy SE2 is referenced “... <i>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.</i>” The Parish Council consider that the policy gives no indication of what these compensatory improvements might be. It is also considered that the policy says nothing about the need to connect with Norton Canes, to pick up the crossing of the A5 from the Spatial Strategy and make the site sustainable, or to connect with local green infrastructure, the canal network and heritage assets at the former Grove Colliery. It is identified instead, that the supporting text to Policy SO7.7, that the Local Plan proposes leaving the crossing of the A5 as well as enhancements to the biodiversity network and strategic green infrastructure links along the canal to the potential release of the safeguarded site S4 (para 6.335). It is considered that this is far too late potentially pushing back these necessary infrastructure improvements by up to 15years.</p> <p>Modifications are required to make the site sustainable, to mitigate and compensate for the loss of Green Belt and to integrate with and support the nearby heritage and ecology assets. It is considered that for clarity reference should also be made to requiring compliance with Policy SO5.1, Policy SO7.7 and Policy SO7.8.</p>						
9						
Summary of Main Proposed Modification(s)						
<ul style="list-style-type: none"> - Delivery of the crossing of the A5 - Enhancements to and integration with the nearby heritage and ecology assets (including but not limited to Cannock Extension Canal, Grove Colliery, the local green infrastructure network, habitat connectivity to Wyrley Common) - Compliance with the mitigation and compensation requirements of Policy SO7.7 - For clarity, compliance with Policy SO5.1 and Policy SO7.8 						
10						
Cannock Chase Council Response						
<p>The Council note the concern of the Parish Council to the crossing at the A5 being connected to the safeguarded land site S4. The Council are in continuing discussions with County Highways and the agents for site SE2 it is considered that the examination process offers the appropriate forum for consideration of detailed suggestions, if the Inspector considers any necessary to make the plan sound.</p> <p>The Green Belt Topic Paper and relevant policy set out compensatory mitigation where known at the time of writing, negotiations are still ongoing with regards to final mitigation requirements and would be considered as part of an application submission in line with Policy SO7.7’s consideration of Green Belt mitigation and in line with national policy requirements.</p> <p>The Council note that Policy SE2 references the <i>provision of a network of pedestrian, cycle and vehicular ways to connect to, and integrate with the existing employment site and surrounding area.</i> The Council consider whilst the policy does not cover the specificity identified in para 6.335 in regard to site S4 that some of the aspects required are likely to require the release of site S4 to be achieved. The Council consider that as part of the site-specific policy and in accordance with wider policies within the Plan that the site will offer appropriate enhancements and improvements to the surrounding area; which would be considered further at the application stage. The</p>						

examination process offers the appropriate forum for consideration of detailed suggestions, if the Inspector considers any necessary to make the plan sound.

The Local Plan is to be read as a whole, whilst site specific policies have been incorporated within the Plan, all policies contained within it would be required to be considered as part of any application and decision-making process; where considered relevant to the application.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

SE2

Respondent						
Norton Canes Parish Council						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0073	B0073D	Local Plan	Pages 185-188 SE1	Not Specified	No	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>The Parish Council welcome much of the guidance at Policy SE1.</p> <p>It is considered that the link to Norton Canes is important for the sustainability of Site SE1 and for the rest of the Kingswood employment area. The existing public footpath running from the south-west of Norton Canes towards Kingswood, exits on to Washbrook Lane which is unsafe for pedestrians. This footpath requires realignment and improvement. It is noted that work on the emerging NP has looked at sustainable travel routes to and from Norton Canes and has identified an indicative route to deal with this issue (route 5 on the link within the representation). It is considered that because of the need to realign and improve a footpath outside of the Kingswood site it is suggested that this requirement is included in the Policy SE1 and on the Policies Map.</p>						
9						
Summary of Main Proposed Modification(s)						
Modify Policy SE1 to provide for a new pedestrian and cycle link to south-west Norton Canes and show the proposal on the Policies Map and the Concept Plan for site SE1.						
10						
Cannock Chase Council Response						
<p>Policy SE1 identifies that provision of a network of pedestrian, cycle and vehicular ways to connect to and integrate with the existing employment site and Norton Canes should be considered as part of any application submitted for the site. Whilst the Council recognise that this is not in relation to the specific improvements identified within the emerging NP, the scope of improvements provided by a site should be reasonable and evidenced where necessary.</p> <p>The Local Plan is to be read as a whole, whilst site specific policies have been incorporated within the Plan, all policies contained within it would be required to be considered as part of any application and decision-making process where considered relevant to the application.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						
SE1						

Respondent						Item No. 6.259
Norton Canes Parish Council						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0073	B0073E	Local Plan	SO3.4	Not Specified	No	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>It is identified that the Gypsies, Travellers, and Travelling Show People policy identifies a need for 13 pitches for GTs and 10 plots for TSs but is largely a criteria-based policy and only a small proportion of the GT need is met by a small allocation at Lime Lane. No sites have come forward as part of the evidence base or via any "Call for Sites" submissions.</p> <p>It is noted that there is no reference to resolving the issue of the unauthorised GT encampments at Stokes Lane/Long Lane where the living conditions are not satisfactory, and the existence of these camps causes a significant loss of visual amenity particularly in relation to use of the bridleways.</p> <p>It is considered that in relation to the existing Travelling Show People site at Grove Colliery this needs to be relocated in order to achieve the heritage led regeneration of this site as noted in the Spatial Strategy for Norton Canes and in Supporting Text to Policy SO4.4, and as proposed in the Parish Council's reps specifically relating the former Grove Colliery site. There is a potential solution to this is outlined in the modifications section.</p>						
9						
Summary of Main Proposed Modification(s)						
<p>In relation to Travelling Showpeople, the existing site at the former Grove Colliery is incompatible with the heritage assets at the site and future proposals for heritage-led regeneration. A potential site has been identified by the landowner Little Wyrley Estates to relocate the Travelling Showpeople from Grove Colliery to land to the east of Watling Street Business Park and behind the wooded area fronting Watling Street using an existing access to Watling Street which is already used by large commercial vehicles. (Further details regarding the site are provided within the representation).</p> <p>Policy SO3.4 and its supporting text, should be modified to support relocation of the existing Travelling Showpeople site to remove the incompatibility with regeneration of the heritage assets.</p> <p>In relation to Gypsies and Travellers, the long-standing unauthorised encampments at Stokes Lane and Long Lane is the only issue of its type in the District. Its long-standing yet unsustainable nature is such that a planning solution is required. Resolving the sub-standard living conditions and the environmental impact is of plan-making importance. Policy SO3.4 and its supporting text, should be modified to support the relocation of the unauthorised encampments to an appropriate and sustainable site.</p>						
10						
Cannock Chase Council Response						
<p>The Council's evidence base identifies a limited availability of suitable Gypsy and Traveller sites across the District, and from the undertaken Duty to Cooperate with neighbouring authorities this is a wider area issue. The Council have allocated two small site extensions as part of the Local Plan.</p> <p>The Council note the concerns with regards to the unauthorised Stokes Lane encampment, the Council's Planning Enforcement team are aware of the site, which is owned by Staffordshire County Council, unfortunately the Enforcement Team are unable to take action as the site is time immune from formal action; the site has been present for over 20years. The site at Long Lane has been raised to the Planning Enforcement team to be looked into. The Plan was formed on the most up-to-date information available prior to the consultation, at this time and as shown in the Council's evidence base no suitable sites were available to be proposed for potential relocation these sites,</p>						

Policy SO3.4 identifies the criteria of sites to be assessed against to ensure their suitability to meet the needs of the Gypsy, Traveller and Travelling Showpeople Community.

The Council have not received any submissions whilst the Local Plan was in development for alternative, deliverable sites for Travelling Showpeople. However, officers are continuing to work with the Parish Council and existing travelling showperson occupying land at Grove Colliery who is seeking to relocate to a more appropriate site to meet their needs. Any site submissions will still be considered, although due to the advanced stage of plan making it may not be possible to allocate new sites through this Local Plan.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

SO3.4

Respondent						
Dudley Metropolitan Borough Council						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0074	B0074A	Local Plan	SO3, para 6.84	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>The principle of the Strategic Objective 3 is supported, including a contribution towards the unmet housing needs of wider housing market area. However, the text refers to 'Delivering sufficient housing to meet the District's own need and an appropriate and sustainable contribution to the wider housing market area shortfall where justified in adopted plans' (emphasis added). The text is considered unsound as the reference to 'adopted plans' does not take account of evidence from emerging Local Plans, particularly those that have reached more advanced stages.</p> <p>Paragraph 6.84 refers to the latest position with regards to housing shortfalls from each of the Black Country authorities being unknown, however Dudley MBC and Sandwell MBC have both recently consulted on their Regulation 18 draft Local Plans, with Wolverhampton CC also now consulting on their Regulation 18 Issues and Preferred Options Local Plan. These plans all set out up to date positions on the housing shortfalls within these Black Country authorities, reinforcing previous evidence and reaffirming that the authorities are seeking to address shortfalls via the Duty to Cooperate.</p> <p>The text is not therefore considered to meet the tests of the Plan being positively prepared, justified, effective and consistent with national planning policy.</p>						
9						
Summary of Main Proposed Modification(s)						
<p>The text at bullet point 2 of Strategic Objective 3 should be amended to delete reference to 'adopted plans' and be replaced with 'adopted and emerging Local Plans'. Paragraph 6.84 should be updated to reflect the latest position with emerging Local Plans across the Black Country. This will ensure that the Plan is positively prepared, justified, effective and consistent with national planning policy.</p>						
10						
Cannock Chase Council Response						
<p>The support for the proposed contribution to unmet need of the HMA is welcomed. CCDC has remained open regarding the contribution to the unmet housing need of Greater Birmingham and the Black Country throughout production of the Cannock Chase Local Plan and reference is made to the HMA as a whole in Policy SO3.1.</p> <p>Plans under development must explore all options possible to meet identified development needs before determining that there is a shortfall. It is important to determine that the contribution offered is clearly required which can only be established where the plan requirement and supply has been subject to independent examination and any shortfall has been agreed in an adopted plan. Originally the Black Country Plan was due to be adopted prior to completion of the Cannock Chase Local Plan, however work on this plan has now ceased in favour of individual Local Plans.</p> <p>Cannock Chase District Council is open to further discussion and will continue to cooperate with the Black Country regarding this issue, having consideration to the timetable of individual plans and any recommendations made through the Examination by the Planning Inspectorate.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Dudley Metropolitan Borough Council						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0074	B0074B	Local Plan	SO3.1	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Support for the contribution of 500 dwellings to meet the unmet needs of the Greater Birmingham and Black Country Housing Market Area.</p> <p>However, the policy is considered unsound as it does not include the total housing target figure of 6,308 dwellings taking into account the 500 dwelling contribution to unmet housing needs. The policy does not currently specify which authorities the contribution will be apportioned to. The text is not therefore considered to meet the tests of the Plan being 'positively prepared' or 'effective'.</p>						
9						
Summary of Main Proposed Modification(s)						
<p>The text should be amended to reflect the total housing target figure of 6,308 dwellings and that the contribution to unmet housing needs will be apportioned to Birmingham City and the Black Country authorities. This will ensure that the policy is 'positively prepared' and 'effective'. Amended suggested text below (additional text in red italics):</p> <p>'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. <i>This gives a total housing requirement of 6,308 dwellings over the plan period. The contribution will serve to address the unmet housing needs of the Black Country authorities and Birmingham City.</i>'</p> <p>This would be consistent with other parts of Plan where reference to the 6,308 dwellings is made (see paragraph 1.8 and page 35, although note these both state 6,303 dwellings).</p>						
10						
Cannock Chase Council Response						
<p>The wording of Policy SO3.1 was designed to clarify the Districts' housing need, separate to the HMA contribution in the text and it is not considered that the plan is unsound in this regard. Cannock Chase District Council recognises that this brings the total housing requirement to 6,308 dwellings which is referenced elsewhere within the plan (although this is sometimes mistakenly marked as 6,303 which will be amended through a minor modification). There is no issue with modifying the text so that the reference to 6,308 dwellings is more clear if this is considered necessary by the Inspector to make the plan sound.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Dudley Metropolitan Borough Council						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0074	B0074C	Local Plan	1.8, bullet point 10	Yes	Yes	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
It is noted that the Regulation 19 Local Plan assumes 10 hectares of the district's employment land requirement will be met from the West Midlands Strategic Rail Freight Interchange. It is noted that this is in line with the conclusions of the Stantec 'West Midlands Strategic Rail Freight Interchange- Whose need will the SFRI serve?' (2021) report (as per Table 5 of the report).						
9						
Summary of Main Proposed Modification(s)						
N/A						
10						
Cannock Chase Council Response						
Support noted.						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Mrs Diane Todd						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0075	B0075A	Local Plan	Not Specified	Not Specified	Not Specified	Not Specified

8

Summary of Main Issue(s) Raised Within the Representation

The representee raises concerns surrounding the building of a considerable number of new houses in Heath Hayes outlined in the plan. They understand and appreciate there is a local need for additional housing in the area but they are very concerned about the strain that will be put on existing infrastructure around Heath Hayes and Cannock during the building of these new houses and then by the huge increase in the population of Heath Hayes once residents move into the new houses. The amount of extra traffic this will create on the local roads and the extra strain it will put on all the health, education and social and recreational provision in Heath Hayes and the Cannock Chase District Council.

The representees first objection to the proposed plan is due to the increase in traffic in Heath Hayes that will be generated by the proposed house building in Heath Hayes. The area around Five Ways roundabout has been found to have very poor air quality due to pollution caused by the amount of traffic using the roundabout currently, both proposal in the Local Plan for the two new housing estates - Wimblebury Road and Cannock Road - will cause even more traffic in the area of Five Ways roundabout as the housing estates are being built and then consequently as the new residents go to and from their new homes. This will impact the health of residents in Heath Hayes through worsening air quality due to the increase in traffic.

It is identified that there is an existing primary school on the Wimblebury Road, and that there is concern with regards to the health of children from this pollution and the potential for children and residents to be more at risk from traffic accidents. It is considered that Five Ways roundabout is already dangerous with the amount of traffic and will become more dangerous to access the local park, due to no pedestrian crossings near Five Ways.

It is raised that the roads in the area are liable to flooding, and as due to global warming we are likely to see more rainfall regularly this is a problem that is not going away. It is considered that more housing and road building on the green field sites in Heath Hayes will lead to there being less land for this rainfall to soak away and will lead to more flooding. They also believe the local pumping station will not cope with the demands of all the proposed new housing.

It is considered that the currently the Cannock Road between the Five Ways Island and Skoda garage roundabout on the edge of Burntwood is often queued up along almost the whole of this section of the A5190, and that adding another junction into this section of road will just add to congestion and delays.

It is raised that the representee is not aware of any improvements to public transport provision within Heath Hayes in the Local Plan, nor improvements for pedestrians and cyclists; people moving into these new homes will therefore be reliant on cars to get around.

The representees second objection to the new housing in Heath Hayes in the Plan is due to the lack of any new health facilities. Impacts on health care provision, social care provision, education and social and recreational facilities in the area due to increases in population living in the area are felt and a lack of investment by central and local government to provide adequate facilities for residents. It is raised that they're not aware of any new doctor, dentist, optician, pharmacy or health centre or care home expansion in the Local Plan for Heath Hayes.

The representees third objection is the lack of schools in Heath Hayes. It is acknowledged that there is a plan for a primary school but there is not a secondary school in Heath Hayes nor a reliable bus service to the secondary schools

in the vicinity. Therefore, getting children to secondary school probably results in yet more cars on the local congested roads and this situation will become worse if the population of Heath Hayes is increased.

The representees fourth objection is the loss of green land to housing and roads. It is raised that currently the areas proposed for the two housing estates in Heath Hayes are proposed to go on green field which help to make a boundary between Heath Hayes, Norton Canes and Burntwood. It is considered that this area of fields provides valuable wildlife and acts as a green lung for the neighbourhood.

9

Summary of Main Proposed Modification(s)

- The infrastructure of Heath Hayes and Hawks Green needs to be vastly improved before any more new housing estates are built.
- A new health centre with more doctors
- Extra pedestrian crossings need to be added around Heath Hayes, especially around Five Ways roundabout because of the public park, crematorium and routes to schools.
- The railway station at Cannock should be improved - trains should run layer at night to and from Birmingham.
- More buses should run between Heath Hayes and the train station and there should be buses to and from Cannock in the evenings.
- The layout of Five Ways roundabout should be improved to ease congestion before building any new road that links the Wimblebury Road to the Cannock Road
- A long layby near to Heath Hayes Academy, but on the opposite side of the Wimblebury Road could be included in the plans for the proposed new housing estate off the Wimblebury Road to ease congestion in this area at school drop off and pick up times.
- The car park off Wimblebury Road opposite to Stafford Street could be expanded again to ease congestion at school drop off and pick up times and to add extra parking space for Heath Hayes village.
- Instead of the new proposed park near Newlands Lane in the Plan the existing Heath Hayes Park could be improved, with more play equipment and sporting facilities, a public toilet and café similar to Hednesford Park. Land which was previously the site of open cast mining which had been intended to be used as a public park could be used for this. The are for the proposed public park near Newlands Lane could then be used as a nature reserve.

10

Cannock Chase Council Response

It is acknowledged that new development proposed at Heath Hayes will impact local infrastructure. The impact has been considered with infrastructure providers which has informed the Infrastructure Delivery Plan and the policy requirements for Site Allocations SH1 and SH2. The scale of development proposed will generate contributions to existing services such as GP's and will provide a new 2FE primary school and relief road, as well as improvements to existing junctions. Surveys will be required to identify potential impacts on local wildlife species and habitats and specific mitigation measures may be required to avoid adverse effects. All development is required to deliver biodiversity net gain.

Staffordshire County Council Highways team have undertaken modelling with regards to the sites individual and cumulative impacts on Five Ways Island and the introduction of the relief road within the highways system, and the policy requirements for the Site Allocations (in particular SH1 and SH2 in this area) require a Transport Assessment and Travel Plan to support the application with particular regard to impact on the Five Ways junction and mitigation of any adverse impact on air quality and traffic congestion.

The site allocation SH1 and SH2 include within the policies that 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 site impacts of site allocations SH1 and SH2 in combination, on the local transport network (including facilitating the delivery of the WWWR in site SH2) and with regard to education provision (including delivering a new 2FE primary school in site SH1).

The Council note the concerns with regards to education infrastructure in the local area. The Plan has been informed by Staffordshire County Council (SCC) Education team with regards to the provision of additional school places and contributions from allocated sites, alongside the provision of a new school identified as part of the development of site SH1 (and in conjunction with SH2). The Council have deferred to the expertise of the County in this matter in the formation of the plan.

The concerns with regards to the flooding in the local area and in the nearby area of Norton Canes is acknowledged and the policy requirements for the Site Allocations, require applications to be supported by a Drainage Strategy, and to incorporate new or enhanced attenuation ponds and SuDS features to provide suitable drainage systems on the site and to help with flood mitigation.

The concern raised with regards to the pumping station are noted and would be raised at the point of application in discussion with Severn Trent. At this time Severn Trent have not raised any objections/comments to the Local Plan.

The Local Plan does not outline any improvements to health care facilities as part of site allocations, these aspects would be considered through Developer Contributions and any Section 106s at the time of submission of a planning application.

The Council have considered the release of Green Belt sites carefully with consideration given to the purposes of the Green Belt as set out in national policy. Further to this policy requirements for site allocations requires 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.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

SH1, SH2

Respondent						
Friel Homes C/O CT Planning - Mrs P Kreuser						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0076	B0076A	Local Plan	Para 6.404 Chapter 6- pg157	Not Specified	No	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Objection is made to the non-inclusion of Land South of Armitage Lane as a strategic housing allocation in Chapter 6.</p> <p>A description of the site is provided within the representation.</p> <p>It is identified that the site was proposed as a Strategic Housing Allocation in the Local Plan Preferred Options Plan (2021), as site SH4 for 33 dwellings, but that the proposed allocation has been deleted from the Local Plan Pre-Submission (Reg 19).</p> <p>It is considered that the Plan relies on a small number of large sites and a large number of small brownfield sites to deliver it's housing requirement, each of which are considered to have inherent constraints to delivering dwellings quickly. Large sites take time to deliver housing due to the need to provide infrastructure and whilst the development of Brownfield land in preference to greenfield sites accords with the NPPF, there is a concern as to the deliverability of brownfield sites. It is considered that many of the proposed housing sites identified in the Plan are in some form of lawful use, and that there is a risk that these sites will not come forward in a timely manner.</p> <p>CT Planning consider than given the need to provide for affordable housing and contribute to other infrastructure through CIL and S106, together with the contributions to the Cannock Chase SAC and BNG, it becomes less viable to redevelop a brownfield site for housing. It is considered that the Local Plan should allocate small to medium-sized greenfield sites that can deliver homes quickly in the plan period to counter the over reliance of Brownfield allocations.</p> <p>The representees site (former SH4) is a small to medium sized site, and is considered to represent exactly the type of site required by paragraph 70 of the NPPF to be identified as a housing allocation in Development Plans which can be delivered quickly. It is submitted that Land South of Armitage Lane/Land East of the Meadows should be allocated in the Plan as a proposed Strategic Housing Allocation for 33 dwellings.</p> <p>It is submitted that the Plan should include more small and medium sized sites as they are often built-out relatively quickly and thus can make an important contribution to the housing requirement of the area. Such an approach would be consistent with paragraph 70 of the NPPF. It is considered that an over reliance on larger sites could fetter the ability of the development plan to deliver housing in a timely manner, especially during the early years of the plan period.</p>						
9						
Summary of Main Proposed Modification(s)						
Land South of Armitage Lane/Land East of The Meadows as shown on the submitted plan should be identified as a Strategic Housing Allocation for 33 dwellings.						
10						
Cannock Chase Council Response						

The Council acknowledge that the site was originally identified with the Local Plan Preferred Options as a preferred site for development. As part of the Pre-Submission Reg 19 Local Plan an update was undertaken to the housing figures to account for the additional year of housing monitoring that had been completed.

As part of this process it was identified that the Council had surplus of sites allocated than required to meet the housing need of the District and the contribution to the GBBCHMA, a reassessment of sites was undertaken and in line with NPPF (September 2023) paragraph 141a the Plan makes as much use a possible of suitable brownfield sites and underutilised land, leading to the Council’s decision to reduce the number of sites to be removed from the Green Belt. Former site SH4 was identified to be surplus to the housing need of the District, as the larger Strategic Sites (SH1 and SH2) aid in improvements to infrastructure in the local area and can be phased for development to be brought forward. Sites SH3 and SH6 whilst either wholly or partially in the Green Belt also have a portion of Previously Developed Land.

Paragraph 73 of the NPPF (September, 2023) states the supply of a large number of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns. It is considered that the Councils approach to the plan and the inclusion of large strategic sites to meet the housing need is in line with national policy.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

SO7.7

Respondent						
Friel Homes C/O CT Planning - Mrs P Kreuser						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0076	B0076B	Local Plan	Page 135 SO7.7	Not Specified	No	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Objection to the non-inclusion of Land South of Armitage Lane/Land East of The Meadows as a location where amendments are proposed to the Green Belt boundary of the District to accommodate future growth requirements.</p> <p>It is identified that the site was proposed as a Strategic Housing Allocation in the Local Plan Preferred Options Plan (2021), as site SH4 for 33 dwellings, but that the proposed allocation has been deleted from the Local Plan Pre-Submission (Reg 19).</p> <p>It is submitted that the site should be re-instated as a proposed Strategic Housing Allocation for 33 dwellings.</p> <p>A description of the site is provided within the representation.</p> <p>The representees site (former SH4) is a small to medium sized site, and is considered to represent exactly the type of site required by paragraph 70 of the NPPF to be identified as a housing allocation in Development Plans which can be delivered quickly. It is submitted that Land South of Armitage Lane/Land East of the Meadows should be allocated in the Plan as a proposed Strategic Housing Allocation for 33 dwellings.</p>						
9						
Summary of Main Proposed Modification(s)						
<p>Land South of Armitage Lane/Land East of The Meadows as shown on the submitted plan should be identified as a Strategic Housing Allocation for 33 dwellings.</p> <p>The site should be identified in Policy SO7.7 as a strategic housing allocation.</p>						
10						
Cannock Chase Council Response						
<p>The Council acknowledge that the site was originally identified with the Local Plan Preferred Options as a preferred site for development. As part of the Pre-Submission Reg 19 Local Plan an update was undertaken to the housing figures to account for the additional year of housing monitoring that had been completed.</p> <p>As part of this process it was identified that the Council had surplus of sites allocated than required to meet the housing need of the District and the contribution to the GBBCHMA, a reassessment of sites was undertaken and in line with NPPF (September 2023) paragraph 141a the Plan makes as much use a possible of suitable brownfield sites and underutilised land, leading to the Council's decision to reduce the number of sites to be removed from the Green Belt. Former site SH4 was identified to be surplus to the housing need of the District, as the larger Strategic Sites (SH1 and SH2) aid in improvements to infrastructure in the local area and can be phased for development to be brought forward. Sites SH3 and SH6 whilst either wholly or partially in the Green Belt also have a portion of Previously Developed Land.</p> <p>Paragraph 73 of the NPPF (September, 2023) states the supply of a large number of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns. It is considered that the Councils approach to the plan and the inclusion of large strategic sites to meet the housing need is in line with national policy.</p>						
11						

Proposed Minor Modification(s)
Admin
Officer Ascribed Policy
SO7.7

Respondent						
Cllr Josh Newbury & Cllr John Preece - Ward Cllrs for Norton Canes						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0077	B0077A	Cannock Chase Local Plan 2018-2040	P. 25, P.37 Policy SE2, SO4.4, SO4.5	Not specified	No	Not specified

8

Summary of Main Issue(s) Raised Within the Representation

Respondents have been working closely with Norton Canes Parish Council in developing a response to everything details below, therefore the Norton Canes Parish Council concur with the comments.

Important to recognise that the previous local plan identified a need for primary school places and funding for these were agreed via S106 agreements for new housing developments permitted during the plan period, which has not been delivered and must be included in the Infrastructure Delivery Plan. This also applies for provision for indoor or outdoor sport and leisure facilities, which has been included in several S106 agreements from land identified in the previous local plan.

Neighbourhood Plan Context

Norton Canes Neighbourhood Plan emerging policies have been published on parish council's website and subject to informal consultation. Several surveys have been carried out and these policies have been shared and discussed with the District Council. This representation draws on the evidence gathered through the Neighbourhood Plan process.

Spatial Strategy p.37

1. Infrastructure

Correctly notes Norton Canes has experienced significant growth since 2018 and corresponding infrastructure is yet to be delivered to accommodate this. Because of the 2014 Local Plan, 790 houses have been completed/commenced within Norton Canes urban area since 2017. Despite this, the need for additional primary education infrastructure and improved spots facilities has still not been provided. Increasing number of children are having to travel outside of Norton Canes for primary and nurse education.

2. Crossing the A5

Improvements to transport links to Kingswood Lakeside via recreational cycle/footpath route and further crossing route across A5 to provide safe cycle/footpath route to Grove Colliery via Cannock Extension Canal towpath are welcomed and align Norton Canes Neighbourhood Plan (NCNP) for sustainable travel routes from Norton Canes urban area to employment, education and leisure. These received support in consultation. A safe crossing of the A5 is an essential requirement to be able to access on foot or cycle the services and countryside south of the A5, including:

- Site Allocation SE2 - Extension to Watling Street Business Park
- Networks of the canal towpath and public rights of way access to Wyrley Common (historic farmstead landscape)
- Heritage assets at former Grove Colliery and Pelsall Common

However, Policy SO7.7 proposes leaving this crossing as well as enhancements to biodiversity network and green infrastructure links along the canal to release of Safeguarded Site S2. This is far too late and would potentially push back the delivery of this essential infrastructure by 15 years.

3. The Former Grove Colliery Site (Grove)

The enhancement of historic landscape and assets at Grove Colliery and support of appropriate open recreation, leisure and tourism uses is welcomed. Grove has significant mining history and is unique to Cannock in having an intact canal wharf and number of former mining and canal buildings. The Local Plan rightly recognises the heritage assets at the Grove and expresses support for heritage-led regeneration. The Parish Council wishes to see heritage-led regeneration of the site and for it to become a hub for leisure and tourism including appropriate workspace and live-work units. Regeneration of the Grove is supported by NCNP and landowner.

The Local Plan references the supporting text to Policy SO4.4 and is used as an example of 'longer term opportunities for restoration (para. 6.145). This is insufficient to meet the vision of Norton Canes in the Spatial Strategy and the ambition of the NCNP to see heritage-led regeneration of the Grove during the lifetime of the Local Plan. This should be seen at a near-term regeneration opportunity.

4. Important Matters Missing from the Spatial Strategy.

a. Support for the relocation of the unauthorised Gypsy and Travellers encampments at Stokes Lane and Long Lane.

These two lanes provide substandard living conditions for the residents and are environmentally damaging to the bridleways. Encampments are a longstanding issue and require replacement sites. Bridleways are intended for footpaths/cycleways which will be a focus for improvement.

b. Support for the provision of specialist housing accommodation for the elderly to address the lack of this type of facility to serve what is a large and separate community.

Local Plan notes that there will be a need for around 4% of new homes to be for nursing homes and other residential institutions. Norton Canes population has a growing proportion of elderly residents with more in the 75-85 age bracket than the England average; significantly lower proportion of households who have access to a car compared to England with a limited and declining bus service. There has been no specialist housing facilities for elderly and none included in recent major housing site. NHP work has shown considerable support for this type of development.

c. Support for the creation of a network of recreational footpath/cycle routes connecting the urban area with the surrounding Green Belt, rural country-side, and recreational areas.

Norton Canes is a large parish with many underused and environmentally poor footpaths and cycleways, partially in the rural area south of the A5. NP work has identified a core network of circular footpaths/cycleways with a hub in the village centre and future hub at the Grove Colliery which are intended to be a priority for investment.

9

Summary of Main Proposed Modification(s)

1. Infrastructure

- a. The priority need to provide additional primary school places in Norton Canes, and the S.106 funding provided for it, are missing from the Infrastructure Delivery Plan (IDP). The Local Plan is unsound without the inclusion of a priority project in the IDP to address this need.
- b. A project to extend Norton Canes Community Centre on the site of the Recreation Ground to provide a multi-purpose indoor sports facility, should also be included in the IDP. Informal discussions have taken place on a project but as an outstanding infrastructure requirement with access to S.106 funding, it should be formalised as a priority project in the IDP.

2. Crossing the A5

- a. Policy SE2: Watling Street Business Park Extension should include a specific policy requiring provision of a safe crossing of the A5. Without this, the site allocation policy SE2 is in conflict with Policy SO5.1 Accessible Development and is unsound.

3. The Former Grove Colliery Site.

- a. Policy SO4.4: Sustainable Tourism and the Rural Economy should include a specific reference to supporting heritage-led regeneration at the former Grove Colliery including the opportunity to use the brownfield land and redundant buildings on the site to support regeneration.

- b. Policy SO4.5: Live Work Accommodation should also include a reference to the Grove site as an opportunity for live work uses to take advantage of its unique location and heritage.

4. Important Matters missing from the Spatial Strategy

The following should be added to the Spatial Strategy for Norton Canes:

- a. The unique characteristics of Norton Canes parish creates opportunities to identify extensive recreational footpath/cycle routes connecting the urban area with the surrounding Green Belt, rural countryside and recreational areas. The improvement of such routes will be prioritised. In particular, the relocation of the long-standing unauthorised Gypsy and Traveller encampments on the bridleways in Norton Canes will be prioritised.
- b. The provision of specialist housing for the elderly will be supported to address the lack of this type of facility to serve what is a large and separate community.

10

Cannock Chase Council Response

Infrastructure

The Council note the Parish Council's concerns with regards to additional primary education infrastructure. The Plan has been informed by Staffordshire County Council (SCC) Education team with regards to the provision of additional school places and contributions from allocated sites, alongside the provision of a new school identified as part of the development of site SH1 (and in conjunction with SH2). The Council have also been informed by the Education team at SCC that discussions are being undertaken within the Norton Canes area with schools in relation to the existing funding available for additional school places. The Council have deferred to the expertise of the County in this matter in the formation of the plan.

The Council recognise the ambitions of the Parish Council to deliver improved sports facilities including indoor sports and is actively working with them to utilise existing s106 funding linked to existing planning permissions and completions and consider available options including creating a masterplan and addressing issues such as play provision, wheeled sports and sports pitches. This work will continue outside the Local Plan process.

The Infrastructure Delivery Plan (IDP) identifies the infrastructure required to support growth on allocated sites in the plan and details the cost, funding and delivery mechanisms to ensure that the infrastructure is provided. There are no substantive housing allocations proposed in Norton Canes during the plan period, and the evidence commissioned for the Local Plan in the form of the Indoor and Built Facilities Needs Assessment and Strategy has not identified any specific projects in Norton Canes which are linked to growth in the Local Plan.

The IDP is intended to be a 'living document' and will therefore be subject to updates with regard to the projects identified to ensure infrastructure continues to be delivered over the whole plan period. If specific projects have been identified to address need now or in future these can be added to the IDP.

Crossing the A5

The Council note the concern of the Parish Council to the crossing at the A5 being connected to the safeguarded land site S4. The Council are in continuing discussions with County Highways and the agents for site SE2 it is considered that the examination process offers the appropriate forum for consideration of detailed suggestions, if the Inspector considers any necessary to make the plan sound.

Former Grove Colliery Site

The Council recognise the long term ambitions of the Parish Council to enhance the Grove Colliery Site. Paragraph 6.145. of the Local Plan states; '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'.

The Council assessed the Grove Colliery site (Reference: NE11) in the Site Selection Methodology, the site was not identified for further consideration as part of the allocation process and was deferred to masterplan/neighbourhood plan discussions given the sites distance from the Local Centre and being detached from the settlement boundary, lack of public transport, location in the Green Belt and proximity to Cannock Extension Canal SAC and SSSI (further

details available in the site selection methodology). Further to this, the evidence gathered as the Plan developed has not identified a specific need for this type of development (leisure/tourism) within Cannock Chase District and therefore the Council has not sought to make allocations for this use.

The plans for Grove Colliery were in their infancy at the key stages of development for the Local Plan. Sites must be deliverable to be allocated; and there was insufficient evidence that existing uses could be relocated, that funding was available for an alternative use and that the potential constraints - Green Belt, heritage and environmental considerations could be overcome. The Council support the development of a Vision and Strategy for the site in the Parish Councils Neighbourhood Plan and will continue to work with the Parish Council outside the Local Plan process to determine how enhancements can be implemented.

The Council note the comments with regards to live/work units at Grove Colliery. The Council is of the opinion that the sustainability of a site with regards to access to public transport, and services and amenities are still required to be considered, and as outlined in paragraph 6.147 of the supporting text the employment use class supported within the policy (E(g)i (offices)) would in general be directed towards town centres, but that within the District there are instances of isolated buildings in employment uses often within largely residential areas which can provide opportunities for live-work accommodation. The examination process offers the appropriate forum for consideration of detailed suggestions, if the Inspector considers any necessary to make the plan sound.

Important Matters Missing from the Spatial Strategy

- a. The Council note the concerns with regards to the unauthorised Stokes Lane encampment, the Council's Planning Enforcement team are aware of the site, which is owned by Staffordshire County Council, unfortunately the Enforcement Team are unable to take action as the site is time immune from formal action; the site has been present for over 20 years. The site at Long Lane has been raised to the Planning Enforcement team to be looked into. The Council's evidence base identifies a limited availability of suitable Gypsy and Traveller sites across the District, and from the undertaken Duty to Cooperate with neighbouring authorities this is a wider area issue. The Council have allocated two small site extensions as part of the Local Plan, but note that these would not be suitable for the families located at the beforementioned sites. The Plan was formed on the most up-to-date information available prior to the consultation, at this time and as shown in the Council's evidence base no suitable sites were available to be proposed for potential relocation these sites, Policy SO3.4 identifies the criteria of sites to be assessed against to ensure their suitability to meet the needs of the Gypsy, Traveller and Travelling Showpeople Community.
- b. The Council note the Parish Council's preference for specialist housing accommodation within the parish. Policy SO3.3 of the Plan considers development suitable for older people and households with health problems or disabilities. The Plan (with the exception of the site(s) already granted planning permission) has not specifically allocated any residential sites for Specialist Housing Accommodation but appropriate applications would be supported in line with policies within the Plan. The Council note that at this time that there are limited allocations within the Norton Canes parish to reflect the previous developments undertaken in previous years. It is considered that this would be an area deferred to the Neighbourhood Plan at this time, but that the examination process offers the appropriate forum for consideration of detailed suggestions, if the Inspector considers any necessary to make the plan sound.
- c. The identified crossing at the A5 is discussed in an above bullet point. The Council at Policy SO5.1 identify that development proposal will set out, as appropriate, how and when the development will contribute to sustainable travel options including walking and cycling, and the provision of well-designed safe and convenient routes for active travel. The Council consider that the continued work on this aspect within the NP will assist in guiding developers to providing appropriate contributions to the delivery of the footpath/cycle network. The examination process offers the appropriate forum for consideration of detailed suggestions, if the Inspector considers any necessary to make the plan sound.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

SO4.4, SO4.5, SO7.7

Respondent						
Cllr Josh Newbury & Cllr John Preece - Ward Cllrs for Norton Canes						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0077	B0077B	Cannock Chase Local Plan 2018-2040	Pages 159-164 Policy/Site Allocation: SH1	Not specified	No	Not specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Respondents have been working closely with Norton Canes Parish Council in developing a response to everything details below, therefore the Norton Canes Parish Council concur with the comments.</p> <p><u>Policy SH1: Land South of Lichfield Road Cannock</u></p> <p>The policy guidance is too inward looking and does not reflect that the site sits within existing ecology, green infrastructure and footpath networks. Compensation for this loss of the Green Belt should extend to this wider network.</p> <p>The policy makes no reference to the development integrating with and contributing to the wider recreation and ecology networks, particularly in relation to footpath/cycleway routes and biodiversity enhancements. E.g. no connection made with delivery of west-east cycle route (CP10) and is safeguarded with no specific reference to improvements to routes to Norton Canes urban area (Stokes Lane and Long Lane) nor Kingswood Lakeside.</p> <p>Parish have commissioned Staffordshire Wildlife Trust to produce ecology strategy for NP. Early work on this has suggested that it is appropriate for major developments, such as SH1, to contribute to enhancing wider networks in this part of the parish. Parish would be happy to share this report with CCDC once complete. The proposed community park should not be the only compensatory requirement for removal of this land from the Green Belt.</p>						
9						
Summary of Main Proposed Modification(s)						
<p><u>Modify Policy SH1 to require:</u></p> <ul style="list-style-type: none"> - Delivery of the proposed west-east cycle route CP10 - Improvements to the Stokes Lane and Long Lane footpath/cycle/bridleway routes to Norton Canes urban area; and routes to the Kingswood employment area; - Compliance with the mitigation and compensation requirements of Policy SO7.7 for the Green Belt beyond the proposed community park. Such as integration with and enhancement of the existing ecology and green infrastructure network in the wider area, including but not limited to wetland/grassland habitat improvements in the area between the site and Norton Canes; - For clarity, compliance with Policy SO5.1, and Policy SO7.8 						
10						
Cannock Chase Council Response						
<p>The Council note that a description of the site is provided prior to Policy SH1 which identifies the sites surroundings and proximity to existing ecology, green infrastructure, and footpath network. The policy intention was to identify site specific criteria that developers would require to consider alongside the wider Local Plan as part of the application process.</p> <p>The Green Belt Topic Paper and relevant policy set out compensatory mitigation where known at the time of writing, negotiations are still ongoing with regards to final mitigation requirements and would be considered as part of an application submission in line with Policy SO7.7's consideration of Green Belt mitigation and in line with national policy requirements. The policy intention of SO7.7 that appropriate mitigation for compensating for the loss of Green Belt land would consider the listed aspects where considered appropriate and reasonable to the site and the</p>						

surrounding area. If a modification is required in order to clarify the policy wording to show that the list presents options as opposed to requirements, it is considered that the examination would be the appropriate forum for this.

The Local Plan is to be read as a whole, whilst site specific policies have been incorporated within the Plan, all policies contained within it would be required to be considered as part of any application and decision-making process where considered relevant to the application.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

SH1

Respondent						
Cllr Josh Newbury & Cllr John Preece - Ward Cllrs for Norton Canes						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0077	B0077C	Cannock Chase Local Plan 2018-2040	Pages 189-191 Policy/Site Allocation: SE2	Not specified	No	Not specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Policy SE2: Watling Street Business Park Extension - the impact of re-moving land from the Green Belt should be offset by compensatory improvements to the environmental quality and accessibility of the remaining Green Belt land</p> <p>The policy gives no indication of the compensatory improvements might be. Does not reference the</p> <ul style="list-style-type: none"> - need to connect with Norton Canes to pick up the crossing of the A5 and make the site sustainable - to connect with local green infrastructure, the canal network and heritage assets at former Grove Colliery <p>Supporting text in Policy SO7.7 to leave the crossing of the A5 as well as enhancements to the biodiversity network and strategic green infrastructure link along the canal to the potential release of S4 is far too late potentially pushing these back by up to 15 years.</p>						
9						
Summary of Main Proposed Modification(s)						
<p><u>Modify Policy SE2: Watling Street Business Park extension to require:</u></p> <ul style="list-style-type: none"> - Delivery of the crossing of the A5; - Enhancements to and integration with the nearby heritage and ecology assets (including but not limited to Cannock Extension Canal, Grove Colliery, the local green infrastructure network, habitat connectivity to Wyrley Common); - Compliance with the mitigation and compensation requirements of Policy SO7.7; For clarity, compliance with Policy SO5.1 and Policy SO7.8. 						
10						
Cannock Chase Council Response						
<p>The Council note the concern of the Parish Council to the crossing at the A5 being connected to the safeguarded land site S4. The Council are in continuing discussions with County Highways and the agents for site SE2 it is considered that the examination process offers the appropriate forum for consideration of detailed suggestions, if the Inspector considers any necessary to make the plan sound.</p> <p>The Green Belt Topic Paper and relevant policy set out compensatory mitigation where known at the time of writing, negotiations are still ongoing with regards to final mitigation requirements and would be considered as part of an application submission in line with Policy SO7.7's consideration of Green Belt mitigation and in line with national policy requirements.</p> <p>The Council note that Policy SE2 references the <i>provision of a network of pedestrian, cycle and vehicular ways to connect to, and integrate with the existing employment site and surrounding area</i>. The Council consider whilst the policy does not cover the specificity identified in para 6.335 in regard to site S4 that some of the aspects required are likely to require the release of site S4 to be achieved. The Council consider that as part of the site-specific policy and in accordance with wider policies within the Plan that the site will offer appropriate enhancements and improvements to the surrounding area; which would be considered further at the application stage. The examination process offers the appropriate forum for consideration of detailed suggestions, if the Inspector considers any necessary to make the plan sound.</p>						

The Local Plan is to be read as a whole, whilst site specific policies have been incorporated within the Plan, all policies contained within it would be required to be considered as part of any application and decision-making process; where considered relevant to the application.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

SE2

Respondent						
Cllr Josh Newbury & Cllr John Preece - Ward Cllrs for Norton Canes						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0077	B0077D	Cannock Chase Local Plan 2018-2040	Pages 185 - 188 Policy/Site Allocation: SE1	Not specified	No	Not specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p><u>Kingswood Lakeside Extension 2, Norton Canes</u></p> <p>Much of the guidance at Policy SE1 is welcomed, including requiring new community park, integration with the wider network in the remaining Green Belt.</p> <p>The link to Norton Canes is important for sustainability of Site SE1 and the rest of Kingswood employment area. Existing footpath running from southwest Norton Canes towards Kingwood is unsafe due to existing onto Washbrook Lane. Footpath requires realignment and improvement. Emerging Neighbourhood Plan has identified an indicative route to deal with this issue (route 5)</p> <p>https://nortoncanesparishcouncil.gov.uk/neighbourhood-plan/sustainable-travel"</p>						
9						
Summary of Main Proposed Modification(s)						
Modify Policy SE1 Kingswood Lakeside Extension 2, Norton Canes to provide for a new pedestrian and cycle link to south-west Norton Canes and show the proposal on the Policies Map and the Concept Plan for Site SE1.						
10						
Cannock Chase Council Response						
<p>Policy SE1 identifies that provision of a network of pedestrian, cycle and vehicular ways to connect to, and integrate with the existing employment site and Norton Canes should be considered as part of any application submitted for the site, whilst the Council recognise that this is not in relation to the specific improvements identified within the emerging NP, the scope of improvements provided by a site should be reasonable and evidenced where necessary.</p> <p>The Local Plan is to be read as a whole, whilst site specific policies have been incorporated within the Plan, all policies contained within it would be required to be considered as part of any application and decision-making process where considered relevant to the application.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						
SE1						

Respondent						
Cllr Josh Newbury & Cllr John Preece - Ward Cllrs for Norton Canes						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0077	B0077E	Cannock Chase Local Plan 2018-2040	Policy: SO3.4	Not specified	No	Not specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p><u>SO3.4 Gypsies Travellers and Travelling Show People</u></p> <p>The Gypsies Travellers and Travelling Show People policy identifies a need for 13 pitches for GTs and 10 plots for TSs but is largely a criteria based policy and only a small proportion of the GT need is met by a small allocation at Lime Lane. No sites have come forward as part of the evidence base or via any "Call for Sites" submissions.</p> <p>There is no reference to resolving the issue of the unauthorised GT encampments at Stokes Lane/Long Lane where the living conditions are not satisfactory and the existence of these camps causes a significant loss of visual amenity particularly in relation to use of the two bridleways.</p> <p>In relation to the existing Travelling Show People site at Grove Colliery this needs to be relocated in order to achieve the heritage led re-generation of this site as noted in the Spatial Strategy for Norton Canes and in the Supporting Text to Policy SO4.4, and as proposed in the Parish Council's reps specifically relating the former Grove Colliery site."</p>						
9						
Summary of Main Proposed Modification(s)						
<p>"In relation to Travelling Show People, the existing site at the former Grove Colliery is incompatible with the heritage assets at the site and future proposals for heritage-led regeneration. A potential replacement site has been identified by the landowner Little Wyrley Estates to relocate the Travelling Show People from Grove Colliery to land to the east of Watling Street Business Park and behind the wooded area fronting Watling Street using an existing access to Watling Street which is already used by large commercial vehicles. The site is semi-improved grassland, has an area of approximately 1.65 and could accommodate 10 travelling Show People plots together with space for a caretaker for security purposes during the travelling season. A "Call for Sites" submission is being made in relation to this site for this purpose. A plan accompanies this representation which shows the site in question.</p> <p>The District Council may wish to update its evidence on this issue to reflect the current position.</p> <p>Policy SO3.4 and its supporting text, should be modified to support relocation of the existing Travelling Show People site to remove the incompatibility with regeneration of the heritage assets.</p> <p>In relation to Gypsies and Travellers, the long-standing unauthorised encampments at Stokes Lane and Long Lane is the only issue of its type in the District. Its long-standing yet unsustainable nature is such that a planning solution is required. Resolving the sub-standard living conditions and the environmental impact is of plan-making importance.</p> <p>Policy SO3.4 and its supporting text, should be modified to support the relocation of the unauthorised encampments to an appropriate and sustainable site."</p>						
10						
Cannock Chase Council Response						
<p>The Council's evidence base identifies a limited availability of suitable Gypsy and Traveller sites across the District, and from the undertaken Duty to Cooperate with neighbouring authorities this is a wider area issue. The Council have allocated two small site extensions as part of the Local Plan.</p>						

The Council note the concerns with regards to the unauthorised Stokes Lane encampment, the Council’s Planning Enforcement team are aware of the site, which is owned by Staffordshire County Council, unfortunately the Enforcement Team are unable to take action as the site is time immune from formal action; the site has been present for over 20years. The site at Long Lane has been raised to the Planning Enforcement team to be looked into. The Plan was formed on the most up-to-date information available prior to the consultation, at this time and as shown in the Council’s evidence base no suitable sites were available to be proposed for potential relocation these sites, Policy SO3.4 identifies the criteria of sites to be assessed against to ensure their suitability to meet the needs of the Gypsy, Traveller and Travelling Showpeople Community.

The Council have not received any submissions whilst the Local Plan was in development for alternative, deliverable sites for Travelling Showpeople. However, officers are continuing to work with the Parish Council and existing travelling showperson occupying land at Grove Colliery whom is seeking to relocate to a more appropriate site to meet their needs. Any site submissions will still be considered, although due to the advanced stage of plan making it may not be possible to allocate new sites through this Local Plan.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

SO3.4

Respondent						
Cllr Josh Newbury & Cllr John Preece - Ward Cllrs for Norton Canes						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0077	B0077F	Cannock Chase Local Plan 2018-2040	Policy: SO4.4 and SO4.5	Not specified	No	Not specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p><u>The Former Grove Colliery Site (Grove)</u> Support for Grove site in Spatial Strategy, and supporting text to Policy SO4.4 is welcomed.</p> <p>The references to Grove in supporting text to Policy SO4.4 'longer term opportunities for restoration' is insufficient to meet vision for Norton Canes in Spatial Strategy and the emerging Neighbourhood Plan to see heritage-led regeneration.</p> <p>Grove has a significant mining history. Historically the Wyrley Grove Colliery, it operated from 1852-1950 and was the location of the William Harrison Colliery Company's offices. It was the site of the second worst mining disaster in the South Staffs Coalfield when. It is unique in Cannock Chase District in having an intact canal wharf and several former mining and canal buildings, albeit some in disrepair.</p> <p>The adjacent hamlet of Little Wyrley dates back to medieval times and has remained unchanged for centuries, the only survival of its type in the District. With its two listed manor buildings (15th/16th century grade 2* and 2) unspoilt estate houses and traditional brick and tile agricultural buildings it is a worthy conservation asset. The combination of industrial, canal and rural heritage assets is unique in Cannock Chase District and merits active conservation and regeneration.</p> <p>Neighbourhood Plan consultation saw support for regeneration of the site. Landowner produced a concept plan for the site in November 2020. Site has significant potential for a leisure and recreation hub for the open countryside and canal which adjoins. The Parish Council wishes to see heritage-led regeneration of the site to give it a new lease of life as a hub for leisure and tourism, with workspace appropriate to its semi-rural location, including live-work units. Link to site sites potential for rural recreation - https://nortoncanesparishcouncil.gov.uk/wpcontent/uploads/2022/07/CircularFootpathRoutes-June21-</p> <p>Some parts of Policy SO4.4 may apply to the Grove. However, Policy as it stands is insufficient to give confidence that it will support the regeneration scale of the heritage assets on site.</p> <p>The extensive area of brownfield land at the Grove should be seen as a near-term opportunity to support regeneration of the site. Moves are also underway to relocate, by agreement, the Travelling Show People currently based at the site thereby removing an impediment to regeneration and releasing further brownfield land.</p>						
9						
Summary of Main Proposed Modification(s)						
<p>a. Policy SO4.4: Sustainable Tourism and the Rural Economy should include a specific reference to supporting heritage-led regeneration at the former Grove Colliery including the opportunity to use the brownfield land and redundant buildings on the site to support appropriate regeneration.</p> <p>b. Policy SO4.5: Live Work Accommodation should also include a reference to the Grove site as an opportunity for live work uses to take advantage of its locally unique location and heritage."</p>						
10						

Cannock Chase Council Response
<p>The Council assessed the Grove Colliery site (Reference: NE11) in the Site Selection Methodology, the site was not identified for further consideration as part of the allocation process and was deferred to masterplan/neighbourhood plan discussions given the sites distance from the Local Centre and being detached from the settlement boundary (further details available in the site selection methodology). Further to this, the evidence gathered as the Plan developed has not identified a specific need for this type of development (leisure/tourism) within Cannock Chase District and therefore the Council has not sought to make allocations for this use.</p> <p>The Council note the comments with regards to live/work units at Grove Colliery. The Council is of the opinion that the sustainability of a site with regards to access to public transport, and services and amenities are still required to be considered, and as outlined in paragraph 6.147 of the supporting text the employment use class supported within the policy (E(g)i (offices)) would in general be directed towards town centres, but that within the District there are instances of isolated buildings in employment uses often within largely residential areas which can provide opportunities for live-work accommodation. The examination process offers the appropriate forum for consideration of detailed suggestions, if the Inspector considers any necessary to make the plan sound.</p>
11
Proposed Minor Modification(s)
Admin
Officer Ascribed Policy
SO4.4, SO4.5

Respondent						
Arina (Midlands Ltd) - Mrs Philippa Kreuser (CT Planning)						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0078	B0078A	Cannock Chase Local Plan 2018-2040	Page 194 SA1 H67	Not Specified	Not Specified	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Land at Pendlebury Garage and Petrol Station is proposed for allocation as a Housing Site H67 in Table C to Policy SA1: Site Allocations on page 194 of the Cannock Chase District Local Plan Pre-Submission (Regulation 19) December 2023. This proposed allocation is Supported.</p> <p>Land at Pendlebury Garage and Petrol Station is a small to medium sized site. It represents exactly the type of site required by paragraph 70 of the National Planning Policy Framework to be identified as a housing allocation in Development Plans which can be built out quickly in a highly sustainable location with good access to local services.</p>						
9						
Summary of Main Proposed Modification(s)						
None Requested.						
10						
Cannock Chase Council Response						
Support noted.						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Arina (Midlands Ltd) - Mrs Philippa Kreuser (CT Planning)						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0078	B0078B	Cannock Chase Local Plan 2018-2040	Page 223 Site Specific Policy H67	Not Specified	Not Specified	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Land at Pendlebury Garage and Petrol Station is proposed for allocation as a Housing Site H67 in the Cannock Chase District Local Plan Pre-Submission (Regulation 19) December 2023. Information regarding the allocation is expanded upon in Policy SA1: Site Specific Policy H67 page 223. This proposed allocation is Supported.</p> <p>Land at Pendlebury Garage and Petrol Station comprises some 0.19 hectares of brownfield land. It is well related in scale and location to the existing pattern of residential development which prevails in the area. In summary, Land at Pendlebury Garage and Petrol Station comprises previously developed land, it is located within the urban area of Rugeley in easy walking distance of the town's services and facilities.</p>						
9						
Summary of Main Proposed Modification(s)						
None Requested.						
10						
Cannock Chase Council Response						
Support noted.						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Nurton Developments Ltd - Mr Peter Leaver						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0079	B0079A	Local Plan	SO4.2 Para 6.129-6.139	No	No	No

8

Summary of Main Issue(s) Raised Within the Representation

The representation re-summarises the Preferred Options Representation submitted and considers that whilst the overall provision of employment land for plan period has been increased to up to 74ha, that the assessment is still flawed for many of the same reasons as previously stated in their Preferred Options Representation, and that the Council has retrofitted the need to balance its assessment of supply.

They consider the assessment of supply to be flawed, both quantitatively and qualitatively. It is considered also that the accountancy is questionable and the assumptions about delivery are over-optimistic.

Nurton Developments Ltd. Consider that there is still insufficient allowance made for the Big Box logistics sector, and that this is despite the publication of the West Midlands Strategic Employment Sites Study in May 2021, subsequent to the publication of the Preferred Options.

It is considered that the true need is much greater and the supply far less than portrayed or assessed, and as such, that there is a substantial shortfall between need and supply. It is considered that if the Council is unable or unwilling to allocate further land to meet this shortfall, which may require additional Green Belt release, then it should work with its neighbouring authorities to identify alternative sites. Particular opportunities exist in South Staffordshire where the proposed M54 M6 Link Road intersects with the M6 at Junction 11.

Need

Policy SO4.2 - states that the LPA will provide up to 74ha of land for employment development. Paragraphs 1.8 and 1.13 refer to a minimum of 69ha.

The Employment Topic Paper (December 2023) refers to a target of 74ha (para 5.1). It notes that this is a minimum figure, based on the latest economic growth forecasts.

The 5th bullet point to para 5.1 notes also that the EDNA identifies a higher target of between 65ha to 94ha gross employment land. This is reported to take into account future likely losses of employment land to user others. The 6th bullet point to para 5.1 adds that there could be a greater loss of stock during the plan period to 2040 due to the introduction of more stringent energy efficient targets.

It is considered that this indicates that the quantitative need for employment land should not only be minimum of 74ha, but it should also be closer to the higher figure in the range. It is considered there is a case it should be substantially greater than 94ha.

The need for 94ha is the output figure for scenario 8 of the EDNA. This scenario is based on completions using long term past take-up rates. However, there are question marks about how this figure has been derived. Table 4.19 of the EDNA is referenced, and the representation considers the net of churn baseline figure, and the exclusion of the Amazon warehouse - considered to be an anomaly by Lichfields. This is considered difficult to understand the logic of given the subsequent development of other large units in Cannock and the wider County of Staffordshire. Examples of other large units are provided in their PO representation.

It is considered that the Amazon unit should be included rather than excluded, and that with the unit added, the average take-up rate increase to 3.73ha per annum (para 4.64 of the EDNA). This average factored up over the 22-year plan period projects a net requirement of 82.06ha.

This figure is net of churn. Churn is described as new employment development on existing employment sites. This will add a further 19.63ha. In addition, a flexibility factor of 5.07ha equating to two years' average annual take-up is assumed. Once both are added, the projection based on long term take-up rates (including the Amazon Unit) should be 106.76ha.

It is considered that this is still an under-estimation of future demand. Cannock has a limited reservoir of land and is restricted by the Green Belt. These two factors have particularly suppressed demand and constrained take-up over the last 3/4 years. Paragraph 3.14 of the ENDA acknowledges "*there is significant lack of available commercial and industrial floorspace across the District.*" Reference is made also to industrial premises vacancy levels being relatively low, at 2.5%. Other market signals, such as rapid increase in market rents over the last 5 years, illustrate the imbalance of demand over supply.

All other scenarios, based on labour supply and demand models, make an allowance for the replacement of existing employment land projected to be lost to other uses (principally housing). This allowance equates to 22ha. For reasons that are not made clear, no such adjustment is made for either Scenario 7 or 8, which are based on past development completions. Instead, an adjustment is made only for churn.

The representation identifies the figures for which such an allowance was made to Scenario 8.

Nurton Developments consider that in order to provide comfortably for the needs of Cannock, and enable investors, developers and operators a choice of range of sites, the requirement should tend towards the higher figure.

Qualitatively, no allowance seems to have been made for strategic warehousing in projecting need. This is despite the guidance contained in PPG and acknowledgement in the EDNA as to the strength of this particular market.

Paragraph 2a-031-20190722 is referenced.

The principal opportunity of the EDNA SWOT Analysis (Section 2) is referenced.

Supply

The Employment Topic Paper identifies a number of sources to supply to meet the projected requirement. A table is included in the representation of these sources, and the total level of land potentially provided, are summarised in the representation.

It is identified that the Employment Topic Paper acknowledges that this leaves a shortfall of 0.66ha assuming the requirement is 74ha. There are considered a couple of issues concerning accountancy and delivery.

With regards to accountancy, there has been an element of double-counting with sites with planning permission. With allocations, the Employment Topic Paper takes out those sites with planning permission - shaded yellow in Table 5 of the Topic Paper and listed in the representation.

This nets down the allocations from 22.81ha to 18.06ha. However the Employment Topic Paper does not carry out the same exercise for sites considered suitable for intensification (Table 6 of the Topic Paper and carried forward by Policy SO4.3). The sites are listed in the representation.

All of these sites are listed also by Table 6 and SO4.3. This is a clear double count and the sites should be removed from both Table 6 and SO4.3. This would reduce the net potential for intensification on existing sites by 4.63ha to 11.28ha. It will also act to reduce total supply by the same factor to 68.71ha.

This is less than the minimum figure for need of 74ha, suggested by the Employment Topic Paper, and substantially less than the requirement figure Nurton developments project - i.e. close to 130ha. It also relies on all sites which are consented, allocated and identified for intensification being delivered during the plan period. This is most unlikely, with some sites not coming forward because of issues with availability or viability.

Qualitatively, the portfolio of sites - whether consented, allocated or identified - is principally made up of small sites less than 5ha in size. Only two sites are greater than 5ha. Identified in the representation.

There are no sites greater than 10ha. This is considered a particular gap in the market for Cannock and this is considered further in terms of strategic employment sites.

Strategic Employment Sites

Reference is made to the West Midlands Strategic Employment Sites Study (May 2021), and the studies identification of 4 key locations for future strategic employment sites, one being Black County and southern Staffordshire - this includes Cannock.

The Employment Topic Paper makes reference to this Study (paras 3.8 to 3.12), and notes two potential sites in Cannock were identified, but neither site has been promoted. Paragraph 3.12 is referenced.

It is considered that because of the constraints in releasing additional land to meet either the quantitative shortfall between need and supply or the qualitative need for larger sites, to meet particularly the need for strategic warehousing, the District Council should work with its neighbouring Local Authorities to identify potential sites. Particular consideration should be given to South Staffordshire, which forms part of the same FEMA, and which is far less restricted in terms of development opportunities on major motorway junctions.

A particular opportunity exists just outside the District's boundaries at Junction 11 of the M6 motorway. This junction is due to be upgraded as part of the proposed M6 M54 Link Road.

9

Summary of Main Proposed Modification(s)

Policy SO4.2 should be modified as follows:

1. Refer to a requirement of 130ha of employment land in order to meet its own needs
2. Refer to a requirement to co-operate with other Local Authorities in its FEMA, particularly South Staffordshire, in order to meet any quantitative shortfall between need and supply.
3. Refer to a requirement to collaborate with other Local Authorities in its FEMA to assess how to meet the wider needs of strategic warehousing and identify suitable candidate strategic employment sites

10

Cannock Chase Council Response

The Council note the concern with regards to the provision of Big Box logistics sector allowance, the Plan has allocated two strategic employment sites SE1 and SE2 that will help meet differing employment needs in the District including industrial and logistics floorspace.

The West Midlands Strategic Employment Sites Study in regards to Cannock shows that a site was promoted for 25ha (Table 6.2 - Industry Promoted Sites of the Study) but the Council have no further feedback from the site promoter, a further site was also identified at the M6 Toll Junction 7, both of these sites have not come forward through the Call for Sites and other site identification exercise and have therefore not been promoted in the Plan. The high level of need identified within this study would therefore be met on land outside the District.

The Council continues to work under the Duty to Cooperate with authorities in the FEMA, and has signed a Statement of Common Ground regarding the FEMA with South Staffordshire in 2022 evidencing the work undertaken in the wider area to ensure employment needs were addressed and agreed through the production of local plans. The West Midlands Strategic Rail Freight Interchange is a 193ha Rail Freight Interchange located within South Staffordshire District, the response paper sets out the market share for Cannock Chase as 10ha. Discussions have been had throughout the development of the Local Plan with South Staffordshire District Council under the Duty to Cooperate and it has been agreed that 10ha is an appropriate contribution towards the employment land supply for Cannock Chase.

The representation references a potential strategic employment site beyond the Districts' boundaries. The Cannock Chase Local Plan only considers development within the boundary of the authority area and any cross-boundary sites where part of the site is within the District. The purpose of the Strategic Employment Sites Study was to address any wider regional level needs for large scale (over 25ha) sites and to consider any submissions for sites of this scale which would serve needs wider than the immediate locality of the site. This evidence plus the EDNA has been used to develop the plan strategy, and as such it is considered the need and supply for strategic employment sites has been fully considered in the Cannock Chase Local Plan.

The Council acknowledge the discrepancy in figures raised at paragraphs 1.8 and 1.13 of the Plan, these should reflect the 74ha identified in policy SO4.2.

The Council note the comments with regards to the employment land supply and the update to the EDNA. The Council consider the evidence presented in the EDNA update to be suitably robust and its recommendations have been used to inform the plan strategy.

Paragraph 4.106 of the EDNA Update 2024 identifies that based on the considerations within the assessment that **Cannock Chase District's employment land OAN comprises a range of between 43ha to 74ha net between 2018-2040 (including flexibility)**. *The 43ha net figure is equivalent to the Scenario 3) Current SM + flexibility. The 74ha figure relates to the upper end of the scenarios (specifically Scenario 8 Long Term past take up, including flexibility, but net of churn). All scenarios sit within this range.*

Paragraph 4.107 goes on to state that ***This range makes no allowance for the replacement of losses. Council officers will need to take a decision regarding the extent to which additional provision should be planned for, over and above the net need. The range rises further - to between 65ha (Scenario 3) and 94ha (Scenario 8) - if a suitable adjustment for losses is factored into the model.***

Paragraph 4.116 concludes that ***on this basis, the employment land range identified for Cannock Chase District is: 43-74ha between 2018 and 2040 (65-94ha gross)***

As shown above and within the EDNA 2024 update the Council's identification of a need to provide 74ha (gross) of employment land across the plan period to 2040 sits at the upper range of the net requirement and within the range if losses are replaced at an appropriate rate. The Council has identified the forecasting models for employment growth in the EDNA (econometric modelling) supports a higher employment target and that employment need based solely on the unmet Housing Need Identified in the Local Plan (Standard Methodology +500 units (Scenario 4)) of 68.19ha is below the Experian baseline figure of 74.09ha (Scenario 1 (Table 4.19 of the EDNA), further to this whilst it is noted that a higher figure beyond the identified 74ha is considered appropriate by the representee that the major issue is the extent of Green Belt release required to meet employment need and that any additional allocations beyond those identified in the Plan would result in additional Green Belt release as shown within the Local Plan that the presumption has been placed on the identification of brownfield sites first and the further intensification of Existing Employment Areas.

It is acknowledged that concerns with regards to the Employment Topic Paper and the figures identified within it have been raised. An update to the Employment Topic Paper will be undertaken prior to submission to check the employment land calculations. Following on from this, the examination process offers the appropriate forum for consideration of detailed suggestions, if the Inspector considers any necessary to make the plan sound.

The Council notice the reference to no sites greater than 10ha within the district, this is an error within the Employment Topic Paper (as stated above this will be updated), site SE1 is 14.54ha.

11

Proposed Minor Modification(s)

Amend Paragraphs 1.8 and 1.13 to show 74ha in place of the current 68ha.

Admin

Officer Ascribed Policy

SO4.2

Respondent						
Mrs Rose Harrison						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0080	B0080A	Local Plan	SO3.1 C279a	Not Specified	No	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>It is raised that the roads and facilities around Heath Hayes are already stretched to the limit. The Five Ways Island will not cope with the extra traffic the developments would add, as well as the added pollution to the area and for the children would be unsustainable.</p> <p>It is considered that the infrastructure is not there in Heath Hayes, and that there would need to be a lot more in place in order to even consider extra housing.</p> <p>It is raised that the relief road only goes up to the Skoda garage island at Burntwood, and that this would be where the new bottleneck would occur, therefore consider not to be achieving anything.</p> <p>It is considered that Heath Hayes is already grinding to a halt and despite reading through all the proposals that the representee does not see what building on the land is going to achieve.</p>						
9						
Summary of Main Proposed Modification(s)						
10						
Cannock Chase Council Response						
<p>It is acknowledged that new development proposed at Heath Hayes will impact local infrastructure. The impact has been considered with infrastructure providers which has informed the Infrastructure Delivery Plan and the policy requirements for Site Allocations SH1 and SH2. The scale of development proposed will generate contributions to existing services such as GP's and will provide a new 2FE primary school and relief road, as well as improvements to existing junctions.</p> <p>Staffordshire County Council Highways team have undertaken modelling with regards to the sites individual and cumulative impacts on Five Ways Island and the introduction of the relief road within the highways system, and the policy requirements for the Site Allocations (in particular SH1 and SH2 in this area) require a Transport Assessment and Travel Plan to support the application with particular regard to impact on the Five Ways junction and mitigation of any adverse impact on air quality and traffic congestion. The County Council are continuing to review emerging proposals and consider any new or updated evidence to identify any requirements for the road network that would be required to be considered as part of an application or any S106 negotiations.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						
SH2						

Respondent						
Mrs Rose Harrison						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0080	B0080B	Local Plan	SO3.1 C116a	Not Specified	No	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>It is raised that the roads and facilities around Heath Hayes are already stretched to the limit. The Five Ways Island will not cope with the extra traffic the developments would add, as well as the added pollution to the area and for the children would be unsustainable.</p> <p>It is considered that the infrastructure is not there in Heath Hayes, and that there would need to be a lot more in place in order to even consider extra housing.</p> <p>It is raised that the relief road only goes up to the Skoda garage island at Burntwood, and that this would be where the new bottleneck would occur, therefore consider not to be achieving anything.</p> <p>It is considered that Heath Hayes is already grinding to a halt and despite reading through all the proposals that the representee does not see what building on the land is going to achieve.</p>						
9						
Summary of Main Proposed Modification(s)						
10						
Cannock Chase Council Response						
<p>It is acknowledged that new development proposed at Heath Hayes will impact local infrastructure. The impact has been considered with infrastructure providers which has informed the Infrastructure Delivery Plan and the policy requirements for Site Allocations SH1 and SH2. The scale of development proposed will generate contributions to existing services such as GP's and will provide a new 2FE primary school and relief road, as well as improvements to existing junctions.</p> <p>Staffordshire County Council Highways team have undertaken modelling with regards to the sites individual and cumulative impacts on Five Ways Island and the introduction of the relief road within the highways system, and the policy requirements for the Site Allocations (in particular SH1 and SH2 in this area) require a Transport Assessment and Travel Plan to support the application with particular regard to impact on the Five Ways junction and mitigation of any adverse impact on air quality and traffic congestion. The County Council are continuing to review emerging proposals and consider any new or updated evidence to identify any requirements for the road network that would be required to be considered as part of an application or any S106 negotiations.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						
SH1						

Respondent						
Taylor Wimpey RPS						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0081	B0081A	SA	Para 2.7	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>The representation presents the detailed planning and legal framework for Sustainability Appraisal (SA) emphasising the point that reasonable alternatives must be tested. RPS/Taylor Wimpey consider the SA is deficient in how it has considered reasonable alternatives.</p> <p>The SA does not adequately consider options for helping to address affordable housing need through increases to the housing figures and so is currently deficient with regards to consideration of reasonable alternatives. Neither the Pre-submission Reg 19 Plan nor the SA provide any explanation as to why these would not comprise reasonable alternatives. The SA is not soundly based and arguably not legally compliant. They suggest an uplift of 10-15% would seem appropriate.</p> <p>RPS/Taylor Wimpey query the scoring and justification provided in the SA for objectives SA8, Sustainable Transport and SA12 Historic Environment for Policy SH2. With regard to transport, they present a detailed case that the mitigation proposals for the relief road should result in a positive score in relation to this indicator (SA8). With regard to the Historic Environment objective (SA12) which is presently scored uncertain, it is considered that the distance between the site and Newhall Farmhouse means any reference in the SA to the HIA findings is erroneous and incorrect, and consider the score should be negligible or no effect for this indicator.</p>						
9						
Summary of Main Proposed Modification(s)						
<p>The SA should be revisited and modified to address the deficiencies regarding treatment of reasonable alternatives. Once these errors have been rectified, the Council should re-issue the SA for consultation in accordance with the regulations governing the preparation of SA.</p> <ul style="list-style-type: none"> The appraisal finding for SA Objective 8: Sustainable Transport (Table 5.16 of the SA) should be modified to minor positive '+’. The appraisal finding for SA Objective 17: Historic Environment (Table 5.16 of the SA) modified to 'negligible or no effect' (0). <p>This would then leave the only significant negative effect being against SA.3 previously developed land, which equally applies to all greenfield sites.</p>						
10						
Cannock Chase Council Response						
<p>The SA tested growth scenarios above the minimum housing need requirement. Regardless of whether this was to provide for the unmet need of the HMA, or for the needs of the District, it is not considered that the results of the SA would be materially different. The major issue is the extent of Green Belt release required to meet housing need which has negative implications for a number of SA objectives.</p> <p>The SA has made reasoned conclusions for the scoring of Policy SH2 and it is considered robust in this respect. Were the scoring to be altered for 2 of the 17 SA objectives in response to the representation this would have no effect on the outcome of SA in general, or for the policy itself. The SA is a tool in which to help show the most sustainable options against a range of indicators. This site had already been selected for allocation based on all the evidence gathered, including the outcome of SA.</p>						
11						
Proposed Minor Modification(s)						

Admin
Officer Ascribed Policy

Respondent						
Taylor Wimpey RPS						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0081	B0081B	Local Plan	Para 2.1	Yes	Yes	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
General support for extension of the Plan Period to year 2040 in accordance with provisions in the NPPF. Should the examination process be extended this may need to be revisited.						
9						
Summary of Main Proposed Modification(s)						
10						
Cannock Chase Council Response						
Support noted.						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Taylor Wimpey RPS						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0081	B0081C	Local Plan	Para 5.1-5.17	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>General support is expressed for the Spatial Priorities, highlighting references to infrastructure provision to support growth.</p> <p>Concern is raised with regard to the Spatial Strategy in terms of its status within the plan, and linkages to the rest of the plan with some elements appearing to be like 'policy' which is confusing for the reader.</p> <p>They note the references to net zero carbon development being prioritised in the Cannock/Hednesford/Heath Hayes section but query why this is not applied to other locations.</p>						
9						
Summary of Main Proposed Modification(s)						
<p>RPS recommends that any text in this Chapter which is expressed as 'policy' wording should be set out under specific spatial policies, or removed entirely from the Plan.</p> <p>Additionally, the spatial strategy text for Cannock/Hednesford/Heath Hayes stating the following should be deleted:</p> <p><i>"Opportunities to deliver net zero carbon development will be prioritised and other types of development which can contribute to the delivery of a net zero carbon District will be encouraged."</i></p>						
10						
Cannock Chase Council Response						
<p>Support for Spatial Priorities noted. The Spatial Strategy was not intended to be read as policy but to provide an overview of the spatial distribution of growth set through policies and allocations in the Local Plan.</p> <p>The plan has an overarching policy on Achieving Net Zero Carbon Development (SO8.2) which is applicable District wide. The reference in the Cannock/Hednesford/Heath Hayes section is not binding policy but useful to highlight the priority to achieve net zero development in the location which has the greatest opportunity to be able to do so (simply in terms of the scale of growth proposed).</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Taylor Wimpey RPS						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0081	B0081D	Local Plan	SO1.1	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>The draft criteria above seeks to treat all heritage assets in the same way, regardless of their importance or significance. This is not consistent with national policy and so is not soundly based. Furthermore, national planning policy also makes no reference to 'artistic or architectural' significance in terms of assessing the potential impact on designated or non-designated heritage assets. The criteria should be reworded to reflect national policy.</p>						
9						
Summary of Main Proposed Modification(s)						
<p>The 4th bullet point should be modified to read: "Identify all those designated heritage assets and non-designated heritage assets that could be affected by the development proposal and explain their historic, archaeological, artistic or architectural significance...."</p>						
10						
Cannock Chase Council Response						
<p>This is a local planning policy and therefore does not repeat requirements of the NPPF or legislation. The policy requirements related to non-designated or designated heritage assets seek to conserve and enhance these assets, and as such, applicants should consider the impact on all heritage assets that could be affected by the proposal.</p> <p>The consideration of artistic or architectural significance would only be necessary where applicable to the historic significance of the asset.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Taylor Wimpey RPS						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0081	B0081E	Local Plan	Policy SO1.2	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>The first criterion refers to retaining and enhancing the distinct and separate character of each of the District's settlements. RPS objects the use of the term 'separate' as it assumes that all settlements are by their nature separate in spatial or visual terms from other settlements. This is not always the case. Furthermore, the association between settlements may form a positive aspect of their respective characters. Similarly, the requirement to demonstrate that a settlement has a separate character to all other settlements goes beyond national policy.</p> <p>Policy SO1.2 lists a number of linked policies of relevance. RPS contends this particular wording in Policy SO1.2 on D&A Statements is unnecessary and does not provide sufficient clarity of purpose for how this policy should be applied by applicants and decision-makers, and so it is inconsistent with national policy (paragraph 16 of the NPPF).</p>						
9						
Summary of Main Proposed Modification(s)						
<p>RPS recommends the wording highlighted in this submission as stated in the first and penultimate paragraph of draft Policy SO1.2 should be deleted.</p> <p>Modify draft policy SO1.2 as follows: "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."</p>						
10						
Cannock Chase Council Response						
<p>The requirement to retain and enhance the distinct and separate character of each of the districts settlements is a clause that is considered appropriate to ensure that new developments do not erode the characteristics, design and qualities that make a settlement unique.</p> <p>Policy SO1.2 helps signpost the reader to other relevant policies which set requirements for information within Design and Access Statements. This could be moved to the supporting text if the Inspector considers this necessary to make the plan sound.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Taylor Wimpey RPS						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0081	B0081F	Local Plan	Policy SO2.2	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
The premise of the policy is supported. However, the policy is repetitive in cross referencing other policies in the plan in the context of the Design and Access Statement. This text does not add anything material to the Development Plan.						
9						
Summary of Main Proposed Modification(s)						
RPS recommends the last four criteria of the draft policy are deleted.						
10						
Cannock Chase Council Response						
Policy SO2.2 helps signpost the reader to other relevant policies which set requirements for information within Design and Access Statements. This could be moved to the supporting text if the Inspector considers this necessary to make the plan sound.						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Taylor Wimpey RPS						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0081	B0081G	Local Plan	Policy SO2.3	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Support the policy in terms of meeting demand which will be generated by the development. However, the wording “Where there are anticipated deficiencies, financial contributions to appropriate projects will be sought...” suggests that it is not directly related to the impact of the development and therefore is inconsistent with national policy and is not justified.</p> <p>Notes the lack of reference to a table in the supporting text, and queries how this relates to the policy. The Policy should clarify that in the case of overprovision against one typology there is no basis to seek new provision either on or off site. There is no reference to the November 2023 Open Space Assessment – but on the basis this document produced by Red kite is the basis for the table in the plan, the Inspector’s attention is drawn to pages 94-95 which actually indicate over provision against certain typologies.</p>						
9						
Summary of Main Proposed Modification(s)						
<p>RPS recommends that the draft wording in Policy SO2.3 is modified to ensure it is consistent with national policy dealing with financial contributions. To this end, RPS would recommend the following modification, with no replacement text required:</p> <p><i>“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 re-quired facilities will be phased and delivered as an integral part of the development.”</i></p> <p>The table underneath paragraph 6.59 has no title or number.</p> <p>It is not clear how this table relates to the policy as there is no direct reference in the policy. Reference to minimum standards is not clear and should be deleted.</p> <p>It should also be indicated how these standards have been established and make it clear that where a deficiency in one typology is realised this maybe able to be compensated by an overprovision in another typology.</p>						
10						
Cannock Chase Council Response						
<p>There is no intention to seek contributions which are not directly related to development. This is therefore a misinterpretation of the wording which could be rectified with a modification if necessary to make the plan sound. The table aligns with the recommendations of the Open Space Assessment 2023 and is relevant in relation to the wording with regard to local minimum standards in the policy text. References and a table header could be added for clarification as a minor modification.</p> <p>The policy is not intended to be overly prescriptive. The Council will consider the quality of local provision in the area as well as the quantity of open space in considering the application of financial contributions from development to mitigate the impact of new occupants. In some cases improvements to existing spaces in the area could be more appropriate than provision of new space.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Taylor Wimpey RPS						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0081	B0081H	Local Plan	Policy SO2.5	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
This policy also includes criteria that merely repeat or cross-reference to other policies in the CCLP19; these being Policies SO5.1, SO5.4, and SO7.8). Whilst reference to active design is supported, the unnecessary duplication within the policy is not consistent with national policy.						
9						
Summary of Main Proposed Modification(s)						
RPS recommends that the third, fourth and fifth criteria of the draft Policy SO2.5 are deleted.						
10						
Cannock Chase Council Response						
Policy SO2.5 helps signpost the reader to other relevant policies which set requirements for information within Design and Access Statements. This could be moved to the supporting text if the Inspector considers this necessary to make the plan sound.						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Taylor Wimpey RPS						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0081	B0081I	Local Plan	Policy SO3.1	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>RPS supports the acknowledgment under draft Policy SO3.1 that the housing needs cannot be met solely on sites outside the existing Green Belt.</p> <p>RPS objects to the 5,808 total plan requirement figure. Whilst this might be derived from the SM figure, this will not address the chronic need for affordable homes in Cannock Chase and will not deliver one of the Strategic Objectives of the Plan. RPS would suggest an uplift of 10-15% against SM is provided to go some way to assisting with addressing the future affordable homes need in the district.</p> <p>The policy also seems to set out how supply will come forward to meet this need. It is not clear how tables A-C, presumably with additional supply from allocated sites and windfalls deliver on that need and for example how lapses in permission have been accounted for. The additional 10-15% should assist with any lapses in permission or non-delivery of allocated sites etc.</p> <p>RPS objects to <i>Development will achieve an average site density of 50dph in Cannock, Rugeley and Hednesford town centres and 35dph in the suburban areas.</i> Clarification should be provided this just relates to unallocated/windfall sites, given the presence of site specific policies for the allocated sites.</p>						
9						
Summary of Main Proposed Modification(s)						
<p>Add 10-15% to the overall policy requirement. Change the following text - <u>Development on un-allocated sites</u> will achieve an average site density of 50dph in Cannock, Rugeley and Hednesford town centres and 35dph in the suburban areas.</p>						
10						
Cannock Chase Council Response						
<p>The SA tested growth scenarios above the minimum housing need requirement. The major issue is the extent of Green Belt release required to meet housing need which has negative implications for a number of SA objectives. The HNA has concluded that there is no justification to deviate from the standard method and maintains that the approach to affordable housing delivery should be pragmatic, delivering as much as is viable on sites in the District.</p> <p>There is already a buffer of more than 5% above the total housing requirement (which includes the contribution to the HMA) and any additional allocations beyond those in the Local plan would result in additional Green Belt release as there are no other sites available for housing. The evidence base provides the methodology for calculations and assumptions made with regard to housing calculations, most notably the Development Capacity Study and the SHLAA.</p> <p>The general density requirements are in accordance with the site allocation policies, although these also provide a general capacity figure to indicate the number of dwellings expected to be achieved on site.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Taylor Wimpey RPS						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0081	B0081J	Local Plan	Policy SO3.2	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>The Policy to promote a mix of housing is broadly supported, however there is a lack of flexibility in the wording to allow for the mix to be based on local circumstances and evidence and this is contrary to approach recommended in the HNA. In addition, it does not take into account change over time (as the mix is set in Table E).</p> <p>In addition, RPS notes that the first row to Table E totals 105%. This may be due to rounding, but clearly this is not effective and needs to be corrected.</p> <p>RPS Taylor Wimpey object to the clause which requires the affordable housing component of later phases of development to be reviewed based on updated viability evidence.</p>						
9						
Summary of Main Proposed Modification(s)						
<p>RPS recommend the word 'must' be replaced by 'should' in the sixth paragraph of draft Policy SO3.2. The proposed mix for market housing (Table E) should be modified to total 100%.</p> <p>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 up-dated viability evidence which may result in an increase of the affordable housing requirement.</p> <p>Housebuilders, developers, landowners need certainty at the time a planning permission issued and the above criterion does not provide for this certainty which has the genuine potential for stopping development and sales of land and housing. It should be deleted.</p> <p>Amend the following criterion: All proposals for housing must provide a broad mix of housing suitable for different household types taking into account the evidence base from the Councils Housing Need Assessment 2023 (or subsequent updates) and recommended housing mix set out in Table E, <u>which should be used as a guide.</u></p>						
10						
Cannock Chase Council Response						
<p>Policy SO2.5 helps signpost the reader to other relevant policies which set requirements for information within Design and Access Statements. This could be moved to the supporting text if the Inspector considers this necessary to make the plan sound.</p>						
11						
Proposed Minor Modification(s)						
<p>The Council have specified that proposals must take the HNA and housing mix table into account - this is not the same as stating they must adhere to the mix. The HNA provides more detailed assessment into the characteristics of areas of the district which may support deviation from the standard mix. The policy also states that the Council will consider evidence set out in Housing Mix Statements in instances where a variation to this mix is sought. There is considered sufficient flexibility in the policy wording.</p> <p>The housing mix table contains an error in column 3 Market Housing where it is meant to state 40% not 45% in line with the HNA. This will be rectified through a modification.</p>						

Overage clauses are commonly used for large scale sites. The Council would not seek to require more affordable housing than the ratio's set in the policy which has been justified through consideration in the Viability Assessment. However it is important that the right level of affordable housing is delivered where sites are being built out over a number of years.

Admin

Officer Ascribed Policy

Respondent						
Taylor Wimpey RPS						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0081	B0081K	Local Plan	Policy SO3.3	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
RPS contend that the draft Policy SO3.3 is neither justified nor consistent with national policy requiring all dwellings to meet M4(2) standards. It is also not clearly justified why the 'exceptions' defined under this policy are only applicable to minor developments and not major developments.						
9						
Summary of Main Proposed Modification(s)						
RPS recommends that the two references in the draft policy to 'must' should be modified to 'should' or 'encourage' such provision.						
10						
Cannock Chase Council Response						
<p>The policy reflects the evidence in the Housing Needs Assessment which suggests that there is a clear need to increase the supply of accessible and adaptable dwellings and wheelchair user dwellings as well as providing specific provision of older persons housing. Given the evidence, the Council could consider (as a start point) requiring all dwellings (in all tenures) to meet the M4(2) standards and around 5% of homes meeting M4(3) – wheelchair user dwellings in the market sector (a higher proportion of around a tenth in the affordable sector) (pg 173,HNA). It is considered the use of the terms 'should' or 'encourage' will not result in clear delivery of accessible homes.</p> <p>In terms of the exceptions for minor development, small developments are more likely to be constrained, particularly brownfield urban locations and therefore the policy wording provides additional flexibility for these.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Taylor Wimpey RPS						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0081	B0081L	Local Plan	Policy SO3.4	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
Request a minor change to make it very clear the delivery of new sites will not relate to other site allocations in the local plan.						
9						
Summary of Main Proposed Modification(s)						
Suggests the following amendment (in bold): b) The delivery of sites with planning permission, gypsy and traveller 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):						
10						
Cannock Chase Council Response						
It is not considered this amendment is necessary. This preceding sentence connected with point b states: '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:...'						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Taylor Wimpey RPS						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0081	B0081M	Local Plan	Policy SO5.1	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>The policy has clear overlap with other policies in the CCLP19 dealing with transport-related matters and advises that there is some unnecessary references to other policies. This policy requires all major development proposals to meet certain accessibility requirements that will clearly be less relevant to certain sites. This is inconsistent with NPPF para 114a which notes that sustainable transport opportunities are related to the type of development and its location.</p>						
9						
Summary of Main Proposed Modification(s)						
<p>RPS recommends that bullet points 8 to 11 of the draft Policy SO5.1 be deleted. Recommends that the first paragraph is modified as follows: <i>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, where relevant to the type of development and its location.</i></p>						
10						
Cannock Chase Council Response						
<p>Policy SO5.1 helps signpost the reader to other relevant policies and is intended to provide an overview of all the factors which should be considered in proposals for development to make them more accessible. Elements such as the linking policy references could be moved to the supporting text if the Inspector considers this necessary to make the plan sound.</p> <p>The policy seeks to ensure major developments are accessible to local services and facilities to reduce the reliance on the private car. This is captured in the first paragraph and is not considered to be overly prescriptive in nature.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Taylor Wimpey RPS						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0081	B0081N	Local Plan	Policy SO5.3	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
Disagrees with the second criterion of Policy SO5.3						
9						
Summary of Main Proposed Modification(s)						
<p>The second criterion would apply to all development and should be amended as follows:</p> <p>All major developments will set out as part of the Design and Access Statement how they will:</p> <ul style="list-style-type: none"> • Support changes to the road network where they are related to the reduction of environmental impacts and the enhancement of public transport. Suggest deletion of this criterion as its unclear what the aim is. Wording is very imprecise - doesn't pass NPPF para 16 • 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. This goes beyond building regulations and there is no specified evidence to support it. • Support, as appropriate, sustainable freight distribution by road and rail. Should be deleted as this criterion would be inappropriate for all applications unless freight distribution proposals (where appropriate is imprecise). 						
10						
Cannock Chase Council Response						
<p>Policy SO5.3 is seeking to ensure that new developments promote low and zero carbon transport. The wording 'support changes to the road network where they are related to the reduction of environmental impacts and the enhancement of public transport' is a general point but developers could consider how the routes within and immediately surrounding the site will minimise congestion and promote walking/cycling and public transport use, by design.</p> <p>The provision of electric vehicle charging points and related infrastructure was evidenced in the Staffordshire Climate Mitigation and Adaptation Strategy and has been subject to testing in the Viability Assessment. With regard to the point on sustainable freight distribution, this clearly states 'as appropriate' which provides sufficient flexibility in the wording.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Taylor Wimpey RPS						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0081	B0081O	Local Plan	Policy SO7.4	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Objects to the requirement to provide sensitive edges to the adjacent areas. Considers it to be unclear and unspecific to where this requirement would be applicable. The criteria should recognise that any design response should be appropriate to the particular location and surroundings of the proposal, taking into account the sensitivity of adjacent development.</p>						
9						
Summary of Main Proposed Modification(s)						
<p>The following criteria should be modified in line with the soundness concerns identified above: “Locating and designing the development to respect the surrounding scenic quality and providing <u>sensitive edges appropriate to the adjacent development areas.</u>” “<u>Where appropriate and viable,</u> creating new green infrastructure within the development which links to the ‘Strategic Green Space Network’ (as required by Policy SO7.8).</p>						
10						
Cannock Chase Council Response						
<p>The policy states ‘All development proposals in the District will protect, conserve and enhance landscape character by... - Locating and designing the development to respect the surrounding scenic quality and providing sensitive edges to the adjacent areas. The policy is seeking to provide sensitive edges to developments to ensure this positively responds positively to landscape character. It is accepted that for development where there is no impact on the landscape (for example urban infill development) then the policy would not apply.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Taylor Wimpey RPS						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0081	B0081P	Local Plan	Policy SO7.5	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Considers that the draft policy is not consistent with national policy with respect of Para 176 of the NPPF which states "Great weight should be given to conserving and enhancing landscape and scenic beauty in..." as opposed to the draft policy SO7.5 which states it will "receive the highest degree of protection from damaging or inappropriate development."</p> <p>The representation also highlights that the policy refers to 'adversely impact' whereas national policy (NPPF para 32) has a higher threshold - significant adverse impacts, and therefore the policy is not consistent with national policy.</p>						
9						
Summary of Main Proposed Modification(s)						
<p>The draft policy should be modified as follows: "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>In accordance with national policy, great weight will be given to conserving and enhancing landscape and scenic beauty within the National Landscape.</u>"</p> <p>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, <u>significantly adversely impacts</u> on the landscape and scenic beauty of the National Landscape or its setting will be resisted.</p> <p>The same significant adverse wording should be applied to all other appropriate policy areas in the Plan.</p>						
10						
Cannock Chase Council Response						
<p>Local planning policy must be consistent with, but should not duplicate, national policy. In this case, the Local Plan is setting out how the Cannock Chase National Landscape will be protected through consideration of planning applications. There is no justification for development which would be damaging or inappropriate, or adversely impact the landscape and scenic beauty of the National Landscape or its setting. It does not prevent all development, just development which would have an adverse impact and this complies with the national policy approach.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Taylor Wimpey RPS						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0081	B0081Q	Local Plan	Policy SO7.2	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
Considers modifications would assist with ensuring that 10% BNG is provided in a more flexible manner on land that is functionally related to it or adjacent to it having the same overall positive effect.						
9						
Summary of Main Proposed Modification(s)						
Amend the policy as follows: Biodiversity net gain should be provided on-site wherever possible <u>or on land adjacent or functionally related to the site</u> . Off-site measures... ...Demonstrating the value of the habitat (pre and post-development) with appropriate and robust evidence will be the responsibility of the applicant/ <u>developer</u> . Proposals which do not demonstrate that the post-development biodiversity value will exceed the predevelopment value of the onsite habitat by a 10% net gain will be refused.						
10						
Cannock Chase Council Response						
Para 6.292 sets out that opportunities for off-site provision will be identified in future guidance to ensure biodiversity net gain is provided within the District where the loss occurs. This concurs with the suggestion made in this comment, and it is not considered that the policy requires modification to address an issue of soundness.						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Taylor Wimpey RPS						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0081	B0081R	Local Plan	Policy SO7.6	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>The representation considers that the policy wording is not consistent with national policy highlighting the following statement as an example: <i>...will receive the highest degree of protection from development.</i></p> <p>The draft criteria does not recognise that the essential 'character' of the Green Belt is its openness and its permanence as expressed in paragraph 137 of the NPPF. The inclusion of terms such as 'character' has connotations with 'landscape character' which is wholly inappropriate as this has no bearing on the purposes of the Green Belt or its openness.</p>						
9						
Summary of Main Proposed Modification(s)						
<p>The draft policy should be modified as follows:</p> <p><u>"The Green Belt area within the Cannock Chase District is, as shown on the Policies Map. ; In accordance with national policy, development proposals within the Green Belt must retain the essential characteristics of the Green Belt, which are their openness and their permanence will receive the highest degree of protection from development. Development will protect the character and openness of the Green Belt."</u></p>						
10						
Cannock Chase Council Response						
<p>The policy was drafted with the intention it added to national policy and sought protection for the Green Belt. The Examination provides the forum for modifications to the text, should an Inspector consider this necessary to make the plan sound.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Taylor Wimpey RPS						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0081	B0081S	Local Plan	Policy SO7.7	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Supports release of the Green Belt for land east of Wimblebury Road and safeguarded land east of Wimblebury Road. Notes some of site SH2 is already released from the Green Belt and therefore release is only applicable to part of the site.</p> <p>Objects to the use of the term 'appropriate mitigation' which differs from the terminology in national policy: 'offsetting through compensatory improvements' and therefore is not consistent with the NPPF and so is not soundly based.</p> <p>Secondly, the draft policy states the mitigations 'will' be made in 'all' cases. As written, the draft policy is seeking to apply the six measures as 'mandatory' to all development sites regardless of the local context or particular circumstances and considerations relating to development sites where compensatory measures may be appropriate. The wording is overly restrictive and prescriptive and offers no flexibility in how individual proposals can suitably implement compensatory improvements appropriate to specific sites and adjacent locations.</p>						
9						
Summary of Main Proposed Modification(s)						
<p>Amend the first paragraph as follows: SH2 - Land east of Wimblebury Road (in part) The last paragraph should be modified as follows: "In all cases, appropriate mitigation improvements will <u>should</u> be made to compensate for the loss of Green Belt land. This would <u>may</u> include as appropriate (but is not exhaustive)...</p> <ul style="list-style-type: none"> • New or enhanced green infrastructure; • Woodland planting; • Landscape and visual enhancements (beyond those needed to mitigate the immediate impacts of the proposal); • Improvements to biodiversity, habitat connectivity and natural capital; • New or enhanced walking and cycle routes; and <u>/or</u> • Improved access to new, enhanced or existing recreational and playing field provision." 						
10						
Cannock Chase Council Response						
<p>The policy was drafted with the intention it added to national policy and sought protection for the Green Belt. The intention was not to be overly prescriptive or restrictive, but to highlight compensatory measures sought - it is acknowledged that not all would apply. The Examination provides the forum for modifications to the text, should an Inspector consider this necessary to make the plan sound.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Taylor Wimpey RPS						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0081	B0081T	Local Plan	Policy SO8.2	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>The draft wording seeks to encourage development that can deliver higher performance standards and lower emissions. However, the term 'highest level' is imprecise and should be removed.</p> <p>Requiring Zero Carbon developments and the cascade approach of the policy with a specific local evidence base is inconsistent with national policy. In practical terms it would contradict the preceding criteria.</p>						
9						
Summary of Main Proposed Modification(s)						
The policy should be deleted.						
10						
Cannock Chase Council Response						
<p>The policy was drafted with the intention to ensure the most sustainable construction and design is implemented in new developments to maximise the potential to mitigate the impact of climate change. This approach is supported through the Staffordshire Climate Mitigation and Adaption Strategy. This is a priority for the Council and is justified through evidence.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Taylor Wimpey RPS						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0081	B0081U	Local Plan	Policy SO8.3	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Objects to the requirement for all major development proposals to incorporate sustainable design as well as the requirement for a sustainability statement (as part of the Design and Access Statement) to set out how the design will... incorporate, and/or link to, low and zero carbon energy and heat systems.</p> <p>The Council is seeking to apply an overtly prescriptive approach to the detailed design of development that goes beyond the scope of national policy and which has not been justified in the local circumstances. RPS contend this draft wording is not soundly-based.</p>						
9						
Summary of Main Proposed Modification(s)						
<p>RPS recommends that the 3rd paragraph of draft Policy SO8.3 is modified by deleting the words 'must', 'will' and 'required' and replaced with wording that is consistent with national policy. RPS suggests the word 'should' appropriate in this context. Consequential changes are required should amendments be made to SO8.2.</p>						
10						
Cannock Chase Council Response						
<p>The policy was drafted with the intention to ensure the most sustainable construction and design is implemented in new developments to maximise the potential to mitigate the impact of climate change. This approach is supported through the Staffordshire Climate Mitigation and Adaption Strategy. This is a priority for the Council and is justified through evidence.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Taylor Wimpey RPS						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0081	B0081V	Local Plan	Policy SO8.7	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
RPS does not consider it necessary, as a matter principle, to include a separate policy that essentially duplicates a policy in another plan. If draft Policy SO.7 is to be retained in the CCLP19 and taken forward to adoption, then it should properly reflect and be consistent with this higher order policy (set out in Staffordshire County Council's Staffordshire Minerals Local Plan.						
9						
Summary of Main Proposed Modification(s)						
RPS would recommend that draft Policy SO.7 is deleted. If the policy is retained, RPS recommends that reference to the exemptions defined under Appendix 6 to Policy 3 of the Staffordshire Minerals Local Plan and the two criteria in Policy 3 referred to above be added to draft Policy SO8.7, to ensure adequate consistency between different planning frameworks covering the same topic.						
10						
Cannock Chase Council Response						
The policy was drafted in support of the Staffordshire Minerals Local Plan. The Examination provides the forum for modifications to the text, should an Inspector consider this necessary to make the plan sound.						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Taylor Wimpey RPS						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0081	B0081W	Local Plan	IDP	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>This overarching approach broadly accords with national policy to help build a strong, responsive and competitive economy (NPPF 2023, paragraph 8) and seeks to align growth and infrastructure (paragraph 11a). Nonetheless, national policy also makes clear the need to ensure that infrastructure policies that set out the type of provision required 'should not undermine the deliverability of the plan' (paragraph 34).</p> <p>Much of the detail around funding sources and phasing set out in the IDP in relation to the Wimblebury Road Relief Road (WRRR) is broadly supported. However, issues relating to 'Indicative funding gaps' in relation to the WRRR remains to be determined. Consequently, it is incorrect to state that the funding arrangements, in particular the funding gap, for the WRRR is known (stated as 'None').</p> <p>The IDP as drafted could create the impression that funding arrangements for the WRRR has been resolved, which is not the case. As drafted, the IDP does not reflect the reality on the ground and so is not effective. In addition, the IDP refers to '£5m approx Current scheme not costed' for the Five Ways Junction improvement works. However, no evidence is provided to justify a specific costing at this stage.</p>						
9						
Summary of Main Proposed Modification(s)						
<p>Modify the IDP section 'Physical Infrastructure – Transport - General' as follows: Delete the word 'None' under the "Wimblebury Road Relief Road", and replace with "<u>Unknown</u>" The reference to '£5m approx.' under 'costs' (IDP page 6) should be deleted.</p>						
10						
Cannock Chase Council Response						
<p>At the time of writing the IDP, it was considered that the cost of funding the Relief Road was attributed to the applicant/developer as this infrastructure was necessary to deliver the development. It was not raised as a funding gap issue and it was considered that the development was deliverable which ensured the allocation of the site in the plan.</p> <p>The IDP is a living document and can evolve as more evidence is gathered, proposals are refined and discussions between the agent/developer, the Local Planning Authority and Staffordshire County Council progress to ensure the full cost, funding source and phasing are known and reflected in the IDP in the interest of all parties.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Taylor Wimpey RPS						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0081	B0081X	Local Plan	Policy SO7.1	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
RPS Taylor Wimpey contend that the draft policy is clearly inconsistent with national policy and no evidence has been provided that demonstrates the local plan criteria should go beyond that which is set out in national policy. They object to the policy position that development proposals which are likely to result in the loss or deterioration of irreplaceable habitats will be refused, and highlight that a similar clause in the NPPF (para 180c) states 'should' be refused, which provides more flexibility.						
9						
Summary of Main Proposed Modification(s)						
The criteria above should be modified as follows: "...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 <u>should</u> be refused. Such proposals will should not be permitted, unless where there are wholly exceptional reasons, and a suitable compensation strategy exists..."						
10						
Cannock Chase Council Response						
The seeks to provide high level protection to irreplaceable habitat. The policy still has the same flexibility clause stating that such proposals will not be permitted, unless where there are wholly exceptional reasons, and a suitable compensation strategy exists. Therefore, the position is not materially different from national policy.						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Taylor Wimpey RPS						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0081	B0081Y	Local Plan	Para 6.333	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
The Plan provides no evidence to show how ' <i>expansion of the community park to south of Lichfield with new areas of green infrastructure</i> ' can be achieved through building out the Wimblebury Road allocation site. The wording as drafted is not justified or effective, and so is not soundly based. It should be deleted						
9						
Summary of Main Proposed Modification(s)						
Delete the first sentence of paragraph 6.333.						
10						
Cannock Chase Council Response						
This was an aspirational statement, of the general desirability to increase and enhance green infrastructure linkages across development sites beyond the lifetime of the plan in the Heath Hayes area. The wording has no bearing on policy and it is not considered necessary to delete the wording in the interest of soundness.						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Taylor Wimpey RPS						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0081	B0081Z	Local Plan	SO8.5	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>National policy makes clear that 'significant adverse impacts' of development should be avoided, mitigated or, as a last resort, compensated. Furthermore, new development should not contribute to 'unacceptable' levels of pollution and should, where possible, help to improve air and water quality as part of development proposals. However, the Council (through draft Policy SO8.5) is seeking to avoid 'any' level of pollution, or seeks its mitigation where it cannot be avoided. This is plainly contrary to the provisions in paragraph 180 of the NPPF, where new development should avoid 'unacceptable levels of pollution'.</p> <p>Similarly, national policy advises that the presence of Air quality Management Areas (AQMAs) should be 'taken into account' in plan-making and decision-making, and opportunities to improve air quality or mitigate impacts 'should be identified'. However, the draft policy seeks to avoid 'any adverse impact' on AQMAs from new development. Again, this plainly contradicts national policy on how AQMAs should be accounted for in future proposals, and also goes beyond the provisions in paragraph 180. Furthermore, the Council has provided no evidential basis for going beyond national policy in regards to how AQMAs are addressed through the draft policy or at the planning application stage. The draft wording in Policy SO8.5 is not consistent with national policy and is not justified. The draft wording should be modified accordingly.</p>						
9						
Summary of Main Proposed Modification(s)						
<p>The draft criteria in Policy SO8.5 should be modified as follows: "Set out how any unacceptable levels of 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); Set out in an Air Quality Assessment (where relevant) how they will avoid any adverse unacceptable impacts on an Air Quality Management Area. If it is not possible to avoid adverse unacceptable 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." (RPS emphasis)</p>						
10						
Cannock Chase Council Response						
<p>The Council does not consider it to be an unreasonable position to seek to avoid pollution through new development, and the policy accounts for circumstances where it cannot be avoided, if it can be mitigated. It is not intended that the policy is any more restrictive than current policy in the Cannock Chase Local Plan (2014) and the policy has been subject to testing through the Viability Assessment.</p> <p>There is only one AQMA remaining in the District and the Council will seek to ensure new development does not adversely impact the air quality in an area which is already subject to elevated nitrogen dioxide concentrations primarily caused by road traffic. It is considered that the policy wording is justified in seeking to improve the health and wellbeing of the population in areas already subject to pollution.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Taylor Wimpey RPS						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0081	B0081AA	Local Plan	Para 6.90-6.91	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>The Local Plan Viability work and Infrastructure Funding Statement published at the Reg 19 consultation draft currently omits viability information specifically relevant to strategic Policy SH2.</p> <p>Appended to the SH2 representation is a separate viability response (prepared by Savills) which provides further details regarding the lack of clarity on site-specific viability information, in particular the lack of site-specific viability testing in the Aspinall Verdi Whole Plan Viability Report.</p> <p>Given the current lack of clarity on this point, an objection is made to paragraph 6.90-6.91 (Viability Assessment) seeking further clarification on this matter.</p>						
9						
Summary of Main Proposed Modification(s)						
Modify paragraph 6.90 and / or 6.91 of the Plan to clarify the approach on viability.						
10						
Cannock Chase Council Response						
<p>The paragraph in question presents factual information regarding the evidence base and is not unsound. The Council will commission an update to the Viability Assessment produced in 2022 using the latest information to ensure the plan is viable and the evidence is robust and up to date.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Taylor Wimpey RPS						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0081	B0081BB	Local Plan	SH2	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>The allocation is supported, however the respondent presents a number of soundness concerns relating to the draft policy wording and supporting text.</p> <ul style="list-style-type: none"> • The site capacity should be 'approximately 450 dwellings' to reflect the Reg 19 housing mix and provide flexibility. • References to Green Belt release should be amended to reflect adopted plan (and the fact part of the site is not in the Green Belt). • WWRR reference is incorrect and should be WRRR. • Clarity over Sites of Biological Importance affected by site or this point should be deleted. • Concerned that the reference to indicative net developable area is too prescriptive. • Site area is 18ha, not 17.9ha. • Seeks reference to 'indicative' route of WRRR to avoid policy being too prescriptive. • Concern that the delivery of the WRRR could be impeded by having to demonstrate Very Special Circumstances as it is in the Green Belt • Objects to safeguarding of site S1 on the basis that the site is deliverable for housing and can help to meet housing need now. • Reference to minimum density is not necessary and not compliant with para 125a which makes clear minimum densities should be considered where there is a shortage of land. • Suggests a site specific housing mix which would also ensure policy compliant level of affordable housing. • References to building performance standards are a duplication of other policies and not required. Wording is vague and ambiguous. • Reference is made to addressing 'any adverse impacts' rather than significant adverse impacts with regard to air quality and congestion and therefore is not compliant with the NPPF. The representation summarises the work undertaken by the developer with the County Council and representatives for site SH1 which show the impacts of the development on the transport network have been considered. • Raises concerns about lack of specific reference to Early Years or Special Educational Needs and Disabilities (SEND) in terms of contributions to education. • Reference is made to addressing 'any adverse impacts' rather than significant adverse impacts with regard to landscape impact (settlement coalescence) and therefore is not compliant with the NPPF. • The policy as drafted assumes there is some recognised value in maintaining a separation between Heath Hayes and Norton Canes settlements. However, the Council provides no evidence to substantiate that the land proposed for allocation (comprising the previously safeguarded land or the newly released site) has any relevance in this regard. • Suggest deletion of requirement for 10% biodiversity net gain to reduce repetition in the plan. • Clarity required to support any open space contribution to Heath Hayes Park and Allotments. Current wording is not based on robust, up to date evidence and not compliant with the NPPF. • Changes need to take place to the Concept Diagram. This is addressed in Transport and Accessibility Report. The Concept Diagram doesn't show the vehicular access point from the spine road to development on the eastern side of the spine road. <p>The representation is appended by a number of technical reports to support the deliverability of the site:</p> <ol style="list-style-type: none"> 1. Green Belt Assessments for SH2 and S1 (Appendix 1a and 1b - RPS) 2. Noise Assessment Report (BWB) 						

3. Air Quality Report (BWB)
4. Utilities Report (BWB)
5. Flood Risk and Drainage Report (BWB)
6. Transport and Accessibility Report (DTA)
7. Archaeological and Heritage Assessment Report (EDP)
8. Education Report (EFN)
9. Landscape and Visual Matters Report (Randall Thorpe)
10. Viability Report (Savills)
11. Ecology Report (TEP)

9

Summary of Main Proposed Modification(s)

The draft Policy SH2 and supporting text should be modified in light of the soundness objections set out above, as follows:

Strategic Site Specific Policy - Land east of Wimblebury Road, Heath Hayes

Site Reference: SH2

Address: East of Wimblebury Road at Bleak House, Wimblebury Road

Proposed Use: The development of approximately ~~400~~ **450** 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~~ approximately 400 **450** dwellings

Site Area (Hectares): Total ~~17.9~~ 18 hectares.

Net developable area (indicative): 11ha (**final NDA to be determined at the planning application stage**) **Density minimum:** 35dph

Description of Site

The proposed allocation comprises:

- The site covers a total area of ~~17.9~~ **18** hectares and extends along the eastern side of Wimblebury Road as indicated on the policies map. This site SH2 comprises an area of land previously outside the Green Belt and designated as safeguarded land for development in the Local Plan 2014 (6.4ha), and a further 11.5ha of greenfield land to its immediate east previously located within the Green Belt. The site is enclosed on its northern and eastern boundaries by woodland and adjoins Heath Hayes Park on its southern boundary. ~~The entire site is released from the Green Belt for residential development, and associated infrastructure.~~
- 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.

~~... The Chasewater and the Southern Coalfield Heaths SSSI lies close to the site's eastern boundary. The site is close to 2 locally designated Site of Biological Importance. The site is...~~

POLICY SH2: LAND EAST OF WIMBLEBURY ROAD, HEATH HAYES

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~~ **WRRR**) linking Wimblebury Road to Cannock Road, as shown on the Policies Map:

- Approximately ~~400~~ **450** dwellings will be located on 17.9ha 18ha of land which comprises 6.4ha of safe-guarded land identified in the 2014 Local Plan and an adjacent 11.5ha of land will be released from the Green Belt.

- The WRRR 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.

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.

Residential development will be delivered at a minimum density of 35dph and provide the appropriate mix of housing types (see below) and tenure, including affordable housing and adaptable housing in compliance with local and national housing policies.

The provision of housing delivered on the site will accord broadly to the following dwelling mix:

1-bed dwellings - 5% 2-bed dwellings - 30% 3-bed dwellings - 45% 4-bed dwellings - 20%

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.

Residential development ~~will~~ should be delivered at an ~~minimum~~ average 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.

~~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.~~

... 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 Any agreement on funding and phasing of critical infrastructure will be agreed between the applicant, Local Planning Authority, and Staffordshire County Council at the planning application stage . Development will be subject to proportionate early years, primary, and secondary, and Special Education Needs and Disabilities (SEND) contributions, as requested by Staffordshire County Council, where evidenced by need. Planning obligations sought for education should be commensurate to the development's net impact towards new education provision, where it can be evidenced that there is a need that fulfils the tests of Community Infrastructure Levy Regulation 122 (2).

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.

~~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.~~

~~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.~~

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 bench-marks 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. ~~Where viable and~~

~~feasible, A~~ new surfaced walking/cycling routes ~~will~~ **should** be created to facilitate recreational use of the site and connect any new green spaces. These ~~must~~ **should** be accessible to all users with alignment and **should connect** to the existing Public Right of Way network.

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.

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.---~~

Also presents modifications to the concept diagram for site SH2.

10

Cannock Chase Council Response

- The capacity of the site is initially based on a methodology developed for the SHLAA and is modified based on evidence/constraints/discussions with site developers. In this case, the site capacity had previously been 410 dwellings but was indicated by the promoter to be lower based on the configuration of the WRRR. The Council used the most up to date information to date to attribute the site capacity but it is acknowledged this is always approximate prior to detailed site assessments through a planning application.
- The reference to release of Green Belt is factual to clarify the change in the status of the site and is considered to be helpful to the reader
- The reference to WRRR can be amended through a minor modification.
- Hednesford Brickworks Site of Biological Importance lies approximately 290m west of the site and Norton Pools Site of Biological Importance is situated approximately 450m south of the site.
- The word indicative has been used to ensure the reference to net developable area is not prescriptive.
- It was intended that any reference to the route of the WRRR to be shown or referred to as indicative. If this is not clear then a minor modification should be able to clarify this point.
- The policy criteria, supported by the IDP demonstrate that the WRRR is required to deliver the proposed housing allocation and therefore the very special circumstances test will be met on adoption of the Local Plan.
- The Local Plan has sufficient allocations to meet the Objectively Assessed Housing Need and there is no further justification to allocate site S1 at this stage.
- There is a shortage of land which has resulted in release of Green Belt land. The Green Belt Topic Paper summarises how site densities have been maximised accordingly (in line with the tests in the NPPF) and the density averages are evidence based.
- Evidence to support a variation to the housing mix set out in the HNA will be considered.
- The policy does not intend to present a duplication to other Local Plan policies but in some cases includes reference to them to be clear what is being sought on strategic development sites.
- The wording in relation to 'adverse impacts' of development was not intended to require a developer to go beyond national policy requirements but was written to highlight potential issues to be addressed. If the current wording presents uncertainty in the nature or scope of work required, then this may be able to be corrected by modifications.
- It is agreed that funding will be required towards any type of educational provision which the County Council highlight is directly impacted by the development, usually calculated by estimates of increases in pupil numbers. The current wording is considered sufficient to cover this point.
- Evidence informed the wording with regard to coalescence, primarily from the Councils Green Belt Assessment. The policy wording ensures that the design and layout of any development will be mindful of landscape impact. In any case the impact of development on the wider remaining Green Belt land will have to be considered.

- The intention with regard to open space was to provide flexibility in the policy, in the instance that the detailed work undertaken to support a planning application showed that it would be more beneficial to make improvements to adjacent existing open space than for the equivalent provision on site. The Council will work with the developer on any outstanding infrastructure required to support new development which will be detailed in the IDP.
- The concept diagram is an indicative presentation of how the development could be laid out and is not binding or prescriptive.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

Respondent						
Taylor Wimpey RPS						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0081	B0081CC	Local Plan	SH1	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<ul style="list-style-type: none"> The principle of Policy SH1 is supported. Raises concerns about lack of specific reference to Early Years or Special Educational Needs and Disabilities (SEND) in terms of contributions to education. Notes acronym for Wimblebury Road Relief Road is incorrectly drafted. Any agreement between relevant parties regarding trigger points for funding and phasing of critical infrastructure must be addressed at the planning application stage as part of negotiations on the necessary planning obligations in line with the relevant regulations. The policy needs to acknowledge this point. 						
9						
Summary of Main Proposed Modification(s)						
<p>Modify the wording to draft Policy SH1 is modified to read:</p> <p><i>“Development will be subject to proportionate <u>early years, primary, and secondary, and Special Education Needs and Disabilities (SEND) contributions, as requested by Staffordshire County Council, where evidenced by need. Planning obligations sought for education should be commensurate to the development’s net impact towards new education provision, where it can be evidenced that there is a need that fulfils the tests of Community Infrastructure Levy Regulation 122 (2).”</u></i></p> <p>Modify the acronym for the Wimblebury Road Relief Road to read ‘WRRR’.</p> <p>Retain policy requirement for “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>at the planning application stage.</u>”</p>						
10						
Cannock Chase Council Response						
<ul style="list-style-type: none"> It is agreed that funding will be required towards any type of educational provision which the County Council highlight is directly impacted by the development, usually calculated by estimates of increases in pupil numbers. The current wording is considered sufficient to cover this point. The acronym can be corrected as a minor modification. Discussions to determine the funding and phasing of critical infrastructure will take place leading up to the planning application stage between all relevant parties and reported in the IDP and therefore this suggested change is not considered necessary for the policy to be sound. 						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
NHS Property Services						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0082	B0082A	Local Plan	SO2.1, SO2.2, SO3.2, SO8.2	Not specified	Not specified	Not specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>NHS Property Services representation outlines the role of the organisation, the increasing pressure faced on services through increased development and the need for continual review of the healthcare estate. New development should make a proportionate contribution to funding the healthcare needs arising from new development. Health provision is an integral component of sustainable development. Planning policies should enable the delivery of essential healthcare infrastructure and be prepared in consultation with the NHS to ensure they help deliver estate transformation.</p> <p>Policy SO2.1 NHSPS supports the provision of sufficient, quality community facilities but does not consider the proposed policy approach to be positively prepared or effective in its current form where it pertains to the loss, change of use or reduction in community facility provision. Where it can be demonstrated that health facilities are surplus to requirements or will be changed as part of wider NHS estate reorganisation and service transformation programmes, it should be accepted that a facility is neither needed nor viable for its current use, and policies within the Local Plan should support the principle of alternative uses for NHS sites with no requirement for retention of a community facility use on the land. A modification is proposed to address the identified issue (See box 9).</p> <p>NHSPS highlight that some policies in the plan make specific reference to financial contributions to fund infrastructure, for example affordable housing and open space but this is not done for health. They recommend that the Local Plan have a specific section in the document that sets out the process to determine the appropriate form of developer contributions to health infrastructure. This would ensure that the assessment of existing healthcare infrastructure is robust, and that mitigation options secured align with NHS requirements. The Local Plan should emphasize that the NHS and its partners will need to work with the Council in the formulation of appropriate mitigation measures. NHSPS recommends that the Council engage with the relevant Integrated Care Board (ICB) to add further detail within the Local Plan and supporting evidence base (Infrastructure Delivery Plan) regarding the process for determining the appropriate form of contribution towards the provision of healthcare infrastructure where this is justified.</p> <p>Policy SO2.2 NHSPS welcomes and supports the inclusion of policies that support healthy lifestyles, however they express concern that Policy SO2.2 as drafted provides insufficient detail to be implemented effectively. They recommend that a requirement for a Health Impact Assessment on significant residential developments be included in Policy SO2.2 or alternatively that supplementary guidance be prepared to guide implementation of the policy and include the requirement for a Health Impact Assessment. They encourage the Council to engage with the NHS and public health colleagues on this matter prior to the submission of the Local Plan. They provide suggestions for policy requirements to promote health.</p> <p>Policy SO3.2 NHSPS support the principle of affordable housing provision, and further recommend that as part of implementing Policy SO3.2, the Council consider the need for affordable housing for NHS staff and those</p>						

employed by other health and care providers in the local authority area. The sustainability of the NHS is largely dependent on the recruitment and retention of its workforce.

Policy SO8.2

NHSPS fully support policies that promote carbon neutral development. In considering the implementation of policies related to net zero, we would highlight that NHS property could benefit from carbon offset funds collected where on-site carbon mitigation requirements cannot be met.

9

Summary of Main Proposed Modification(s)

Proposed Modification to Policy SO2.1 or supporting text of Policy SO2.1:

“Where healthcare facilities are declared surplus or identified as part of an estates strategy or service transformation plan where investment is needed towards modern, fit for purpose infrastructure and facilities, there will be no requirement to retain any part of the site in an alternative community use.”

10

Cannock Chase Council Response

It is considered that Policy SO2.1 as currently worded would not prevent the NHS to reorganise their estate. The text states loss will be resisted unless it can be demonstrated that demand can be met from alternative facilities in a suitable and accessible location. It also allows for loss where an appropriate and qualified assessment has been undertaken which has clearly shown the facilities or sites are surplus to requirements. It does not require the development to be reused for alternative community facilities - this is only in the case that the other two policy criteria cannot be satisfied.

It was intended that financial contributions to health infrastructure was encompassed in the wording for Policy SO2.2 which states: 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 relevant Local Design Guide and the requirements of other relevant Local Plan Policies, particularly by: Safeguarding existing community facilities and ensuring that new development makes sufficient provision for community facilities (of which health facilities, GP surgeries and health centres is listed under the Councils definition of community facilities). The Council would be happy to work with the ICB to ensure any specific infrastructure requirements relating to growth in the Local Plan are recorded in the Infrastructure Delivery Plan which is a ‘living’ document. In addition consideration will be given to the suggestion of the development of detailed guidance (possibly as part of the wider Design work) to link to the Local Plan policies to aid implementation of policies in the plan related to health.

The comments on Policy SO3.2 and SO8.2 are noted with regard to the provision of affordable homes for NHS workers and the support for carbon neutral development including carbon offset funding to be directed to the NHS where applicable. These points will be given further consideration in the implementation of policy, and assessment of planning applications.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

Respondent						
Canal & River Trust - Hazel Smith						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0083	B0083A	Local Plan Sustainability Appraisal Habitats Regulations Assessment		Yes	Yes	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>The Canal & River Trust charity look after and bring to life 2000 miles of canals & rivers. The representation states that the waterways contribute to the health and wellbeing of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time. They provide additional comments on the remit of their organisation.</p> <p>The Trust have reviewed the documents subject of this consultation and based on the information available have no further comment to make</p>						
9						
Summary of Main Proposed Modification(s)						
None Requested.						
10						
Cannock Chase Council Response						
Comments noted.						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
National Grid - National Gas Transmission						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0084	B0084A	Local Plan	SO2.5	Not specified	Not specified	Not specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Provide general information on National Gas Transmission and highlights that the increasing pressure for development is leading to more development sites being brought forward through the planning process on land that is crossed by National Gas Transmission infrastructure.</p> <p>National Gas Transmission advocates the high standards of design and sustainable development forms promoted through national planning policy and understands that contemporary planning and urban design agenda require a creative approach to new development around underground gas transmission pipelines and other National Gas Transmission assets. Therefore, to ensure that Design Policy SO2.5 is consistent with national policy we would request the inclusion of a policy strand such as:</p> <p>“x. taking a comprehensive and co-ordinated approach to development including respecting existing site constraints including utilities situated within sites.”</p> <p>National Gas Transmission is happy to provide advice and guidance to the Council concerning their networks. They provide further guidance on development close to National Gas Transmission assets in their representation.</p>						
9						
Summary of Main Proposed Modification(s)						
10						
Cannock Chase Council Response						
<p>Guidance regarding National Gas Transmission Assets and how to ensure development does not adversely impact on essential infrastructure is welcomed. National Grid have been consulted throughout the plan process to ensure that none of the site allocations would compromise operation of the gas network.</p> <p>It is not considered that any modifications are required to the Policy SO2.5 Providing opportunities for healthy and activity through active design to make the plan sound, as it is noted that this is covered by national policy. However, the advice will be utilised when updating the more detailed local design guides and overarching Design SPD.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
National Grid Electricity Transmission C/O Avison Young - Matt Verlander						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0085	B0085A	Local Plan	SM1 SE1 SO2.5	Not Specified	Not Specified	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Provide general information on National Grid Electricity Transmission (NGET).</p> <p>They have identified that one or more proposed development sites are crossed or in close proximity to NGET assets. Details of the sites affecting NGET Assets are SM1 and SE1 and the asset description is provided within the representation. A plan showing details of the sites locations and details of NGET assets is also provided - it is noted that these plans are illustrative only.</p> <p>Without appropriate acknowledgement of the NGET asset present within the site, these policies should not be considered effective as they cannot be delivered as proposed; unencumbered by the constraints posed by the presence of NGET infrastructure.</p> <p>Proposed modifications to the site allocations identified and/or policies to include wording to the following effect:</p> <p>SM1 "2. The development will be development with the following site-specific criteria</p> <p>j. a strategy for responding to the NGET operational assets present within the site which demonstrates how the NGET Design Guide and Principles have been applied at the master planning stage and how the impact of the assets have been reduced through good design"</p> <p>Utilities Design Guidance - SO2.5 NGET advocates the high standards of design and sustainable development forms promoted through national policy and understands that contemporary planning and urban design agenda require a creative approach to new development around high voltage lines and other NGET assets.</p> <p>To ensure that Design Policy SO2.5 is consistent with national policy we would request the inclusion of a policy strand such as: "p. take a comprehensive and co-ordinated approach to development including respecting existing site constraints including utilities situated within sites."</p>						
9						
Summary of Main Proposed Modification(s)						
10						
Cannock Chase Council Response						
<p>Guidance regarding National Grid Electricity Transmission assets and how to ensure development does not adversely impact on essential infrastructure is welcomed. National Grid have been consulted throughout the plan process to ensure that none of the site allocations would compromise operation of the electricity network. The planning application stage would ensure that development has been designed in consideration of the NGET Design Guide and Principles.</p>						

It is not considered that any modifications are required to policy SO2.5 Providing opportunities for healthy and activity through active design to make the plan sound, as it is noted that this is covered by national policy. However, the advice will be utilised when updating the more detailed local design guides and overarching Design SPD.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

Respondent						
Staffordshire County Council - E Henderson						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0086	B0086A	Local Plan	SO4.2/SE1	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Staffordshire County Council (SCC) as landowner promote an extension to Kingswood Lakeside Business Park as an accessible, deliverable site which will create jobs and build upon the success of previous phases of development. Support is expressed for the allocation (SE1) and identification in policy SO4.2, however they have detailed comments on aspects of the policy.</p> <ul style="list-style-type: none"> The indicative floorspace is incorrect. It should be 500,000 ft² not m² The net developable area is incorrect. It should be 14.5ha, not 8.6ha - this has previously been advised and is based on the site boundary and concept plans. The reference to a new community park is incorrect. There is no capacity for this however the aim is to improve the SBI and publicly accessible area There are no Public Rights of Way crossing the site Disagrees with the text relating to Historical Contamination (Historic Landfill) on the northern part of the site and it is unlikely remediation will be required The reference to release of Green Belt is incorrect in terms of the net developable area. Clarifies the access point to the development. There are already bus stops serving the site and further provision could not provide additional functionality. Provides comments on intention for a hydrological management scheme as well as a drainage strategy and geotechnical assessment to inform sympathetic drainage measures. Potential active travel routes will be informed by a transportation assessment. 						
9						
Summary of Main Proposed Modification(s)						
10						
Cannock Chase Council Response						
<p>Any factual inaccuracies regarding the site were unintentional and can be corrected through modifications to the plan. Some of the information will have been derived from GIS mapping data held by the Council so the policy addresses constraints which may require consideration at or prior to the planning application stage.</p> <p>The reference to community park was a reflection of the part of the site which is publicly accessible open space which should be enhanced through the development as compensatory mitigation for the loss of Green Belt land. The label 'community park' did not infer any additional enhancements beyond those agreed through joint working and can be removed if considered necessary by the Inspector to make the Local Plan sound.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Staffordshire County Council - J. Chadwick						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0087	B0087A	Not specified	Not specified	Not specified	Not specified	Not specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Staffordshire County Council submitted a 25 page representation which collated comments from different departments within the organisation. The following CCDC officer summary of the representation presents an overview of key comments and suggested modifications (bold emphasis added to differentiate proposed amendments by SCC).</p> <p><u>Education</u> - To reinforce and aid interpretation of Policy SO2.1 reference should be made in the supporting text at paragraph 6.50 toward the Staffordshire Education Infrastructure Contributions Policy SEICP and signpost developers to it. Alternatively, the SEICP could be included in the list of relevant evidence supporting the policy.</p> <p>The majority of the site-specific policies for housing development include the requirement for provision of an appropriate education contribution as requested by Staffordshire County Council, which is supported.</p> <p>1. Site Specific Policy SH3 Land to the rear of Longford House, Watling Street needs to be amended to include the following statement: Provide an appropriate Education Contribution as requested by Staffordshire County Council.</p> <p>2. Site Specific Policy H66 Land at the corner of Avon Road and Hunter Road, Cannock needs to be amended to include the following statement: Provide an appropriate Education Contribution as requested by Staffordshire County Council.</p> <p>Policy SM1 - site specific policy for land at the former Rugeley Power Station, the wording needs to be amended from 'financial provision for secondary school improvements' to 'financial contributions towards secondary school provision. This is for clarity to as it is new places that are being provided, whereas 'improvements' could be seen to relate to matters not involving increased capacity.</p> <p>Query number of dwellings for site allocation at Cannock Chase High School, Lower Site Campus</p> <p>Detailed information is provided on the remit and responsibilities of SCC in relation to education, and the requirements in relation to provision of new schools and transport considerations. The representation also provides detailed information about the composition of schools in Cannock and the impact of allocations in the plan on each school catchment planning area. It shows the number of pupils likely to arise from proposed new development and the requirements in each area for accommodating these on primary and secondary provision. The advice has been updated to reflect the final Local Plan policies.</p> <p><u>Transport</u> - It is noted that Policy SO5.1 requires all developments that generate significant amounts of movements to submit Transport Assessments and Travel Plans. This policy wording should be clear that it applies to any development including smaller residential site allocations and does not just apply to strategic site allocations.</p> <p><u>Policy SH1.– Land South of Lichfield Road Cannock, page 160 & Policy SH2 – Land East of Wimblebury Road Heath Hayes, page 167</u></p> <p>These two sites are reliant on each other for the delivery of education and transport infrastructure. SCC have reservations over whether the Policies are sufficient to</p>						

control and coordinate delivery of the two sites and the infrastructure. SCC seek confirmation that the Policy for SH1 and SH2 (with or without modification) is sufficient to deliver the infrastructure at the right time and also seek assurances from the two developers they will work together to bring forward the sites within an agreed phasing/delivery strategy.

Policy SH6. Former Hart School, Burnthill Road, Rugeley (Hagley Park), page 177 The policy says that a Transport Statement is required. **A fuller Transport Assessment and Travel Plan may be required for this level of development.**

Policy SE1. Strategic Site-Specific Policy – Kingswood Lakeside Extension, page 186

This site was not in the Preferred Option consultation as an allocated site. However, in the intervening period Atkins has undertaken a High-Level Transport Assessment for the site and SCC is confident the site can come forward in transport terms.

Two points of access are described as required in the policy. This may not be the case and SCC suggests **the policy should read that access will be via Blakeney Way with arrangement to be informed by the Transport Assessment.**

The site area is incorrect. **It should be 14.5ha.** in terms of net developable area to support floorspace up to 500,000sqft as per SCC's concept plans. The building floorspace is as described in the High-Level Transport Assessment undertaken by Atkins, on behalf of SCC. This comment is expanded upon by SCC's Property team in their comments.

Policy SE2: Watling Street Business Park Extension, page 190

This site was not in the Preferred Option consultation as an allocated site. SCC has seen no evidence on the likely transport impacts to be able to determine whether the site can be accommodated on the local highway network.

Policy H61: Site Allocation, Cannock High School, page 212

There is no indication as to the approximate number of dwellings for this site therefore it is difficult to consider the transport impacts. The site has potential to accommodate a large number of dwellings and therefore a Transport Assessment/Travel Plan may be required.

Ecology and Environment

Strategic Objective 7, and policies SO7.1, SO7.2, SO7.3, and supporting text are welcomed.

There is a minor typo in heading of POLICY SO7.3 which should read HABITATS SITES.

At Paragraph 6.278 – **it may be worth adding specific supporting text around hedgehog habitat connectivity** because a third of hedgehogs have been lost in the last 20 years and they are classed as 'vulnerable' in England (Mammal Society, 2020). In new development, 13 x13 cm gap should be provided at the base of all barriers between gardens so that all garden space is accessible.

Welcome wording in site allocation policies relating to tree and hedgerow retention and green infrastructure, however **an overall policy for supporting the retention of existing healthy trees and hedgerows on all sites would be preferable.** This could also indicate that where possible retained trees and hedges should be incorporated into green infrastructure, rather than in private curtilages as they can then be cared for better. An overall policy for tree and hedge protection should also refer to the need for Arboricultural Survey and tree protections measures for development in line with BS. 5837:2012: Trees in relation to design, demolition and construction.

In relation to Policy SH1 the second bullet point makes reference to the creation of a new 'Country Park' elsewhere in the Local Plan this is referred to as a 'Community Park'. A Country Park has a specific meaning in regard to the Countryside Act 1968. Whilst in essence the land will perform a function similar to a country park it is not by definition a 'Country Park'. **To correct this and for consistency with the rest of the Plan the wording in SH1 needs to be changed to 'Community Park'.**

Landscape

POLICY SO7.4: Protecting, Conserving and Enhancing Landscape Character is strongly supported including reference to Landscape and Visual Impact Assessments in the supporting text.

POLICY SO7.5: Protecting, Conserving and Enhancing the Cannock Chase National Landscape – The proposed wording should reflect the ‘Protected Landscapes’ Clause 245 of the Levelling Up and Regeneration Act 2023, and the ‘Protected Landscapes Targets and Outcomes Framework’ (31 January 2024) which strengthens duty and provides new targets in relation to Protected Landscapes. The Cannock Chase National Landscape Joint Committee are providing a separate response in this regard, which we fully support.

Archaeology/Historic Environment

Expresses support for the evidence base and policies in the Plan which provide a positive and proactive strategy for conserving and enhancing heritage assets and their setting. Supports SO1.1 and SO1.2, and references to the district’s agricultural, industrial, transport and military heritage and archaeological features. The ambition to maintain a degree of separation between settlements is welcomed. Specific policies relating to Canal restoration and landscape protection are highlighted as well as the monitoring framework.

Public Rights of Way

POLICY SO5.6: SAFEGUARDING PROPOSED RECREATIONAL FOOTPATH AND CYCLE ROUTES is to be welcomed and should be emphasised each time the District Council engage with developers or applicants. Cites high adult obesity levels in Cannock as a reason that footpaths and cycleways are so important for health. Expresses concern regarding the loss of Green Belt land due the benefits to mental and physical health as likely to receive greater footfall and benefits than a more urban setting.

Welcomes the reference to equestrian users as the District has one of the least amounts of bridleways in the country. Supports SO5.6 especially reference to former mineral railway lines, some of which could provide opportunities for a wider network of off-road active transport corridor. Provides support for more accessible routes to enable recreation for all including those with disabilities. Seek to advise developers to ensure any footpath improvements do not lose character. In general, the plan positively encourages developers to design schemes that recognise existing use due to the wider benefits that can bring. If any development is likely to affect the path network, either directly or indirectly, Section 106 contribution and/or appropriate planning conditions to improve the path network may be necessary.

Would like more information on proposed crossing over the A5 to connect Kingswood Lakeside to Grove Colliery. Would also like to engage regarding land to the rear of Longford House to determine whether this could connect to existing paths to the north.

Employment

General support for employment allocations including land in SCC ownership at Kingswood Lakeside. **Seeks removal of reference to community park in SE1 as this should only apply to Site SH1.**

Economy and Skills

Supports POLICY SO4.6: PROVISION FOR LOCAL EMPLOYMENT AND SKILLS. The County has been working with a number of organisations to produce an Employment and Skills Plan Framework. Suggests changes to the supporting text paragraphs 6.151 and 6.152 to aid interpretation of the Policy and consistency with the County wide model:

6.151. Many large companies already engage with the District Council when creating jobs within the District and actively encourage local training and employment creation. The District Council wants to work positively with employers and developers in the area to deliver a local skilled workforce during the construction phase and with future occupiers of premises. As the future occupiers are not always known at the time of submission of the planning application an employment and skills plan prior to commencement for the construction workforce and a separate employment and skills plan will be required for the pre-occupation for the operational workforce. The District Council requests that the Staffordshire Employment and Skills Plan Strategic Framework is adopted for this purpose and the template Employment & Skills Plan featured as Appendix 1 within the framework, is used.

6.152. Employment and Skills Plans provide a targeted approach to both employment & skills and engagement with local businesses. The purpose of the plan is to support the employment and training of residents, provide opportunities for schools, education providers to engage with the project and enhance learning and promote the procurement of goods and services from local suppliers. ~~opportunities to provide local people with available vacancies, through mechanisms such as Jobs Fairs, and enable the FE colleges to ensure that relevant training opportunities and apprenticeships can be promoted.~~

Public Health

Supportive of the Local Plan from a Public Health perspective and acknowledge consistent references to health and wellbeing throughout. The Plan would have benefited from a specific Policy promoting/enabling health and wellbeing, but the Plan is still sound without such a policy. Support HIA for the plan. Supportive of SO2, SO3 and objective 2-1.11 in relation to health and wellbeing and creation of community facilities.

Would have liked to have seen the Plan make reference to the 'building homes for life' standard and suggest this could be included in a future design guide. Supports provision for walking/cycling within development. Notes the plan does not restrict any unhealthy developments such as hot food takeaways.

Housing

Supportive of Strategic Objective 3 and Policies SO3.2 and SO3.3 in relation to delivery of homes suitable for older persons and people living with disability and/or life limiting conditions.

Acknowledge that the plan at paragraph 6.120 identifies Staffordshire County Council data being used to support the Housing Needs Assessment.

Sustainability & Climate Change

The inclusion of plan objectives and policy statements to address carbon emissions at source (i.e. through new and future development), as well as through improved transport options and infrastructure is clearly welcomed.

The policies themselves are worded such that better standards (e.g. Home Quality Mark/BREEAM), and therefore potential positive impact, are something to strive for. The Local Plan should be more specific and more certain about what it will require. Likewise, more certainty on what is meant by 'practically and viably' achievable for low and zero carbon proposals and how this should be evaluated. **Suggests amending the supporting text.**

More detail could be provided on renewable/sustainable heat and power generation, including photovoltaics as these form a critical role on the route to net zero. There appears to be no mention of the generation potential or decommissioning of such installations at the larger scale, although opportunities are restricted for such uses. There is no mention of carbon sinks and sequestration opportunities across the district.

Minerals and Waste

Provides detailed comments on several policies, all of which they consider to be sound but have suggested modifications.

SO7.7: AMENDMENTS TO THE GREEN BELT - Provides detail with regard to the waste facility adjacent to allocations SH1 and S2

SO8.7: SAFEGUARDING MINERAL RESERVES - General support, but amend paragraph 6.392 so that "including an area of surface coal and associated fireclays in the southern part of Cannock Chase District" is deleted and first sentence states: **"The Minerals Local Plan identifies Mineral Safeguarding Areas and these areas will be safeguarded against needless sterilisation by non-mineral development."**

SO8.8 MANAGING WASTE - Policy SO8.8 is considered consistent with the National planning policy for waste and the aims of the WLP but it would be expected that the determination of proposals for waste management facilities and the safeguarding of land used for waste management development should accord with the policies found in the WLP or any review of the WLP. **Suggests amendments to wording.**

SH1: LAND SOUTH OF LICHFIELD ROAD, CANNOCK

Amend policy to delete: "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."

And replace with: **“Housing proposals should be supported with an assessment to demonstrate that those proposals do not adversely restrict remaining operations at the Poplars Landfill site nor pose a risk of an unacceptable adverse impact on residential amenity having considered the advice of the District Council’s Environmental Health Team and the Environment Agency.”**

Flood Risk and SUDS

Expresses general support, however, they would like there to be more specific and explicit prescription for particular policies and practices with regard to flood risk mitigation and management as well as drainage provision.

- Consider restricting any positive surface water discharge from new development to pre-existing Greenfield rates.
- Emphasises benefits of ‘blue/green’ SUDS and linkages between policies SO8.4 and SO7.2
- The promotion of open ‘daylighted’ systems, is paramount
- Recommends that the statement **“All Major development should incorporate Sustainable Drainage Systems (SuDS)”, is incorporated into Policy SO8.4. - Provides additional suggested text**

9

Summary of Main Proposed Modification(s)

10

Cannock Chase Council Response

CCDC supports joint working with Staffordshire County Council as the Local Plan progresses towards Examination and considers some of the issues raised may have potential for resolution through a Statement of Common Ground. Detail provided in the representation can be used to aid implementation of proposed policies and where applicable, can help to inform Design Guidance which CCDC intends to produce to aid implementation of the plan.

Education - CCDC appreciates the detailed information provided by the Education team at SCC and want to reassure SCC that this will be used to inform the Infrastructure Delivery Plan. The Council seeks to continue to work collaboratively on issues relating to school place provision as planning applications come forward to ensure that sufficient places are available for new pupils and that the applicants are adhering to any requirements with regard to education.

CCDC acknowledges the suggested modifications to specific policies SH3, H66 and SM1 and supporting text para 6.50 and these can be considered at Examination by the Planning Inspector if necessary to make the plan sound.

Transport -

Policy S05.1 - The sentence reads - “developments which generate significant amounts of movements will be required...” - It is not considered that the wording requires amending as it is clearly not only linked to strategic site allocations.

Policy SH1 & SH2 - CCDC will continue to work with SCC and the developers to ensure that infrastructure required to deliver the sites is provided. CCDC invited comment on the draft policy and would welcome any advice with regard to phasing which could be added to the Infrastructure Delivery Plan.

Policy SH6 - Comment noted. As the site is within the ownership of SCC it is anticipated that the necessary transport evidence will be compliant and will depend on the scheme.

Policy SE1 - The Council will consider the issues raised in this and the property teams representation. The issues may need consideration through a Statement of Common Ground or through the Examination.

Policy SE2 - CCDC will engage with the developer to ensure that transport evidence has been undertaken.

Policy H61 - Comment noted. Any application would have to comply with transport policies in the plan, and the evidence required would be dependent on the final scheme.

Ecology and Environment

The typo is noted and can be corrected as a minor modification. The suggestion regarding improving habitats for hedgehogs is welcomed and could feature in the planned design guidance produced to help implement the Plan. Specific guidance on trees and hedgerows in development could also be addressed through the design guidance. Policy SH1 was intended only to refer to Community Park and any error will be corrected through a modification.

Landscape

Support noted and advice welcomed. A number of changes at the national level have occurred after the Plan had been substantively drafted or approved by a meeting of Cabinet. Policies in the Plan are intended to be used alongside national policy and legislation when assessing planning applications. If wording requires adding to become consistent with recent legislation this can be considered at Examination by the Planning Inspector if necessary to make the plan sound.

Archaeology/Historic Environment

General support welcomed.

Public Rights of Way

Detailed comments noted and will be utilised at the detailed application stage to aid implementation. There is no additional detail on points 1 and 2 raised at this stage and CCDC would be keen to work with the developer and SCC as plans for these site progress to ensure connectivity and the provision of safe access.

Employment

CCDC is happy for further discussion with SCC regarding plans for green infrastructure surrounding Kingswood Lakeside to resolve identified issues around terminology and provision.

Economy and Skills

At the time of drafting the policy the *Staffordshire Employment and Skills Plan Strategic Framework* was still in development and therefore the linkages between the policy and adopted document was the best that could be achieved at the time of drafting. If through Examination the suggested modifications are required to make the plan sound, CCDC would likely support this.

Public Health

We welcome engagement with the Public Health Team and have aimed throughout the plan making process to ensure health and wellbeing is prioritised in accordance with the HIA. Whilst the plan is at the final stage of the process, CCDC will continue to work with SCC on implementation of the plan and on future opportunities to strengthen the policy position and promote healthy lifestyles and prevent development which negatively impacts health, where this is evidenced and within the Councils control.

Housing

Support and acknowledgement of the use of SCC data to inform evidence is welcomed.

Sustainability & Climate Change

Support for addressing carbon emissions at source in the plan is welcomed. The Council will use the Design Guidance to support implementation of proposals in the plan and this can provide examples of good practice regarding sustainable design on sites.

POLICY SO8.1: LOW AND ZERO CARBON ENERGY AND HEAT PRODUCTION makes a number of references to the removal of installations and para 6.355 refers to carbon sequestration in proposals for carbon offsetting.

Minerals and Waste

CCDC notes the suggested amendments which add clarity or further description to the proposed policy and these can be considered at Examination by the Planning Inspector if necessary to make the plan sound.

Flood Risk and SUDS

The emphasis on the use of green/blue SUD's for multifunctional benefits is noted, and future Design Guidance produced by the Council to aid implementation of the Plan can add greater detail about best practice and preferred types of SUD's. Proposed amendments can be considered at Examination by the Planning Inspector if necessary to make the plan sound.

Admin
Officer Ascribed Policy

Respondent						
Home Builders Federation						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0088	B0088A	Local Plan	General Page 18 SO3.1 SO3.2 SO3.3 SO7.1 SO7.7 SO8.2 SO8.3	No	No	No
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>General Comments and Legal Compliance</p> <p>HBF would request that the Council revisits the layout and format of policies. It would be helpful if the Council could include clause/paragraph numbers within all of the vision and objective sections and in all of the policies. The numbering of each clause/paragraph within a policy and the justification text will aid referencing for those making representations on the local plan as well as for applicants and decision makers following the adoption of the plan.</p> <p>In its current format the Plan will create problems for plan users when seeking to refer to the policies and supporting text, particularly applicants and decision-takers. We note that all the policies are just written as long chunks of free text or a list of bullet points with no identifying numbering or lettering. This will make it very difficult for a developer, a planning officer, an elected member, or a member of the public to make specific reference to a particular part of the policy or text when preparing a planning application, writing a report, making a decision or making a representation on a planning application. This needs to be resolved for the plan to be effective.</p> <p>Format of Strategic Policies</p> <p>HBF are concerned about the structure of the plan. NPPF Para 21 is quoted on the clarity of strategic policies.</p> <p>It is considered unclear from the policy layout which policies the Council consider strategic and which are not. They need to be clearly identified. HBF have not made an individual objection to every policy on the basis it needs to be clear if it is strategic or not, but our comments on this matter do relate to every policy, and this issue needs addressing for every policy.</p> <p>Similarly, it is considered that there is no need for any planning policy, strategic or non-strategic, to include a list of other policies elsewhere in the Plan and require an applicant to comply with them. As the plan must be read as a whole, this adds nothing to the Plan and could be a source of confusion. As this is an error common in many policies HBF have not objected to every policy where this occurs individually but again request that this issue is addressed for every policy where this has occurred.</p> <p>Housing Objective on Page 18</p> <p>The first paragraph refers to the Government 'draft' standard method. This is not correct as the standard method is not in draft, the word draft should therefore be removed from this paragraph.</p> <p>HBF welcomes the Council's intention to contribute to meeting the wider housing needs of the Birmingham and Black Country area.</p> <p>Policy SO3.1</p> <p><i>Policy SO3.1 is not considered to be sound as it is not justified or effective or in compliance with national policy.</i></p>						

HBF support the use of the Council's use of the standard method as the way of calculating the minimum housing requirement and welcome the Council's efforts to try and make a contribution to meeting the housing needs of the GBBCHMA. They would however suggest that in light of the housing crisis and the level of housing need, a contribution of more than 500 dwellings to meet this wider need should be provided.

HBF strongly support the need for more housing for a variety of reasons. HBF would request that the Council considers the proposed housing requirement fully considers all of the issues that may result in a need for a higher housing requirement, including the need to provide a range and choice of sites, the need for flexibility, viability considerations and whether higher levels of open-market housing are required in order to secure increased delivery of affordable housing.

HBF are also aware of the challenges facing LPAs in the West Midlands and the Black Country to meet their own housing requirements. HBF welcomes the Council's explicit consideration of this issue with the Plan and agree that the current lack of clarity in relation to the level of unmet need, and what, if anything other LPAs are doing to address it provides a difficult context for this Local Plan. However, HBF also agrees in the importance of plan-making and the need for all LPAs to have an up-to-date Local Plan. That being said HBF would suggest the housing requirement of Cannock Chase needs to be higher to reflect both a higher locally generated need for the reasons listed, and to make a larger contribution to the housing needs of the wider area.

The constrained nature of the supply of sites in the wider Birmingham and Black Country area, and within Cannock Chase itself, should be considered as a separate matter from the calculation of the housing requirement.

Policy SO3.2

Policy SO3.2 is not considered to be sound as it is not justified or effective.

Whole plan viability testing is an important part of the plan-making process. As notes in the PPG (10-003-20180124) assessing the viability of the plans does not require individual testing of every site of assurance that individual sites are viable.

HBF would therefore request that additional flexibility should be included within this policy.

HBF suggest the policy wording should include the opportunity for negotiation around policy requirements for site specific reasons, as any sites whose circumstances fall outside the parameters of the typologies tested could already be unviable under the proposed Local Plan policies. The wording should be amended to allow for site specific viability considerations to be taken into account. Overage clauses may not be appropriate in all cases, particularly for single phased developments, even if they take more than two years to develop. This part of the policy seems unreasonable and should be deleted.

Policy SO3.3

Policy SO3.3 is not considered to be sound as it is not justified or effective or in compliance with national policy.

HBF does not support the introduction of the optional Nationally Described Space Standards through policies in individual Local Plans. If the Council wanted to do this, they will need robust justifiable evidence to introduce NDSS - in accordance with the NPPF. The NPPF and PPG (56-020-20150327) are referenced.

HBF also remind the Council that there is a direct relationship between unit size, cost per sqm, selling price per sqm and affordability. The Council's policy approach should recognise that customers have different budgets and aspirations. An inflexible policy approach to NDSS for all new dwellings will impact on affordability and effect customer choice.

It is considered that an inflexible policy approach imposing NDSS on all housing removes the most affordable homes and denies lower income households from being able to afford homeownership. It is considered that the Council should focus on good design and usable space to ensure that dwellings are fit for purpose rather than focusing on NDSS.

HBF considers that if the Government had expected all properties to be built to NDSS that they would have made these standards mandatory not optional.

It is considered that if the proposed requirement for NDSS is carried forward, then the Council should put forward proposals for transitional arrangements.

HBF note that the policy seeks all to require all new dwellings to M4(2) Building Regulations and require 5% of dwellings on major developments to meet part M4(3). There is a need for the policy to differentiate between part a) and part b) of M4(3) technical standards.

The requirement to meet M4(2) will be superseded by changes to residential Building Regulations. The Government response to 'Raising accessibility standards for new homes' states that the Government proposes to mandate the current M4(2) requirement in Building Regulations as a minimum for all new homes, with M4(1) applying in exceptional circumstances. This will be subject to a further consultation on the technical details and will be implemented in due course through the Building Regulations. There is therefore no need for a policy on this issue within the Local Plan.

It is questioned if there is a need for a strategic policy on this issue. There is no need to provide any strategic policies that simply list other policies elsewhere and the Plan and require an applicant to comply with them. As the plan must be read as a whole, this adds nothing to the Plan and could be a source of confusion.

Policy SO7.1

Policy SO7.1 is not considered to be sound as it is not justified or effective.

HBF suggest there is not need for this policy to include reference to policy SO7.2 below. As the plan must be read as a whole, this adds nothing to the plan and could be a source of confusion.

Policy SO7.2

Policy SO7.3 is not considered to be sound as it is not justified or effective or in compliance with national policy.

HBF request that this policy is reviewed and revised in light of the new DLUHC and DEFRA guidance to ensure it fully reflects all the new legislation, national policy and guidance.

HBF has been involved in a significant amount of work, being led by the Future Homes Hub, on BNG preparedness for some time and note the draft Planning Practice Guidance from DLUHC and the Draft DEFRA BNG Guidance has been released during your consultation period.

HBF note that there is a lot of new information for the Council to work through and consider the implications of, in order to ensure that any policy on BNG policy so that it complies with the latest policy and guidance now it has been finalised. It should be noted that the PPG is clear that there is no need for individual Local Plans to repeat national guidance.

It is the HBF's opinion that the Council should not deviate from the Government's requirement for 10% biodiversity net gain as set out in the Environment Act. The Plan should provide certainty for developers and a clear BNG policy with a fixed 10% figure, rather than the policy including the phrase "at least 10%" would help to provide this.

HBF consider it important that BNG does not prevent, delay or reduce housing delivery. Although the national policies requiring 10% BNG cannot be subject to site specific viability discussions, any policy requirements over 10% can be. Any policy seeking more than 10% BNG needs to reflect this position.

It is also important to note that for large and complex sites where the development is phased, the guidance is clear that the 10% must be delivered at the end of the development, and this may not result in 10% BNG on each phase. Additional advice on phased development has been provided in the new BNG PPG.

HBF also suggest particular care is needed in terminology to ensure the BNG policy reflects the national policy and guidance. It will be important to differentiate between the mitigation hierarchy, which seeks to avoid harm and

then mitigate it in relation to protected habitats and the BNG hierarchy which prioritises on-site BNG delivery, then off-site units and finally allows for statutory credits. National BNG policy allows for all three of these options, and therefore the Plan should also reference statutory credits.

The costs of BNG must also be considered as part of the whole plan viability assessment and should be specified as a single specific item, not combined into a generic S106 costs item.

The Whole Plan Viability Assessment should clearly set out how it considered the implications of mandatory BNG and how it was arrived at using the most up to date BNG costs information available.

HBF suggest that there is also a need for this policy and supporting text to say more about Local Nature Recovery Strategies. As the LNRS emerges it will be important for this Local Plan to be kept under review and further public consultation on the interaction between the two documents and/or changes to Local Plan policy to reflect the LNRS may be needed.

HBF would also encourage the Council to ensure the Local Plan fully considers the new BNG requirements in relation to site allocations.

HBF also notes that there seems to be significant potential for confusion around environmental hierarchy, and suggest particular care is needed to avoid any confusion between the well-established mitigation hierarchy and the new BNG hierarchy. There is need for the policy wording and/or supporting text to be clearer about the differentiation between the mitigation hierarchy and the BNG delivery hierarchy. There seems to be significant potential for confusion between the two difference hierarchies. HBF therefore suggest that the should take particular care to explain how the requirements of the two part hierarchy work in different ways and that they seek to achieve different aims.

It is considered that reference could also usefully be made within the Plan to the small sites metric. This is intended to be a less complex statutory metric that can be used to set out how 10% BNG will be secured on small sites. It can be used for on-site BNG delivery. The national mandatory 10% BNG policy will apply to small sites from April 2024.

The new DEFRA and DHLUC guidance is clear that going beyond the mandatory 10% requires evidence and there is a need to show that this will not impact viability. No such evidence exists to support a higher figure in Cannock Chase.

Policy SO7.7

Policy SO7.7 is not considered to be sound as it is not justified or effective

HBF would be supportive of additional green belt release for housing. HBF agree that the very special circumstances are needed to exist to justify such releases but HBF believe the current housing and scale of housing need in Cannock Chase and the wider area more than justify additional releases.

Policy SO8.2

Policy SO8.2 is not considered to be sound as it is not justified or effective or in compliance with national policy

Although the HBF supports the Council in seeking to minimise carbon emissions, adapt to the impacts of Climate Change and create resilient and healthy places. However, HBF does not consider that the Council setting its own standards is the appropriate method to achieve these outcomes. HBF is concerned that the Council is adding to the complexity of policy, regulations and standards that housebuilders are already expected to comply with. The key to success is standardisation and avoidance of individual Councils specifying their own policy approach, which undermines economies of scale for product manufacturers, suppliers and developers.

Policy SO8.3

Policy SO8.3 is not considered to be sound as it is not justified or effective or in compliance with national guidance

HBF notes that the Building Regulations require all new dwellings to achieve a mandatory level of water efficiency of 125l per day per person, which is a higher standard than that achieved by much of the existing housing stock. This mandatory standard represents an effective demand management measure. The Optional Technical Housing Standard is 110l per day per person.

If the Council wishes to adopt the optional standard for water efficiency of 100l per person per day, then the Council should justify doing so by applying the criteria set out in the PPG. HBF considers that a policy requirement for water efficiency in the Local Plan is not justified nor consistent with national policy in relation to need or viability and should be deleted.

It is also considered that there is need for the policy to list other policies elsewhere and the Plan and require and applicant to comply with them. As the Plan must be read as a whole, this adds nothing to the Plan and could be a source of confusion.

HBF request that a clearer link and explanation is made between the spatial strategy, housing and employment allocations and the topic specific policies later in the Plan. Such matters may need to be considered on an area-by-area basis that fully recognises the links between housing policy and employment policy. Employment allocations and opportunities within a particular area could give rise to an additional housing need that should be accommodated within that area.

Site Allocations

HBF welcomes the inclusion of a clear housing trajectory, but as detailed in their response to Policy SO3.1 request the housing requirement and therefore the annualised figure is higher.

HBF do not comment on individual sites proposed for allocation, but it is noted that the Council will need to provide site-by-site analysis to check of the deliverability of individual site allocations. HBF note that the new site allocations will be tested in due course at the Local Plan Examination. It is considered critical that the Council's assumptions on lapse rates, non-implementation allowances, lead in times and delivery rates contained within its overall Housing Land Supply, 5 Year Housing Land Supply and housing trajectory are correct and realistic. These assumptions should be supported by parties responsible for delivery of housing and sense checked by the Council.

HBF do not comment on site specific site allocations, they are of the view, for the reasons detailed elsewhere in their representation, so not repeated in this section, that there need to be more housing allocations.

The Need for Small Sites

The NPPF requires Local Plans to identify land to accommodate at least 10% of the housing requirement on sites no larger than one hectare, unless less there are strong reasons why this cannot be achieved.

It is considered that the Council should set out in the Plan's policies and evidence base to set out how the plan will deliver 10% of homes on sites less than one hectare, as required by para 69 of the NPPF. HBF would advocate that a higher percentage of small sites are allocated if possible.

HBF have been unable to find within the evidence base any analysis of how the small site requirement will be delivered within this Plan. This information needs to be provided and HBF may wish to comment on it once it has been.

HBF also note that support for small and medium builders need not be limited to only small sites of less than 1ha. The inclusion of additional non-strategic allocations would expand the range of choice in the market, and be of a scale that can come forward and making a contribution to housing numbers earlier in the plan period.

HBF do not comment of specific site allocations, they are of the view that the Local Plan needs to include more housing allocations, including enough to meet the 10% small sites requirement.

Appendix One: Monitoring Framework

HBF is pleased to see a clear monitoring framework within the Local Plan itself they would request that the Council provide more details as to how the plan will be monitored, including identifying when, why and how actions will be taken to address any issues identified.

HBF do not support the inclusion of policies within a Local Plan that merely triggers a review of the Local Plan if monitoring shows housing delivery is not occurring as expected. It is considered such a policy does nothing to address the housing crisis or undersupply of homes. There are other more effective and immediate measures that could be introduced into policy that would enable the Council to address housing under deliver, much more quickly than would be possible through the production of another plan, or plan review.

9

Summary of Main Proposed Modification(s)

10

Cannock Chase Council Response

General Comments and Legal Compliance

The Council acknowledge HBF's request, any alterations to formatting if undertaken, may be considered through minor modifications.

Format of Strategic Policies

The Council acknowledge HBF's comments with regards to distinguishing Strategic Policies. It is considered that at this stage it would not be appropriate to alter the policy numbering, however the Council will look to provide a list of the policies considered strategic and non-strategic on submission.

The Council acknowledge the comments with regards to the inclusion of a list of other policies elsewhere in the plan within individual policies. The examination process offers the appropriate forum for consideration of detailed suggestions, if the Inspector considers any necessary to make the plan sound.

Housing Objective on Page 18

The word 'draft' can be removed under a minor modification

Policy SO3.1

Options were presented in the Local Plan for higher growth scenarios and these were tested in the SA. The plan has evolved and it is not necessary to re-test previously tested options. Whilst the scores may be subject to dispute the effect of an increased housing target is the release of additional Green Belt land for development, as all other sources of sites has been exhausted. The representation suggests that this would not have a significant adverse impact but the Council asserts there is no compelling case to deliver above the standard method housing target plus the 500 dwelling contribution to the HMA. The District contains at least 60% of the land area as Green Belt and Cannock Chase National Landscape and the priority is to balance growth with protecting these designated areas from development.

The contribution towards the existing unmet needs of the GBBCHMA is based on the collective evidence set out in the Joint Growth Study which presented options including the 500 dwelling figure. The study outlined that if all authorities meet the minimum contribution recommended through the study then the shortfall could be met, although it is acknowledged the position is changing. The CCDC contribution was made based on an understanding that under the Duty To Cooperate all authorities in the HMA would exhaust options to accommodate the shortfall, including through Green Belt reviews. The revised NPPF introduced in December 2023 (which will not be the applicable version for the purpose of the Examination of the Cannock Chase Local Plan) has presented a challenging national policy context whereby authorities are not required to release Green Belt to meet development needs yet plans produced under the revised framework have not been subject to testing at Examination. As such, it is not clear what level of shortfall is adoptable (these authorities should still be identifying how their need will be met, even if not on Green Belt land), and so the position is highly speculative.

Policy SO3.2

Overage clauses are commonly used for large scale sites. The Council would not seek to require more affordable housing than the ratio's set in the policy which has been justified through consideration in the Viability Assessment. However, it is important that the right level of affordable housing is delivered where sites are being built out over a number of years.

There is already some flexibility built into the policy, applicants can submit evidence where they consider the where a variation to the housing mix is sought. Increasing flexibility in the policy could have the adverse effect of making it more difficult to secure the affordable housing and housing mix that is needed and would affect the ability to create sustainable communities.

Policy SO3.3

The justification for NDSS is provided in the supporting text for the policy (6.115) where it sets out that poor design will not be tolerated, health and wellbeing of residents will be prioritised and it supports working from home which in turn reduces commuting, helping to support net zero carbon objectives. The Local Plan has been subject to viability testing in the Viability Report 2022 and NDSS has been taken into consideration.

The Council acknowledge HBF's comments with regards to the future changes to Building Regulations with regards to M4(2). The Council consider it important to include at this stage but acknowledge that as National Policy emerges that this would be considered at the appropriate time.

The Council also acknowledge the comments surrounding the differences between M4(3)a and M4(3)b it is considered that these would be applied to the appropriate types of development at the application stage. The policy wording reflects the recommendations of the Housing Need Assessment and is therefore justified and effective.

Policy SO7.1

The Council acknowledge HBF's suggestions. The cross reference to Policy SO7.2 is designed to link the policies and aid the reader to know what is expected in terms of BNG. The examination process offers the appropriate forum for consideration of detailed suggestions, if the Inspector considers any necessary to make the plan sound.

Policy SO7.2

The authority sought to provide clarity on the approach to Biodiversity Net Gain but accept elements are also expressed in national planning policy. The key alignment is that percentage of BNG sought. The policy aims to set out expectations for development in relation to BNG and to provide this within the Local Plan rather than directing to external guidance.

It is noted that HBF have raised that there have been changes to legislation, national policy and guidance since the undertaking of the consultation period. Information in the plan was correct at the time of writing but any factual information is able to be updated through the modifications process.

Policy SO7.7

As addressed in the comments under Policy SO3.1, the support for the release of Green Belt land is welcomed, but the Council do not consider additional release for further developments is required.

Policy SO8.2

Evidence to support the approach to achieving Net Carbon Zero has derived from the Staffordshire Climate Change Adaptation and Mitigation Report (2020). The plan has been subject to viability testing which is set in Local Plan Viability Report (2022) which will be subject to a further update this year. The Council places significant emphasis in the plan on the reduction of carbon and climate change mitigation. To achieve these aims the Council are placing more responsibility on developers to show what is possible and viable to achieve on sites through a Sustainability Statement. Importantly, the policy has a tiered approach which is a flexible solution and won't prevent development coming forward on viability grounds.

Policy SO8.3

The policy was drafted with the intention to ensure the most sustainable construction and design is implemented in new developments to maximise the potential to mitigate the impact of climate change. This approach is

supported through the Staffordshire Climate Mitigation and Adaption Strategy. This is a priority for the Council and is justified through evidence.

The Council acknowledge HBF's suggestions with regards to the listed policies. The cross references were designed to aid the reader to understand the linked requirements in related policies in the plan. The examination process offers the appropriate forum for consideration of detailed suggestions, if the Inspector considers any necessary to make the plan sound.

The suggestion to provide clearer linkages between the strategy and housing and employment allocations by area is noted. The Spatial Strategy is clear in that it directs development to the most sustainable locations in the district closest to services and facilities and prioritises growth in Cannock, Hednesford and Heath Hayes. The identified strategic housing and employment allocations are all in the south east area of the District other than the brownfield mixed use redevelopment site at the former Rugeley Power Station.

Site Allocations

The Council acknowledge HBF's comments with regards to the housing requirement - addressed in a previous section of this response.

The allocated sites have been assessed through the Site Selection Methodology including the consideration of deliverability, which is considered as part of submissions through the Call for Sites and Local Plan process and have been confirmed by the appropriate parties where required.

The SHLAA produced yearly by the Council contains a significant portion of the data referenced in the representation, it should be noted that the SHLAA is considered by a panel prior to publication and that no queries were raised with regards to the data pertaining to non-implementation rates, overall annual housing need, nor five year land supply. It should also be noted that a non-implementation rate whilst applied to the five year supply calculation has not been applied to the housing need figure (with the exception of the small site contribution) for the plan as this is calculated on a yearly basis in line with updates provided through the SHLAA monitoring.

The Need for Small Sites

The Council have allocated a number of small sites (less than 1ha) as part of the housing allocations, not accounting for the additional small site contribution (taken from the SHLAA 2023 0-5year supply) and the Windfall Allowance (the Council have a historic record of small sites coming forward on windfall sites), the figures stand as follows:

A 10% accommodation for small sites on 5,808 (excluding HMA contribution) equates to 580.8dwellings (581)

A 10% accommodation for small sites on 6,308 (including HMA contribution) equates to 630.8dwellings (631)

The allocations identified in Tables A, B and C (Shown at Policy SA1) equates to 606dwellings allocated on sites of less than one hectare. The Council identifies 10% accommodation on the housing need for the District, and consider that with consideration to the small site contribution and windfall sites across the plan period, that the Council would more than likely meet the 10% requirement against the additional 500dwelling HMA contribution. The sites identified in Table B and C of Policy SA1 that contribute to the small site provision are not identified as strategic sites and as such the Council consider it is at the discretion of the landowner to the company/companies that may undertake the development.

Appendix One: Monitoring

The Council has provided an appropriate and proportionate monitoring strategy using indicators which can be monitored in the Authorities Monitoring Report. The trigger mechanism for Local Plan Review is a recognised and democratic means of addressing areas of concern. A review can be undertaken on a single issue basis so does not necessarily result in a lengthy or complex process. The Council is also mindful with regard to the recent consultations on changes to the plan making system and this should be considered at the point of updating any aspect of the plan.

Admin
Officer Ascribed Policy
S03.1, S03.2, S03.3, S07.1, S07.2, S07.7, S08.2, S08.3

Respondent						
South Staffordshire Council						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0089	B0089A	Local Plan		Yes	Yes	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p><u>Strategy</u> Support the proposed plan strategy of seeking to locate growth in the most sustainable locations focussed on the main existing urban areas and the priority afforded to using previously developed land to meet future development requirements.</p> <p><u>Housing</u> Welcome the commitment to meeting the districts housing need requirements. Noted that the Pre-Submission Plan retains a commitment to a proposed 500 dwelling contribution towards GBBCHMA housing supply shortfall. Shortfall was identified within 2018 GL Hearn Strategic growth study, it is the view of South Staffordshire that this is now dated. Pleased to be in active discussion with partner authorities including CCDC, on progressing an update to the evidence base on the levels of Housing Market Area unmet need. Findings of review will form the basis of future plan-making decision on the scale and broad location of areas to be tested to accommodate strategic growth.</p> <p><u>Gypsies, Travellers and Travelling Showpeople</u> SSC published an updated Gypsy and Traveller Accommodation Assessment in 2024 which has identified a need for 162 pitches during the plan period.</p> <p>SCC contacted CCDC and set out they had only identified a supply of 37 pitches. Set out steps they had taken to explore supply options such as Green Belt, publicly owned land and new pitches as part of proposed housing allocations.</p> <p>SCC seeking to ensure neighbouring authorities undertake the same steps so they have confidence their Duty to Cooperate partners have taken a consistent approach. SSC request that CCDC explore and evidence the following options:</p> <ul style="list-style-type: none"> - Intensifying supply on existing sites - Expanding all suitable existing sites - Exploring all public land options in the Borough for new public sites - Approaching sites proposed for general housing allocation to identify if the landowner would be willing to set aside part of the site for pitch needs <p><u>Employment</u> Support commitment to provide a supply of 74ha of employment land during the plan period. Would welcome a clearer presentation of this supply. It is not evident which of the sites within the list in para. 6.128 have the potential to contribute towards the 17ha being quoted as available in para 6.127.</p> <p>'West Midlands Strategic Rail Freight Interchange -whose need will the SFRI serve?', subject to agreement through a Statement of Common Ground. However, this could be made more explicit in new employment sites section of the document. SSC supports the inclusion of new specific site allocations in Policy SO4.2 but we are uncertain on the nature of site intensification as identified in Policy SO4.3</p>						

Would welcome an indication if this supply is to be delivered through comprehensive site redevelopment and intensification and/or the use of identifiable vacant areas of land within existing employment site boundaries. Supports *'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'*

Nature Conservation

Will continue an ongoing dialogue with CCDC and other authorities in the SAC Partnership to consider implications of any cross-boundary issues including the potential of growth and air quality on designated sites of nature conservation value. With reference to the commitment in the plan to undertake air quality meddling, welcome commitment to producing a partnership wide mitigation strategy.

It is evident that the new Cannock Chase Local Plan will lead to new development in close proximity to communities in South Staffordshire. It is therefore essential that the impact of proposals in Cannock on local amenities and the surrounding road network, including in South Staffordshire, is fully considered through the plan-making process.

9

Summary of Main Proposed Modification(s)

10

Cannock Chase Council Response

Housing

It is recognised that the joint evidence commissioned by the authorities within the HMA (Strategic Growth Study, GL Hearn and Wood) is dated 2018, but this remains the only jointly agreed evidence which has informed options to address the HMA shortfall in Local Plan preparation to date. The options presented in the study have informed the contribution to the shortfall presented in the emerging Cannock Chase Local Plan (500 dwellings) based on the 'proportionate dispersal' approach, taking into account the constrained nature of the district (approx. 60% of land area within Cannock Chase National Landscape and/or Green Belt). The study did consider options to enable the shortfall to be addressed in full, if collectively all authorities contributed.

Therefore, CCDC would contend the evidence still has validity, although it is accepted that an update is now required which both CCDC and SSDC have expressed support for through the joint HMA Development Needs Group meetings.

Gypsies, Travellers and Travelling Showpeople

The Council's evidence base identifies a limited availability of suitable Gypsy and Traveller sites across the District. The Gypsy, Traveller & Travelling Showpeople Background Paper and Gypsy, Traveller & Travelling Showpeople Accommodation Assessment both outline the methodology used to identify suitable sites across the District. Namely the background paper identified there is limited physical ability to intensify/expand existing sites, a lack of land in public ownership in addition to policy restraints regarding the Green Belt.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

Respondent						Item No. 6.352
Severn Trent - Jack Robinson						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0090	B0090	Local Plan	Not specified	Not specified	Not specified	Not specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Severn Trent do not have any comments to make on the Local Plan. They request to remain informed as the plans are further developed when they are able to offer more detailed comments and advice.</p> <p>The representation provides general guidelines and relevant policy wording on the following topics: Wastewater Strategy, Surface Water, Sustainable Drainage Systems (SuDS), Blue Green Infrastructure, Water Quality and Resources, Water Supply and Developer Enquiries</p>						
9						
Summary of Main Proposed Modification(s)						
10						
Cannock Chase Council Response						
<p>General advice and guidance is noted. It is not possible at this stage to incorporate suggestions but these will be considered upon implementation of the plan and within any Design Guidance produced to support the Plan. The Council is open to further dialogue with the water company with regard to specific infrastructure requirements which can inform the Infrastructure Delivery Plan.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Staffordshire Police						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0091	B0091A	Local Plan	Policy SO1.3 Paras 6.43 & 6.44	Yes	Not specified.	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Acknowledge inclusion of Policy SO1.3, Paras 6.43 and 6.44.</p> <p>Any footpaths and cycle routes should be carefully designed, ensuring safety is incorporated into the design: wide paths; natural surveillance; lighting if appropriate; landscaping schemes, ensuring the matured landscape will not block out the natural daylight, low lying shrubs are planted adjacent to the paths, thereby eliminating places to hide, raising the crown of trees; and allow a clear line of sight along the paths.</p> <p>Providing a safe environment whereby schemes have considered the safety of women and girls, by providing appropriate lighting schemes; clear direct routes to public transport within the built up environment; as well as providing natural surveillance.</p> <p>Parking facilities should be developed to Park Mark standards, to ensure a safe and secure environment. Lorry parks should be designed to Park Mark Freight standards, as it has been proven these facilities experience less crime.</p> <p>The development or refurbishment of venues, shopping complexes, town centres etc which provide a service to the public, will need to meet the standards of proposed Martyn's Law. Martyn's Law will ensure the security and safety provided have taken precautions for acts of terrorism.</p> <p>Architects can contact the local Designing Out Crime Officers (DOCO) within Staffordshire Police to discuss any developments throughout the planning process, and even before the preapplication stage. Local DOCO contact details are available on the Secured By Design website.</p> <p>The Local Plan is legally compliant at the moment; however, a Martyn's Law will be introduced either this year or next, which will need to be included for all buildings, events and facilities which will accommodate at least 100 people. Martyn's Law will take into consideration the safety of personnel, visitors, the security of the premises and the approach to the premises or event. Counter terror measures will need to be considered and incorporated where appropriate. Details for Martyn's law still need to be finalised.</p>						
9						
Summary of Main Proposed Modification(s)						
10						
Cannock Chase Council Response						
<p>The Council welcomes detailed advice from Staffordshire Police which can aid the implementation of policies in the plan. The Council aim to update Design Guides for areas within the District which could be used to address some of the requirements outlined by Staffordshire Police in respect of safety measures incorporated into design. In respect to Martyn's Law, this would predominately fall under Building Control Regulations and management of the premises. The Council will continue to engage with Staffordshire Police during the planning process, including pre-application advice.</p>						
11						
Proposed Minor Modification(s)						

Admin
Officer Ascribed Policy

Respondent						
Rugeley Power Ltd - Mark Dauncey (Stantec)						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0092	B0092A	Cannock Chase Local Plan 2018-2040	General Comments on plan period	Not Specified	No	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Paragraph 22 of the National Planning Policy Framework (NPPF), December 2023, provides that strategic policies should look ahead over a minimum 15-year period from adoption. The Local Development Scheme for Cannock Chase, December 2023, anticipates adoption Summer 2025. It is encouraging that the Council intend on submitting the Draft Plan for examination in Summer 2024, but the overall timeline may not be realistic. There is likely to be an election this year (2024) and further reforms to the planning systems seem a reasonably likely prospect in the immediate future. Changes being even more likely should there be a change in government. Equally, there is no allowance for any revisions to the Draft Plan that may be sought by the Inspector following examination.</p>						
9						
Summary of Main Proposed Modification(s)						
<p>We therefore consider the evidence base and Plan period should be extended until at least 2042 to reflect potential delays to the adoption of a new Local Plan</p>						
10						
Cannock Chase Council Response						
<p>The Council is working to a 15 year plan period in line with the adopted Local Development Scheme. No extensions to the plan period are required. The Local Plan is based on evidence and there is no evidence to suggest that the Council Elections or reforms to the Planning system will impact on the Local Plan timetable, as the Plan is well advanced and is being taken forward to an Examination under the provisions of the existing Planning legislation and not under proposed future reforms to the planning system.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Rugeley Power Ltd - Mark Dauncey (Stantec)						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0092	B0092B	Cannock Chase Local Plan 2018-2040	Policy SO3.1 Provision For New Homes	Not Specified	No	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Policy SO3.1 provides an overarching strategy for the delivery of housing over the plan period (2018-2040). A minimum of 5,808 dwellings are to be distributed in accordance with the spatial strategy and site allocations within the Draft Plan. The Draft Plan states this figure has been calculated using the standard methodology for calculating housing which is consistent with paragraph 61 of the NPPF and the PPG which advises that the standard method should form the starting point for establishing the housing requirement for an area.</p> <p>In addition, 500 dwellings are proposed to meet the unmet need of the GBBCHMA, specifically the Black Country's unmet need of 28,239 dwellings, which brings the total minimum number of dwellings to be delivered up to 6,308. The most recent addendum to the Greater Birmingham and Black Country Housing Market Area Housing Need and Housing Land Supply Position Statement, published April 2023, provides that the Black Country shortfall was calculated using data which extended to April 2021. Therefore, it does not take into account the 35% uplift for Birmingham required under the new standard method.</p> <p>It is acknowledged that following Dudley Metropolitan Borough Council's withdrawal from the Black Country Plan in October 2022 and subsequent cessation of work on that plan there may be as yet unknown impact on housing need. It appears likely that this will result in a reduced collective contribution from the previously involved authorities to the unmet housing need in the Black Country. However, this does not diminish the requirement under paragraph 11b) of the NPPF that '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'.</p> <p>We note the Duty to Co-operate Statement of Compliance (December 2023) provides that the figure of 500 dwellings was arrived at by virtue of the policy constraints in CCDC. It should also be noted that this figure was a matter of uncommon ground between the authorities in the GBBCHMA with a number of authorities contending that CCDC could accommodate a greater proportion of the unmet housing need from the Black Country. Discussions between the GBBCHMA authorities on the release of Green Belt showed a divergence in approach between them. Dudley Metropolitan Borough Council has clarified it does not intend on releasing land from the Green Belt to meet housing or employment needs and other authorities are reviewing their position following the updated NPPF in December 2023. We submit that given the relationship between CCDC and the Greater Birmingham housing market area further justification is required why a higher proportion of the unmet need from the Black Country cannot be met by CCDC. Consideration should be given to densification of development on previously developed land particularly where those sites are located outside of the Green Belt.</p> <p>In light of the Government's ongoing consultation on strengthening planning policy for brownfield development, due to close on the 26th of March, the Draft Plan should make further provision for development on previously developed land. While the proposed change to the wording of paragraph 129c) of the NPPF may not be adopted in the form currently consulted on it is illustrative of wider changes in national policy which place a strong emphasis on maximising the density of development delivered on previously developed land Policy SO3.1 goes on to state that development will achieve an average site density of 50dph in Cannock, Rugeley and Hednesford town centres and 35dph in the suburban areas. No comment is offered on whether these densities are appropriate for those</p>						

locations, but it is considered that the policy would benefit from taking a supportive stance in relation to the delivery of higher densities where it can be shown to be appropriate and justified by suitable evidence. We firmly believe that opportunities for higher densities on sustainable previously developed sites should be taken and this is undoubtedly the direction of travel of government policy.

We welcome the recognition within Policy SO3.1 of the role the redevelopment of Rugeley Power Station will play in meeting housing needs on previously developed land. The Government’s ongoing consultation states local planning authorities should give significant weight to the benefits of delivering as many homes as possible, especially where this involves land which is previously developed land. It goes on to state that local planning authorities should take a flexible approach in applying planning policies or guidance relating to the internal layout of development to ensure that densities are maximised. In relation to the OPP, the areas of the Site within the CCDC boundary are predominantly areas of higher density (75dph) but the developable area is limited by a cap on land use which limits the built footprint to 30% of the area identified for residential development.

Policy SO3.1 should provide express support for maximising not only the density of development within the developable area of a site but also ensuring that the developable area of sites is maximized and build on the approach currently set out at paragraphs 123, 124 and 129 of the NPPF. This could enable a higher level of housing delivery on the Rugeley Power Station Site.

9

Summary of Main Proposed Modification(s)

Increase the contribution to meeting the identified shortfall in housing provision in the Black Country. Positively acknowledge and support the potential to deliver higher densities on sites where it can be shown this appropriate. Given that the new Local Plan is unlikely to be adopted until 2026 the plan period should be extended to 2042 to ensure it covers the necessary 15-year period.

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Cannock Chase Council Response

Policy SO3.1 sets out that priority has been given to the re-use of previously developed land, including the former Power Station site in Rugeley. The Council regularly monitors brownfield sites and their availability through both the Brownfield Register and Strategic Housing Availability Assessment. Whilst the Council still has a supply of available and suitable brownfield sites for housing it is recognised that the number of dwellings required in the District during the plan period cannot be met solely from a decreasing number of available brownfield sites and that planned urban expansions in sustainable locations through the Local Plan process are better than speculative development. The site densities are based on monitoring of densities on existing sites through the Strategic Housing Land Availability Assessment and advice set out in the Design Guide SPD to ensure that development densities across the District are appropriate to the landscape and character of the area in which they are sited.

The Outline Planning Application and design guidance for the Power Station site have been agreed with the applicant through the Planning Application process, which has included extensive public consultation and consideration of relevant matters. Any change in density could impact on the character of the area, the amount of public open space provision and wider design of the overall site that has already been agreed, which would need to be justified and consulted on prior to any changes being agreed.

The Council is working to a 15 year plan period in line with the adopted Local Development Scheme. No extensions to the plan period are planned. The Local Plan is based on evidence and there is no evidence to suggest that the Council Elections or reforms to the Planning system will impact on the Local Plan timetable, as the Plan is well advanced and is being taken forward to an Examination under the provisions of the existing Planning legislation and not under proposed future reforms to the planning system.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

Respondent						
Rugeley Power Ltd - Mark Dauncey (Stantec)						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0092	B0092C	Cannock Chase Local Plan 2018-2040	Policy SO3.3: Delivering High Quality Housing	Not Specified	No	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Policy SO3.3 provides guidance in relation to the design of new development and requires development to meet the Nationally Described Space Standards and encourages consideration of a range of housing options which may be suitable for those with health problems and disabilities.</p> <p>Policy SO3.3 requires all new build housing to meet 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. With 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.</p> <p>Policy SO3.3 requires all new build housing to meet 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. With 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.</p> <p>While RPL welcome the substance of Policy SO3.3 insofar as the needs of all future occupiers should be recognised and supported through the delivery of appropriate housing options. We are concerned that the viability of these measures has not been tested.</p> <p>Policy SO3.3 relies on the Cannock Chase District Council Housing Needs Assessment, January 2024. Cannock Chase District Strategic Housing Land Availability Assessment 2023 provides that the District can currently demonstrate a housing land supply of 4.02 years, which would likely fall as a result of the cost and density implications of the proposed policy. This falls short of the five-year supply required until a new Local Plan is adopted, triggering the provisions of paragraph 226 of the NPPF which reduce the requirement to a four year supply where a Local Plan has been adopted within five years. However, even if a new Local Plan were adopted the current housing land supply would be marginal. For SO3.3 to be considered sound it must be supported by proportionate evidence. In the context of a marginal housing land supply figure and no consideration of the impact on viability or density it is considered that the evidence to justify the policy is insufficient and therefore the policy cannot be considered sound. Further, the consequence of the policy as currently written would be that the housing land supply position would worsen given the likely impact on density and viability. Until either a proportionate justification of the potential impact on housing densities or the suggested change to its wording is adopted Policy SO3.3 is considered unsound.</p>						
9						
Summary of Main Proposed Modification(s)						
<p>For SO3.3 to be considered sound it must be supported by proportionate evidence. In the context of a marginal housing land supply figure and no consideration of the impact on viability or density it is considered that the evidence to justify the policy is insufficient and therefore the policy cannot be considered sound. Further, the consequence of the policy as currently written would be that the housing land supply position would worsen given the likely impact on density and viability. Until either a proportionate justification of the potential impact on housing densities or the suggested change to its wording is adopted Policy SO3.3 is considered unsound.</p>						

10

Cannock Chase Council Response

Policy SO3.3 requires all new build housing to meet 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. As the policy states that at least 5% of housing on major development sites must be wheelchair user dwellings equivalent to M4(3) of the Building Regulations it does not prevent a developer providing 10% of affordable housing delivered for wheelchair users where viable and no change is suggested to the policy.

Policy SO3.3 recognises the needs of a range of future occupiers and supports provision of appropriate housing options. Each one will be assessed on a case by case basis through the planning application process taking into account the factors listed in the Policy.

The District housing land supply of 4.02 years is considered robust as it is based on a regular annual update of housing sites within the Strategic Housing Land Availability Assessment based upon contact with all major sites and a regular review of minor sites in the document through a combination of reviewing Planning Application records, monthly update of Building Control records, contact with developers and site visits. The site densities are based on monitoring of densities on existing sites through the Strategic Housing Land Availability Assessment and advice set out in the Design Guide SPD to ensure that development densities across the District are appropriate to the landscape and character of the area in which they are sited. Regular monitoring of the development densities in Cannock Chase District over a period of time should ensure that the densities proposed are achievable going forward.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

Respondent						
Rugeley Power Ltd - Mark Dauncey (Stantec)						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0092	B0092D	Cannock Chase Local Plan 2018-2040	Policy SO4.2: Provision for New Employment Sites	Not Specified	No	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Policy SO4.2 provides that CCDC will provide for up to 74 hectares of employment land to meet the future needs of the District. 22.81 hectares are identified by the policy as allocations with the remaining need to be met by windfall sites appropriate for the type of employment use identified. Guidance is offered in relation to the characteristics that are looked for in relation to different types of uses and how they should be distributed in accordance with the spatial strategy. We note that Policy SO4.2 in the Draft Plan states that the need for employment land has increased when compared to that identified by the policy in the Preferred Options (Regulation 18) Consultation. The uplift is from up to 50 hectares to up to 74 hectares. The uplift is justified in relation to updates to the evidence base, specifically the Economic Development Needs Assessment Update, January 2024, (the 'EDNA Update'). The EDNA Update considered eight scenarios which assess changes in the local labour market and wider market considerations, which included the long-term effects of Covid 19 and BREXIT along with changes in employment demand more broadly. Of these eight scenarios only one identified a need for 74 hectares of employment land, and this represented the highest level of need of any of the scenarios considered. The EDNA update concluded that the employment need for the District ranged between 43 hectares and 74 hectares with the exact level of need being correlated to the labour supply. The EDNA Update cautions against misalignment between housing targets and employment land targets as the former will directly impact the labour supply and will have an effect on the need for employment land. Specifically, the EDNA Update notes that 'The SM2+ 500 dwelling Scenario 4 sits towards the lower end of this range. If the Council were to pursue this housing target in its Plan, then the level of employment land that would equate to Scenario 4 would be 46 ha net, 68 ha gross.' For clarity, Scenario 4 is defined as the 'Current SM figure, plus 500 dwellings for unmet Black Country needs (287 dpa, or 6,308 dwellings over 22 years)'.</p> <p>This functionally represents the approach to housing need adopted by the CCDC in Policy SO3.1 of the Draft Plan. This represents an apparent discrepancy between what can be justified by the evidence base relied on and the Policies proposed for adoption. We suggest that CCDC review the recommendations of the EDNA Update and undertake the detailed modelling recommended to justify the employment land target proposed under SO4.2. Should this not be reviewed it is difficult to see how SO4.2 can be considered justified, effective, or consistent with national policy. In its current form the Policy is cannot be considered sound. The sites allocated for employment include the Site (SM1) for 3.5 hectares of employment land. Specific comments on the allocation will are made in relation to the site-specific policy SM1.</p>						
9						
Summary of Main Proposed Modification(s)						
We suggest that CCDC review the recommendations of the EDNA Update and undertake the detailed modelling recommended to justify the employment land target proposed under SO4.2						
10						
Cannock Chase Council Response						
The Council note the comments with regards to the employment land supply and the update to the EDNA.						

Paragraph 4.106 of the EDNA Update 2024 identifies that based on the considerations within the assessment that ***Cannock Chase District’s employment land OAN comprises a range of between 43ha to 74ha net between 2018-2040 (including flexibility). The 43ha net figure is equivalent to the Scenario 3) Current SM + flexibility. The 74ha figure relates to the upper end of the scenarios (specifically Scenario 8 Long Term past take up, including flexibility, but net of churn). All scenarios sit within this range.***

Paragraph 4.107 goes on to state that ***This range makes no allowance for the replacement of losses. Council officers will need to take a decision regarding the extent to which additional provision should be planned for, over and above the net need. The range rises further - to between 65ha (Scenario 3) and 94ha (Scenario 8) - if a suitable adjustment for losses is factored into the model.***

Paragraph 4.116 concludes that ***on this basis, the employment land range identified for Cannock Chase District is: 43-74ha between 2018 and 2040 (65-94ha gross)***

As shown above and within the EDNA 2024 update the Council’s identification of a need to provide 74ha (gross) of employment land across the plan period to 2040 sits at the upper range of the net requirement and within the range if losses are replaced at an appropriate rate. The Council has identified the forecasting models for employment growth in the EDNA (econometric modelling) supports a higher employment target and that employment need based solely on the unmet Housing Need Identified in the Local Plan (Standard Methodology +500 units (Scenario 4)) of 68.19ha is below the Experian baseline figure of 74.09ha (Scenario 1 (Table 4.19 of the EDNA), further to this whilst it is noted that a higher figure beyond the identified 74ha is considered appropriate by the representee that the major issue is the extent of Green Belt release required to meet employment need and that any additional allocations beyond those identified in the Plan would result in additional Green Belt release as shown within the Local Plan that the presumption has been placed on the identification of brownfield sites first and the further intensification of Existing Employment Areas.

It is acknowledged that concerns with regards to the Employment Topic Paper and the figures identified within it have been raised. An update to the Employment Topic Paper will be undertaken prior to submission to check the employment land calculations. Following on from this, the examination process offers the appropriate forum for consideration of detailed suggestions, if the Inspector considers any necessary to make the plan sound.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

Respondent						
Rugeley Power Ltd - Mark Dauncey (Stantec)						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0092	B0092E	Cannock Chase Local Plan 2018-2040	Policy SO5.1: Accessible Development	Not Specified	No	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Policy SO5.1 provides how the CCDC will seek to secure sustainable development by requiring all development to set out how and when the development will contribute towards the creation of infrastructure or implementation of measures that facilitate accessible development and sustainable transport options. Under the Policy a number of objectives and requirements are set out along with thresholds at which different levels of evidence to justify development will be sought.</p> <p>The overall goal of the policy, and the plan objective it supports, are commended and supported. In particular the policy's recognition of the value and benefits associated with delivering walking and cycling routes in conjunction with green and blue infrastructure. Access routes integrated with green and blue infrastructure are more likely to be used therefore the public benefits associated with both are maximised. However, the policy could provide guidance on whether additional weight could be afforded to developments that deliver more than the 'minimum' and provide significant public benefits through the investment in all forms of infrastructure. The approach suggested is considered to be a reasonable alternative and one consistent with national policy, specifically section 8 of the NPPF, and its adoption would assist in ensuring the policy is considered sound.</p>						
9						
Summary of Main Proposed Modification(s)						
<p>The policy could provide guidance on whether additional weight could be afforded to developments that deliver more than the 'minimum' and provide significant public benefits through the investment in all forms of infrastructure. The approach suggested is considered to be a reasonable alternative and one consistent with national policy, specifically section 8 of the NPPF, and its adoption would assist in ensuring the policy is considered sound.</p>						
10						
Cannock Chase Council Response						
<p>In terms of the weight applied all developments will be considered on a case by case basis in relation to their location and access/proposed access to sustainable transport modes and other types of infrastructure. Whilst all developments will be expected to address minimum requirements for related infrastructure in order to seek approval the policy is supportive of a range of appropriate development proposals that the developer can seek to include in their development where practical and viable.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Rugeley Power Ltd - Mark Dauncey (Stantec)						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0092	B0092F	Cannock Chase Local Plan 2018-2040	Policy SO7.1: Protecting, Conserving, and Enhancing Biodiversity and Geodiversity	Not Specified	No	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Policy SO7.1 details the importance of protecting, conserving, and enhancing the natural environment. Development is required, under the policy, to demonstrate that it has identified ecologically sensitive or important sites and taken appropriate account for any potential impact on them, where possible and appropriate enhancements are to be secured. This includes biodiversity net gain (BNG), but this is subject to Policy SO7.2 which we provide separate comments on. We support the policy's vision but are concerned that it is focused on preventing adverse impacts.</p> <p>The policy provides that: <i>'Development proposals whose primary objective is to conserve or enhance biodiversity will be supported. 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.'</i> No comments are provided on the weight or support to be afforded to development proposals that include the enhancement of the natural environment as secondary objectives in the context of the wider delivery of development to meet the District's objectively assessed needs.</p> <p>For policies to be considered justified and effective they must look at alternative strategies and how strategic matters can be addressed during the plan period. Clarifying that development that includes, whether as a primary or secondary objective, meaningful improvements to the natural environment will be supported and additional weight afforded to the public benefits associated with the delivery of ecological enhancement.</p>						
9						
Summary of Main Proposed Modification(s)						
<p>For policies to be considered justified and effective they must look at alternative strategies and how strategic matters can be addressed during the plan period. Clarifying that development that includes, whether as a primary or secondary objective, meaningful improvements to the natural environment will be supported and additional weight afforded to the public benefits associated with the delivery of ecological enhancement.</p>						
10						
Cannock Chase Council Response						
<p>The Council has a legal duty to ensure that any development proposals with the potential to have a significant effect on protected habitats are appropriately assessed as set out in policy SO7.1. The policy is clear that development proposals whose primary objective is to conserve or enhance biodiversity will be supported. The policy references Policy SO7.2 on BNG because the policies should be read together and not in isolation.</p>						

Policy SO7.1 refers to a variety of opportunities that may be appropriate to meet the duty of improving biodiversity as appropriate. The Council has a Nature Recovery Network Mapping document in the evidence base that shows potential habitat creation corridors and further work is being undertaken on a County wide Nature Recovery Strategy.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

Respondent						
Rugeley Power Ltd - Mark Dauncey (Stantec)						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0092	B0092G	Cannock Chase Local Plan 2018-2040	Policy SO7.2: Biodiversity Net Gain	Not Specified	No	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Policy SO7.2 requires the delivery of mandatory BNG pursuant to the Environment Act 2021. All qualifying development is to provide a minimum 10% measurable BNG to be delivered as a consequence of the development. It goes on to state that the 10% net gain must be evidenced through a Biodiversity Gain Plan and the evidence provided of pre and post-development biodiversity values. Development proposals which do not deliver or cannot evidence a net gain of at least 10% will be refused.</p> <p>To ensure that net gain targets can be met across the District the Council should identify specific sites for the delivery of off-site BNG. This not only acts as a safeguard that ensures BNG targets are achieved but creates the opportunity for a more cohesive and efficient approach to the delivery of new habitats to be adopted. Not all sites have the capacity to achieve a net gain of 10% and limiting development to sites that are capable of doing so is likely to limit the delivery of small sites and have a negative impact on the ability of the District to meet its objective assessed needs.</p> <p>Overall, we support the vision of the Policy but are concerned that it is framed in terms of preventing inappropriate development rather than supporting sustainable development. This is clearest where it states that development that does not achieve the required net gain threshold will be refused. No comment or support is afforded to development that exceeds the net gain threshold and therefore an opportunity to encourage further net gains has not been realised. The policy would be better justified, and therefore more likely to be considered sound, where alternative approaches have been considered.</p>						
9						
Summary of Main Proposed Modification(s)						
<p>We therefore suggest the following revised wording to the relevant section of the policy. <i>‘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. Additional weight will be afforded to development proposals that demonstrate that the post-development biodiversity value will exceed the pre development value of the onsite habitat by more than 10%, the additional weight to be afforded to the proposals will be proportionate to level of net gain above 10% that can be demonstrated.’</i></p>						
10						
Cannock Chase Council Response						
<p>It is not possible to amend the policy to say that <i>“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”</i> because developers must have the alternative option of providing off site BNG, where they can provide appropriate evidence that the on site contribution cannot be met.</p> <p>The Council will prioritise on site mitigation, but where this is not possible there will be a wide range of potential providers for off site mitigation as this is an open market scheme, including an opportunity for investment in Council owned sites with the potential for improvement. The delivery of sites on Council owned land will be a consideration for the Council Property Services and Open Spaces teams.</p>						

The policy does not prevent developers exceeding the 10% legal minimum threshold where possible and Cannock Wood Neighbourhood Plan already requires a 20% minimum BNG within the Parish.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

Rugeley Power Ltd - Mark Dauncey (Stantec)

1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0092	B0092H	Cannock Chase Local Plan 2018-2040	Policy SO8.1: Low and Zero Carbon Energy and Heat Production	Not Specified	No	Not Specified

8

Summary of Main Issue(s) Raised Within the Representation

Policy SO8.1 supports development proposals for low and zero carbon (LZC) energy generation where it can be shown that the impact of the development, individually and cumulatively, can be appropriately mitigated. We support the inclusion and vision of the policy and recognise the value of LZC energy generation to the transition towards sustainable energy. However, we note the policy does not extend to the infrastructure required for the effective function of many forms of LZC energy production, in particular battery energy storage systems (BESS). It is considered that the Rugeley Power Station site represents an ideal location for essential infrastructure such as a BESS given the position of a 400kv substation on the Site. In order to ensure the LZC can be delivered flexibly we suggest the policy is expanded to include development proposals for infrastructure that supports the delivery LZC generation.

Policy SO8.1 provides support for the installation of LZC energy generation into existing development, subject to demonstrating the impact is acceptable. We support the broad approach adopted by this limb of the policy, particularly the objective to 'allow for adaptability to new LZC technologies that may emerge'. However, we consider it could be strengthened. The transition to LZC energy generation would be better supported if the policy afforded weight to proposals that integrate LZC generation, without making it a requirement to do so. This would create an incentive for development to support the transition to LZC energy but would ensure that sufficient flexibility is retained to balance other material planning considerations such as viability and visual impact.

9

Summary of Main Proposed Modification(s)

We support the inclusion and vision of the policy and recognise the value of LZC energy generation to the transition towards sustainable energy. However, we note the policy does not extend to the infrastructure required for the effective function of many forms of LZC energy production, in particular battery energy storage systems (BESS). It is considered that the Rugeley Power Station site represents an ideal location for essential infrastructure such as a BESS given the position of a 400kv substation on the Site. In order to ensure the LZC can be delivered flexibly we suggest the policy is expanded to include development proposals for infrastructure that supports the delivery LZC generation.

Policy SO8.1 provides support for the installation of LZC energy generation into existing development, subject to demonstrating the impact is acceptable. We support the broad approach adopted by this limb of the policy, particularly the objective to 'allow for adaptability to new LZC technologies that may emerge'. However, we consider it could be strengthened. The transition to LZC energy generation would be better supported if the policy afforded weight to proposals that integrate LZC generation, without making it a requirement to do so. This would create an incentive for development to support the transition to LZC energy but would ensure that sufficient flexibility is retained to balance other material planning considerations such as viability and visual impact.

10

Cannock Chase Council Response

Policy SO8.1 supports development proposals for low and zero carbon energy and heat production installations including listing some examples such as wind and solar power. It does not exclude battery power as part of an installation or list all available examples of power generation available. The policy is considered necessary to encourage a move towards more sustainable forms of energy generation within Cannock Chase District.

The suitability of battery energy storage systems at individual locations will be decided on a case by case basis taking into account relevant planning polices including energy generation, design and identified need for the installation.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

Respondent						
Rugeley Power Ltd - Mark Dauncey (Stantec)						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0092	B0092I	Cannock Chase Local Plan 2018-2040	Strategic Site Specific Policy and at The Former Rugeley Power Station Site Reference: SM1	Not Specified	No	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Draft Policy SM1 reflects the development approved under the OPP and provides that the Site is allocated for: • Up to 1,000 dwellings to be located within the District. • Up to 5 hectares of employment land. • Infrastructure requirements including education provision and local community facilities. Firstly, it is important to stress that the 5 hectares of employment use covered by the OPP is across Lichfield District and Cannock Chase District. It is not envisaged that this amount of employment will be delivered in Cannock District. On this basis draft Policy SM1 needs to be amended to reflect the OPP and the figure stated at Table F of the consultation document (i.e. 3.5 hectares).</p> <p>The areas of the Site within CCDC identified for residential development total approximately 24.6 hectares split between 18.8 hectares at 75dph and 5.8 hectares at 50dph. This equates to a capacity of 1,700 houses (1,410 and 290 respectively) at currently permitted densities. Realising this increased capacity should be left open by removing the limiting words 'up to' in relation to the 1,000 dwellings currently proposed within CCDC. This is consistent with the approach to increasing densities on previously developed land noted in relation to Policy SO3.1.</p> <p>RPL are promoting part of the Site as a battery energy storage system (BESS). This will provide essential infrastructure that will help facilitate the transition to a renewable and low carbon future. It is therefore suggested that the allocation makes allowance for a BESS, taking advantage of the existing 400kv substation and solar panels approved by the OPP. It is considered that this use (the BESS) is compatible with other land uses permitted by the OPP and would support Objective 8 of Draft Plan and be consistent with the comments made in relation to Policy SO8.1.</p> <p>Notably the draft policy goes on to take the details approved under the OPP as the starting point for the allocation but affords a level of flexibility appropriate to the scale of the development. For instance, the allocation requires a minimum of two primary access points but does not set a maximum; this enables the development to respond to changes in need and reflect local circumstances, as shown by the approval of a third primary access for the Site. This is a question of ensuring that where the allocation references the OPP or associated approved documents it includes wording that clarifies that subsequently approved documents should supersede previously approved documents. For instance, where the section 106 agreement is referenced it should include the words, 'as varied'.</p> <p>While they note the value of the Rugeley Power Station Development Brief SPD it was adopted in February 2018 and is out of date in many respects. It references the first (2012) iteration of the NPPF and a number of other supersede national and local guidance documents. RPL therefore question the weight it can be afforded when more recent documents are available and suggest that further justification be provided as to the level of weight the SPD should be afforded and on which matters it should be considered in relation to.</p>						

RPL support the overall approach adopted by Policy SM1 but suggest the identified changes are adopted to ensure that there is sufficient scope for development to come forward under the allocation that responds to the changing needs of the District over the plan period, and to respond to the potential for amendments to the OPP to be made and sufficient flexibility for the approval of reserved matters. They also consider that there is the potential to include a battery energy storage system on site and the policy should be amended to include this essential energy infrastructure

9

Summary of Main Proposed Modification(s)

It is important to stress that the 5 hectares of employment use covered by the OPP is across Lichfield District and Cannock Chase District. It is not envisaged that this amount of employment will be delivered in Cannock District. On this basis draft Policy SM1 needs to be amended to reflect the OPP and the figure stated at Table F of the consultation document (i.e. 3.5 hectares).

It is suggested that the allocation makes allowance for a BESS, taking advantage of the existing 400kv substation and solar panels approved by the OPP.

They support the overall approach adopted by Policy SM1 but suggest the identified changes are adopted to ensure that there is sufficient scope for development to come forward under the allocation that responds to the changing needs of the District over the plan period, and to respond to the potential for amendments to the OPP to be made and sufficient flexibility for the approval of reserved matters. We also consider that there is the potential to include a battery energy storage system on site and the policy should be amended to include this essential energy infrastructure.

10

Cannock Chase Council Response

Draft Policy SM1 needs to be amended to reflect the Outline Planning Permission and the figure stated at Table F of the consultation document (i.e. 3.5 hectares instead of 5 hectares).

The allocation in the policy is based on the approved Outline Planning Permission for the site, which does not include a battery energy storage system, any proposed changes by the applicant to the approved plans would need to be subject to a revised or new Planning Application for the site.

The Local Plan contains policies including Policy SO8.1 that can be used to determine the appropriateness of battery energy storage system proposals on a site.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

Respondent						
Rugeley Power Ltd - Mark Dauncey (Stantec)						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0092	B0092J	Sustainability Appraisal of the Cannock Chase Local Plan 2018-2040	SA1. Protect and Enhance Biodiversity, Fauna and Flora and Geodiversity.	Not Specified	Not Specified	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>An uncertain minor negative effect is identified as a result of increased recreational pressure on the Cannock Chase Special Area of Conservation ('SAC'). We consider this to take insufficient account of the OPP and the mitigation approved as part of this. The OPP proposes a 20% biodiversity net gain and creation of a riverside park. This exceeds the requirements of local and national guidance and in the context of reserved matters having been approved for the riverside park these benefits are not uncertain. We suggest that while there may be an increase in recreational pressure a minor positive effect will be achieved overall.</p>						
9						
Summary of Main Proposed Modification(s)						
<p>We suggest that while there may be an increase in recreational pressure a minor positive effect will be achieved overall.</p>						
10						
Cannock Chase Council Response						
<p>All new development within Cannock Chase that meets the relevant criteria and is likely to result in additional visits to Cannock Chase for recreational purposes, for example new dwellings and overnight tourist accommodation, must contribute to the Cannock Chase SAC mitigation scheme to ensure no adverse impacts on the protected habitats.</p> <p>It is recognised that the former Power Station site has a bespoke mitigation scheme in place agreed as part of the Planning Application process to mitigate against any adverse impacts on Cannock Chase SAC.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Rugeley Power Ltd - Mark Dauncey (Stantec)						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0092	B0092K	Sustainability Appraisal of the Cannock Chase Local Plan 2018-2040	SA2. Minimise Pollution and Protect and Enhance Air, Water, and Soils.	Not Specified	Not Specified	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
A minor positive/uncertain minor negative effect is identified as a result of uncertainty over whether adverse impacts on residential amenity can be mitigated. Though there is recognition of the benefits that arise from remediation and redeveloping a very large brownfield site. The OPP requires and provides clear mechanisms (CEMPs etc.) for the control of potential impacts during all phases of development.						
9						
Summary of Main Proposed Modification(s)						
The assessment under SA2 should be revised to reflect the significant positive effect the development of the Site will have on the SA objective this would be consistent with the assessment carried out in relation to SA3.						
10						
Cannock Chase Council Response						
All new development within Cannock Chase that meets the relevant criteria and is likely to result in additional visits to Cannock Chase for recreational purposes, for example new dwellings and overnight tourist accommodation, must contribute to the Cannock Chase SAC mitigation scheme to ensure no adverse impacts on the protected habitats.						
It is recognised that the former Power Station site has a bespoke mitigation scheme in place agreed as part of the Planning Application process to mitigate against any adverse impacts on Cannock Chase SAC which will help manage any minor risks identified.						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Rugeley Power Ltd - Mark Dauncey (Stantec)						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0092	B0092L	Sustainability Appraisal of the Cannock Chase Local Plan 2018-2040	SA7. Make Sustainable Use of Resources and Minimise Waste Generation.	Not Specified	Not Specified	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
A minor uncertain positive effect is identified. The positive effect arising from the change in land use and the uncertainty from whether opportunities are taken to minimize waste during construction. This affords insufficient weight to the benefits of redeveloping a brownfield site of this size and does not account for the requirements of the OPP in relation to design and construction which ensure that waste is minimised and the resulting developed achieves a high standard of energy efficiency.						
9						
Summary of Main Proposed Modification(s)						
The assessment should be revised to reflect the significant positive effects of the development.						
10						
Cannock Chase Council Response						
The SA reflects the minor uncertainty and the comments by the respondent to help contain this risk as part of the Outline Planning permission are noted.						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Rugeley Power Ltd - Mark Dauncey (Stantec)						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0092	B0092M	Sustainability Appraisal of the Cannock Chase Local Plan 2018-2040	SA8. Encourage and Facilitate the Use of Sustainable Modes of Transport.	Not Specified	Not Specified	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
A minor positive effect is identified due to the sustainable location of the Site, its proximity to the existing railway station, and the potential for improvements to the pedestrian and cycle network. While we support this positive assessment of the Site it does not account for the OPP which secures significant improvements to sustainable transport options, in particular a new pedestrian and cycle route (the Railway) across the entire Site (CCDC and LDC) and new bus connections.						
9						
Summary of Main Proposed Modification(s)						
The assessment should be revised to reflect the significant positive effects of the development.						
10						
Cannock Chase Council Response						
The SA already recognises the positive effect of sustainable transport links to the site and no change is required to the report.						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Rugeley Power Ltd - Mark Dauncey (Stantec)						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0092	B0092N	Sustainability Appraisal of the Cannock Chase Local Plan 2018-2040	SA13. Protect, Enhance, Create and Ensure Access To Open Spaces and Facilities For Leisure And Recreation.	Not Specified	Not Specified	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
An uncertain significant positive effect is identified. The uncertainty resulting from the potential loss of open space from the loss of the golf course. Again, this fails to reflect the details of the OPP and reserved matters approval for the riverside park. There will be a substantial increase in the availability of public open space and the design of the development is reasonably certain at this stage.						
9						
Summary of Main Proposed Modification(s)						
There will be a substantial increase in the availability of public open space as reflected in the Outline Planning Application.						
10						
Cannock Chase Council Response						
The proposed additional open space across the former Power Station site is noted and the positive effect, the uncertain aspect could relate to the loss of the golf facility and the potential for changes to the site design prior to detailed planning permission and implementation of the plans.						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Rugeley Power Ltd - Mark Dauncey (Stantec)						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0092	B0092O	Sustainability Appraisal of the Cannock Chase Local Plan 2018-2040	SA14. Provide Easy Access to Community Services and Facilities To Meet People's Needs and Avoid Isolation.	Not Specified	Not Specified	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
The Site is assessed as having an uncertain minor positive effect on SA14. Though, it is not clear what makes this impact uncertain. The Site is acknowledged as being well related to existing community services and facilities and these will be further supplemented by the OPP.						
9						
Summary of Main Proposed Modification(s)						
In the absence of a clear justification for the minor positive impact to be considered uncertain it should be revised to a minor positive impact.						
10						
Cannock Chase Council Response						
The uncertain aspect could relate to the loss of community facilities related to the previous land use and the potential for changes to the site design in terms of replacement facilities prior to detailed planning permission and implementation of the plans.						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Rugeley Power Ltd - Mark Dauncey (Stantec)						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0092	B0092P	Sustainability Appraisal of the Cannock Chase Local Plan 2018-2040	SA16. Enhance the town centres in order to protect and improve their vitality and viability.	Not Specified	Not Specified	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
A neutral score is given because the Site is located outside of the town centre and is therefore considered not to impact its vitality or viability. This assessment does not reflect the impact of the development will have on the town centres of Rugeley and Bretherton through a significant increase in housing in the area and improvements to transport connectivity. This will likely result in an increase in footfall and consequently contribute to the viability and vitality of both town centres.						
9						
Summary of Main Proposed Modification(s)						
We therefore consider it appropriate for the score to be revised to either a minor positive impact, or an uncertain minor positive impact.						
10						
Cannock Chase Council Response						
Given the proposed on site local shopping facilities, nearby out of town supermarkets with planning permission close to the site and good transport links to the larger neighbouring towns of Lichfield and Stafford the increase in footfall to the town centre is unknown at present and cannot be guaranteed.						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
The Coal Authority - Melanie Lindsley						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0093	B0093A	Local Plan	S08.6	Yes	Yes	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>The Coal Authority records indicate that within the Cannock Chase area coal mining features are present at surface and shallow depth including; mine entries, coal workings and reported surface hazards. These features pose a potential risk to surface stability and public safety.</p> <p>The Coal Authority is pleased to see the notification in Policy SO8:6 that development proposals will support opportunities to remediate unstable land.</p>						
9						
Summary of Main Proposed Modification(s)						
10						
Cannock Chase Council Response						
Support for policy SO8.6 welcomed. The Council is aware of the coal mining legacy and seeks to work with the Coal Authority on any issues with regard to planning policy and development.						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
The Coal Authority - Melanie Lindsley						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0093	B0093B	Local Plan	S08.5	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
The Coal Authority are pleased to see reference to land instability in para 6.367, however they are disappointed it is not referenced in the policy, and seek modifications to ensure land instability is referenced within the policy.						
9						
Summary of Main Proposed Modification(s)						
<p>Proposed modifications to Policy SO8.5 shown in bold underlined text: POLICY SO8.5: AVOIDING AIR, WATER, NOISE OR LIGHT POLLUTION, SOIL CONTAMINATION <u>AND LAND INSTABILITY</u> Development proposals which will cause unacceptable on-site or off-site risk or harm to human health or the natural environment (either individually or cumulatively) will not be permitted. All major development proposals will: • Set out how any air, water, noise, light pollution, <u>land instability</u> 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); ...</p>						
10						
Cannock Chase Council Response						
Support for supporting text welcomed. The policy was written with the intent that it covered all scenarios including land instability as the initial statement reads: Development proposals which will cause unacceptable on-site or off-site risk or harm to human health or the natural environment (either individually or cumulatively) will not be permitted.						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Churchill Retirement Living C/O Planning Issues - Mr Ziyad Thomas						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0094	B0094A	Local Plan	SO3.2 SO8.2	Not Specified	Not Specified	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>SO3.2</p> <p>Consider that the CCDC Local Plan is one of an alarmingly limited number of emerging Local Plans that have set a differential affordable housing rates for areas across the borough and for brownfield sites. This is considered highly commendable and suggests a greater focus on viability at the Plan making stage.</p> <p>The affordable housing targets set out in the policy are informed by the Local Plan and CIL Viability Assessment (2022) We note that the Viability Assessment has assessed the viability of older persons' housing typologies which is welcomed. The representation considers paragraphs 6.14 and 6.15 of the assessment that concludes that all of these typologies are unviable with 20% affordable housing and £0 CIL.</p> <p>This aligns with the experience of the respondent in delivering sheltered/retirement living in the district.</p> <p>The Council's decision to not to set a lower affordable housing requirement for specialist older persons' housing is not justified in the wording or supporting text for Policy SO3.2. The requirement for affordable housing contributions from specialist older persons' typologies is therefore speculative and not based on the evidence.</p> <p>The representation refers to guidance in the NPPF and PPG on the role for viability assessment primarily at the plan making stage and quotes paragraph 57.</p> <p>The representee considers that council members, officers and the general public will assume that applications for sheltered or extra care housing will be able to support a policy compliant level (10-30%) of affordable housing. This would however be at odds with viability evidence underpinning the Local Plan.</p> <p>They are strongly of the view that it would be more appropriate to set a nil affordable housing target for sheltered and extra care development, at the very least in urban areas. Considers the approach to accord with the guidance on the PPG (Paragraph:001 Reference ID: 10-001-20190509).</p> <p>The representation makes reference to Policy HP5 of the emerging Fareham Borough Local Plan.</p> <p>SO8.2</p> <p>The Council's commitment to meeting both its and the UK Government's target of net zero carbon emissions by 2050 is commendable.</p> <p>They consider that the wording of any forthcoming policy should encourage developers to maximise opportunities to reduce greenhouse gas emissions, but not mandate enhanced standards above those in Part F and Part L of the Building Standards.</p> <p>Aligning the Council's requirement for carbon neutral development with those of Government would therefore be welcomed.</p>						
9						
Summary of Main Proposed Modification(s)						

10
Cannock Chase Council Response
<p>SO3.2</p> <p>It is acknowledged that reference is not made to the Viability Assessments testing of Age Restricted/Sheltered Housing typology on both greenfield and brownfield sites.</p> <p>Whilst the wording of Policy SO3.2 does not offer any specific exemption to residential institutions for older People under use class C2, it does cover that the percentage of affordable housing required by this policy is required unless otherwise agreed by the Council. The examination process offers the appropriate forum for consideration of detailed suggestions, if the Inspector considers any necessary to make the plan sound.</p> <p>SO8.2</p> <p>The Council consider that the policy has been written in line with the findings of the relevant evidence to support the local plan. The examination process offers the appropriate forum for consideration of detailed suggestions, if the Inspector considers any necessary to make the plan sound.</p>
11
Proposed Minor Modification(s)
Admin
Officer Ascribed Policy
SO3.2 SO8.2

Respondent						
AB Agri Limited						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0095	B0095A	Local Plan	SO4.1	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>AB Agri is the owner and operator of Premier Nutrition located in Brereton Business Park Rugeley - a site location and context plan is provided with the representation.</p> <p>Policy SO4.1 Premier Nutrition's operational area is designated within an Existing Employment Area (EEA) and in principle they support policy SO4.1.</p> <p>They do however, object to the first paragraph of Policy SO4.1 which refers to "non-town centre offices, industry and warehousing (formerly Class B of the Use Classes Order)" as it is misleading to suggest that these uses are all formerly Class B. While former Class B1 use (offices, research and development and light industry) is now Class E, General Industry and warehousing remain Classes B2 and B8.</p>						
9						
Summary of Main Proposed Modification(s)						
<p>Consider the following amendments are necessary to the first paragraph of Policy SO4.1: The existing Employment Areas (listed in the Supporting Text) will be safeguarded and their redevelopment for non-town centre offices, research & development and light industry (formerly Class B of the Use Class Order) and Class B2 general industry and Class B8 warehousing (formerly Class B of the Use Classes Order) will be supported.</p>						
10						
Cannock Chase Council Response						
<p>The Council note that the policy wording does not clearly state the Council's intention with regards to the policy. An amendment to the policy wording can be made through a modification.</p>						
11						
Proposed Minor Modification(s)						
Amendment to the wording with regards to use classes to ensure it aligns with the Use Class Order						
Admin						
Officer Ascribed Policy						
SO4.1						

Respondent						
AB Agri Limited						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0095	B0095B	Local Plan	Existing Employment Area (Brereton Business Park) Green Belt	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Brereton Business Park EEA Boundary</p> <p>The boundary of the Brereton Business Park EEA includes the operational area of Premier Nutrition. However, the existing staff car park on the southern side of Colliery Road is outside the EEA boundary.</p> <p>Details regarding the extant car park associated with Premier Nutrition are provided, and it is considered to be an established and essential infrastructure for the operation of the factory, and that as such, the EEA boundary should be extended to include the existing staff car parking area in order to ensure that the staff parking area is also protected under Policy SO4.1 as the existing employment land.</p> <p>It is considered that the Premier Nutrition site is constrained in terms of future growth involving the creation of additional staff due to the lack of an additional parking provision. The existing parking provision for Brereton Business Park within the EEA is located on the northeastern side of The Levels, opposite Premier Nutrition. This off-street parking area is regularly full and there is an overflow on-street parking with no opportunity to increase off-street parking spaces along The Levels. In order to ensure that there is sufficient land available for additional parking in the future for the existing business to grow, the boundary of the extension of the EEA should include additional land adjacent to the existing staff parking area on Colliery Road, as identified on the accompanying site location and context plan. This is considered to be in line with NPPF September 2023 paragraph 86.</p> <p>The existing staff parking area and additional land being requested for inclusion within the EEA are located within the Green Belt. They consider that these areas should be released from the Green Belt in order to meet the needs of the existing business, for which it is considered that exceptional circumstances exist.</p> <p>The Cannock Chase Green Belt Study (2016) is referenced referring to site parcel RU35. The proposed release of the Green Belt is not the whole extent of the parcel assessed in the study. The area is much smaller parcel bordered by the built-up area on two sides, previously developed land in part and well screened with landscape buffer. On the basis of this self-contained nature of the area and the purpose of the release being limited to well-screened surface car park with landscape buffer to serve the business within the EEA, it is considered that there is no/very low harm associated with the release of the area from the Green Belt.</p> <p>They consider that exceptional circumstances exist to justify the release of the area from the Green Belt as outlined above in terms of meeting the needs of the existing business in the designated employment area and no/very low harm arising from its release. It is considered that the permanence of the Green Belt will endure in the long term once the boundary is amended, as it includes additional land which would allow the existing business to grow in the long term.</p>						

Support the EEA in principle, but consider that the EEA boundary should be amended to include the area serving essential infrastructure in order to support the ongoing operation and future growth. They consider that there is exceptional circumstances to release the suggested EEA extension area to be released from the Green Belt.

9

Summary of Main Proposed Modification(s)

10

Cannock Chase Council Response

The Existing Employment Areas Study (2019) identifies that the Brereton Business Park site has very little, if any, room for expansion given it is surrounded on all sides by either residential uses or protected environmental designations.

The importance of the current Car Park to the operations of the business is recognised by the Council, and it is considered that whilst the extant car park is located outside of the Brereton Business Park EEA that development on the car park would not be supported at the planning application stage due to the economic implications the loss of the car park would pose to the business, as well as it being a necessary requirement to meet the needs of the business. Further to this, it is considered that there is no evidence provided to support the expansion of the EEA over an area of Green Belt for the use as an additional car park for the business park. At this time, the Council do not consider that there is sufficient evidence forthcoming to alter the boundary of the EEA.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

SO4.1, SO7.7

Respondent						
Natural England - Sally McLaughlin						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0096	B0096A	Local Plan HRA	Vision and Strategy, SO2, SO4.4, SO5, SO7, SO7.1, SO7.2, SO7.3, SO7.5, SO7.6, SO7.7, SH1, SH2, SE1, SA1, SO7.8SO8, SO8.5, SO8.6 HRA	No	No	Yes

8

Summary of Main Issue(s) Raised Within the Representation

Natural England consider the plan is not sound or legally compliant due to the impacts of increased vehicle movement on air quality in relation to internationally designated nature conservation sites. The HRA cannot rule out adverse effects on the integrity of designated sites due to lack of evidence. Natural England are aware that traffic modelling data is nearing completion and air quality work is also making progress. They confirm that they have had discussions with the Local Authority regarding air quality issues within the Local Plan and its evidence base and are open to developing a Statement of Common Ground.

Natural England considers most of the policies within the plan to be sound and deliverable. The plan is consistent with national policy with regard to those policies that are within Natural England's remit. Further information on strengthening policies including but not limited to supporting green infrastructure and preventing fragmentation of habitats is provided in their representation. More detailed comments are provided in their response but a brief overview is presented below:

Vision and Strategy - notes general support

SO2 - notes general support

SO4.4 - recommends that the supporting text refers to the mitigation for Cannock Chase Special Area of Conservation. This could be by cross reference to policy SO7.3 Habitats Sites.

SO5 - Notes linkages between the objective and data in the Integrated Impact Assessment

SO7 - strongly supports the group of policies linked to this objective. Suggests Midlands Heathland Heartland project should be added to SO7 and welcome offsite BNG directed to this area.

SO7.1- Support policy

SO7.2 - Support but suggest minor amendments to text to improve the policy, clarifying BNG is not applied to irreplaceable habitats and to make reference to the Statutory Biodiversity Metric.

SO7.3 - Support policy

SO7.5 - Support policy

SO7.6 & SO7.7 - Whilst the plan has been positively prepared to meet development needs, there is concern about the impact of some sites released from the Green Belt on the natural environment. The Council should satisfy itself that loss of Best and Most Versatile agricultural land is justified as this is contrary to policy SO8.5.

Natural England has concerns about several of the 'Strategic Residential Site Allocations' which could potentially impact on designated sites as a result of increased recreational pressure, water quantity and quality and air. Specific assessments and mitigation measures are likely to be required. These have not always been listed in the policy wording. They have particular

concerns regarding the Green Belt allocations within the zone of influence of the Cannock Chase SAC and in close proximity to the Cannock Extension Canal SAC. They recommend the addition of a cross reference to policy SO7.3, to ensure the delivery of suitable mitigation for Cannock Chase SAC and the Cannock Extension Canal SAC.

Support is mentioned for the 2 compensatory community parks proposed and Natural England will work with the Council if requested.

Specific comments are made on the proximity of the following sites to designated features SH1, SH2, and SE1,

SA1 - comments of support regarding certain policy clauses relating to the natural environment.

SO7.8 - general support for the policy. Advise that the Local Authority also considers Natural England's Green Infrastructure Framework of Principles and Standards for England. Also suggest reference is made to the emerging Local Nature Recovery Strategy and presents specific advice in relation to how the plan should be consistent with these and with NPPF para 185.

SO8 - supports policies linked to this objective.

SO8.5 - There is however no definition of best and most versatile (BMV) agricultural land nor high quality agricultural land within the Plan, and this should be rectified.

SO8.6 - We advise that the policy should support developments that enhance soils, avoid soil sealing and provide mitigation to avoid soil disturbance.

HRA

Agree with HRA conclusion that for those Habitats sites in the area of search with features sensitive to air pollution, adverse effects on their integrity, alone or in-combination, cannot be ruled out due to a lack of evidence. The HRA confirms that it is expected that the Appropriate Assessment wording will need to be amended once the traffic data and air quality assessment have been completed. The text should also acknowledge that there may be effects at other European sites besides Cannock Chase SAC and Cannock Extension Canal SAC. Natural England has specifically requested that the effects of ammonia are assessed; this should be added to the identified pollutants in the policy text.

For all other matters, Natural England confirms that we agree with the conclusions regarding adverse effects on the integrity of European sites being ruled out relating to physical loss of habitat, recreation pressure and water quantity/quality, due to safeguards provided within Local Plan policies.

9

Summary of Main Proposed Modification(s)

10

Cannock Chase Council Response

Cannock Chase District Council, along with Natural England are a member of the Cannock Chase SAC Partnership and a commissioning partner for the air quality work which is close to completion. The air quality work has taken a number of years to reach conclusion and the Council seeks to work with Natural England on a satisfactory resolution to enable the Local Plan to be progressed whilst ensuring that appropriate mitigation is delivered, if found to be required by the report. It is anticipated this will be set out in a Statement of Common Ground. The Appropriate Assessment will be updated once the traffic data and air quality assessment have been completed. The request for consideration of impacts beyond the two closest SACs is noted as well as the consideration of ammonia, and this can be reviewed.

CCDC welcomes the detailed comments of support to various Strategic Objectives and Policies as the Council have sought to ensure the natural environment is provided appropriate consideration, protection and enhancement throughout the Local Plan.

The Council consider the wording of policies to be sound and legally compliant but respects the expertise of Natural England in relation to the natural environment. The representation does not include a list of proposed modifications, however some of the comments from Natural England suggest potential improvements to certain policies. The examination process offers the appropriate forum for consideration of detailed suggestions, if the Inspector considers any necessary to make the plan sound.

With regard to site selection, factors relating to sustainability such as whether the site is BMV have been provided detailed consideration in the Sustainability Appraisal and Site Selection Methodology in order to make a balanced judgement on the most sustainable locations for development.

It is appreciated that there is concern regarding some proposed site allocations which are within close proximity to, or could have an impact on, designated sites. The Council will liaise with Natural England to ensure the appropriate assessments are undertaken and mitigation strategies in place to avoid any adverse effect. It is considered these requirements are explicit in the Local Plan, and that any recommendations through the Integrated Impact Assessment have been incorporated in the plan text. The strategic site allocation wording clarifies to landowners and developers the detailed work required to deliver the relevant proposed allocations.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

Respondent						
Heath Hayes & Wimblebury Parish Council						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0097	B0097A	Local Plan	Not Specified	No	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>This representation is formed of various Councillors points that have been put across:</p> <p>Proposals to build houses on the land at the south side of Lichfield Road and Wimblebury Road</p> <p>They have identified that whilst they are totally in favour of increasing housing for the many people desperate for housing, they do not think that the local infrastructure is sufficiently strong enough to cater for a further 400houses on the Wimblebury Road and 700 Houses abutting the Lichfield Road.</p> <p>It is identified that the Wimblebury Road is very busy at all times of the day, particularly at school times. The road is narrow with resident cars parked on the road, causing poor traffic flow and in addition to this, large trucks use this road to cut through to other areas.</p> <p>It is raised that there is already a parking issue, and that many parents use the park for parking during school times. The park land is currently being considered for a total upgrade and a masterplan has not yet been agreed. As such, it is considered that there is no guarantee that this parking facility is no more than a temporary area for school car parking, the impact of losing the park area would be massive as would potentially up to 800 cars using Wimblebury Road.</p> <p>Concern is raised to whether the proposed relief road off the Wimblebury Road onto the Cannock Road will be a genuine realistic option as it cuts through designated 'Safe Land'</p> <p>Regarding Lichfield Road at the building of 700 houses with potentially up to a further 1400 cars accessing the road causes great concern. The impact of additional traffic along this road is considered frightening as currently traffic appears to travel very quickly along the road, with a speed restriction of 60mph, and the island at the end of the Lichfield Road next to the tip is an extremely busy intersection. A substantial increase in traffic is already anticipated when the outlet shopping centre increases with a further 40retail outlets opening within the next year or two.</p> <p>It is noted that the Local Plan also states there is a proposal for a junior school to be built on this land, which will bring many more cars into the area. The Plan does not appear to include a GP surgery, dental surgery etc and local medical services are extremely busy with long waiting lists. Concern is also raised that there is sufficient land for school staff to park in and plenty of green space for schools to enable sports and outdoor activities for the children. It is noted that Cannock is an area of high childhood obesity, and it is vitally important for both adults and children's mental health that open green space with access to sports is provided.</p> <p>It is raised that the number of houses allocated out of the West Midlands Housing need is a tiny amount and does not show any real willing to participate in this scheme genuinely. The need for locally for housing will be swallowed up by all these proposed houses and the WMH will not be met, or the local residents will be still left without the housing they need.</p> <p>There is a new scheme coming forward regarding Local Plans and other authorities have paused their applications such as Lichfield and South Staffs and will be using the new model going forward. It is suggested that this is the</p>						

model that CCDC wait for also as they require greater depth of information with regards to detailed road assessments, impact assessments on land.

The proposed new primary school to the site at Cannock Road is welcomed, however, concerns are raised over the number of vehicles that will be added to this development along with the houses, children and the parents from Norton would not be able to activity walk to the school and the pavements linking to this area needs heavy investment as well as being too far for the majority of the children in Norton to walk. The site is linked with Norton Canes and not Heath Hayes, the roads and local amenities/medical support would come from the Heath Hayes area of which are already under a considerable amount of stress with the local land fill site, Designer Outlet and the congested Five Ways Island. The lack of infrastructure or this development is a concern, the details of provision of a school is outlined, what is the obligation of the non-developer owned land to follow through with this and not just sell of the land to multiple developments and them to not provide the school.

It is also raised that the site is next to a pumping station that presently works double and whether it can be ensured that an additional pumping station would be considered and maintained.

It is raised that the water that currently comes off the land fill sites filters into this current field and takes a lot of excessive water.

It is raised that it would like to be seen for the plan to be paused and be put forward under the new plans when they come to fruition to help give better clarity on the infrastructure and the clear objectives.

It is considered that Five Ways Island doesn't have the capacity to cope with the extra traffic that will come with these sites and although the county has put suggestions forward they don't feel these are enough to resolve the concerns held by residents and councillors, and that Wimblebury Road is not built to take more traffic and although there is a road on the estate it will still be a cut through.

Concern is also raised with regards to flooding at the Wimblebury Road site as that area holds a lot of water and it is queried where the water will go, Norton Canes unfortunately already have a problem and unless this is addressed correctly then it is considered that it will only get worse.

9

Summary of Main Proposed Modification(s)

Point out in the response the effects of traffic on the Cannock/Lichfield Road (in combination with the extra developments at the Outlet Village), and the lack of detail on extra public amenities (notwithstanding the school proposal).

Improved infrastructure needs to be in both locations to cope with these homes being built; i.e. schools, doctors, dentists etc. before building commences or guaranteed before completion.

The Lichfield Road site should be put into Heath Hayes boundary and not Norton Canes as it is now. If Norton Canes are to suffer the dust and noise then the Parish Council should have the money from the Council paid into their parish. The government has informed Councils throughout the UK that more houses need to be built and therefore these houses will go ahead as part of Cannock Chase Council allocation of homes to be built.

10

Cannock Chase Council Response

It is acknowledged that new development proposed at Heath Hayes will impact local infrastructure. The impact has been considered with infrastructure providers which has informed the Infrastructure Delivery Plan and the policy requirements for Site Allocations SH1 and SH2. The scale of development proposed will generate contributions to existing services such as G.P's and will provide a new 2FE primary school and relief road, as well as improvements to existing junctions. New development will require appropriate drainage solutions determined through a site specific flood risk assessment.

Staffordshire County Council Highways team have undertaken modelling with regards to the sites individual and cumulative impacts on Five Ways Island and the policy requirements for the Site Allocations require a Transport Assessment and Travel Plan to support the application with particular regard to impact on the Five Ways junction and mitigation of any adverse impact on air quality and traffic congestion.

The temporary car park is outside the boundary of the proposed development site but it is recognised this is serving an important function to provide off road parking at peak times. The Council has longer term aspirations to create a masterplan for the open space at Heath Hayes Park, however there are no immediate proposals to alter the car park.

The Local Plan does not outline any improvements to health care facilities as part of site allocations, these aspects would be considered through Developer Contributions and any Section 106s at the time of submission of a planning application.

Staffordshire County Council Education team have undertaken work to identify the need for the proposed primary school to be provided upon site SH1, the policy requirements for the Site Allocations requires that no substantive housing completions should occur until the funding and phasing of critical infrastructure is agreed by all involved parties. The Council would defer to the County Education team to the facilities that would be provided as part of the school development, with regards to the infrastructure provision at these sites a S106 would be undertaken which would cover the provision of the land for the education site coming forward and being taken possession of by the County Council who would be responsible for the development of the school. The travel plan will consider issues such as safe walking and cycling routes to school. The school will increase capacity in the locality overall to provide sufficient provision for new residents. The work to identify a solution in Norton Canes regarding capacity issues will continue.

The queries raised with regards to the pumping station and whether an additional pumping station would be required, would be raised at the point of application in discussion with Severn Trent. At this time Severn Trent have not raised and objections/comments to the Local Plan.

The concerns with regards to the flooding in the local area and in the nearby area of Norton Canes is acknowledged and the policy requirements for the Site Allocations, require applications to be supported by a Drainage Strategy, and to incorporate new or enhanced attenuation ponds and SuDS features to provide suitable drainage systems on the site and to help with flood mitigation.

The Concern with regards to the relief road being a genuine option due to its location through a Safeguarded site is noted, the relief road is a significant infrastructure requirement to be brought forward to enable the development of sites SH1 and SH2, whilst the site does pass through an area of Safeguarded land within the Plan (Site S1) this allocation safeguards the land for future residential development beyond the Plan period and would not prevent the strategic infrastructure route coming forward prior to the release of this land for development.

The contribution towards the existing unmet needs of the GBBCHMA is based on the collective evidence set out in the Joint Growth Study which presented options including the 500 dwelling figure. The study outlined that if all authorities met the minimum contribution recommended through the study then the shortfall could be met, although it is acknowledged the position is changing. The CCDC contribution was made based on an understanding that under the Duty to Cooperate all authorities in the HMA would exhaust options to accommodate the shortfall, including through Green Belt reviews. The revised NPPF introduced in December 2023 (which will not be the applicable version for the purpose of the Examination of the Cannock Chase Local Plan) has presented a challenging national policy context whereby authorities are not required to release Green Belt to meet development needs, yet plans produced under the revised framework have not been subject to testing at Examination. As such, it is not clear what level of shortfall is adoptable (those authorities should still be identifying how their need will be met, even if not on Green Belt land), and so the position is highly speculative.

The consideration of pausing the plan in relation to the forthcoming national changes is noted by the Council, it is considered that the circumstances at Lichfield for the withdrawal of their plan from examination cannot be applied to the Cannock Chase Plan, furthermore South Staffordshire District Council are in the process of moving forward with their plan through Reg 19. Whilst concerns with regards to the alterations to national planning and the wider Planning System changes and their impact on Cannock Chase are noted, it is the opinion of the Council that it is important for the District to have an up-to-date adopted Plan as the current adopted Plan concludes in 2028, the

absence of a new adopted Plan at that time would open up the Council to greater risk of development coming forward in the District that would not be in preferred locations.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

Respondent						
West Midlands Housing Association Planning Consortium C/O Tetlow King Planning - Nathan Price						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0098	B0098A	Local Plan	SO3.1, SO3.3, SO7.2, SO8.1, SO8.3	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Local Plan Vision & Objectives</p> <p>They welcome the Council's recognition of the need to deliver more affordable homes across the authority and that the council will ensure all people are able to live in a decent home</p> <p>SO3.1</p> <p>They are pleased that the housing figure (5,808 dwellings) has been derived from the Local Housing Need Assessment (January 2024). The West Midlands Housing Association Planning Consortium (WMHAPC) welcomes setting the housing delivery target as a minimum requirement and supports the use of the standard methodology to calculate this.</p> <p>WMHAPC supports the inclusion of a rural exception site policy.</p> <p>SO3.2</p> <p>They support the policy requirement of 20-35% affordable housing provision for developments above 10 homes; this aligns with the NPPF.</p> <p>WMHAPC are pleased that the policy outlines that affordable housing will be required in a mix of tenures. Seek further clarification on 60% rented aspect and how this applies to both affordable rented and social rented housing.</p> <p>Note that the Council will adopt the Government's minimum percentage for First Homes. WMHAPC has long had concerns about the introduction of First Homes and its potential implications on the delivery of traditional affordable housing. Shared ownership is a more accessible form of home ownership which can start with a 25% share and in most cases permits staircasing up to 100% of the property value.</p> <p>Para 6.105 seeks to secure affordable housing in perpetuity. There is no wording in the NPPF (December 2023) or PPG that requires all affordable housing to be secured in perpetuity, other than the specific reference to rural exception sites in Annex 2 of the NPPF (Quoted in the representation). This principle is appropriate and supported as it helps to secure land for delivery of affordable housing in rural areas where housing delivery would otherwise not be supported. A blanket approach to securing affordable housing in perpetuity is not supported for a number of reasons:</p> <ul style="list-style-type: none"> - It restricts lenders' appetite to fund development - Private companies will not typically invest in developments if there is no prospect of realising the original investment and any returns <p>WMHAPC requests that in line with national policy, the policy wording of paragraph 6.105 is changed to only relate to rural exception sites.</p> <p>WMHAPC is pleased that para 6.106 states that a Viability Assessment has been prepared and demonstrated that the provision shown in Table D is viable.</p>						

SO3.3

WMHAPC takes this opportunity to remind the Council that NDSS is not a building regulation and remains solely within the planning system as a form of technical planning standard. It is not essential for all dwellings to achieve these standards in order to provide good quality living.

WMHAPC have not been able to locate an emerging Local Plan evidence base to NDSS. As such, in its current form and considering the evidence available it does not clearly justify the need to apply NDSS across all residential development in the authority. Paragraph:020 Reference ID: 56-020-20150327 of the PPG is quoted.

Without the appropriate evidence, a blanket application of NDSS might undermine the viability of development schemes and through viability testing of application proposals, could result in fewer affordable homes being delivered across Cannock Chase.

SO7.2

WMHAPC supports this policy approach, although it would be helpful for the draft Local Plan to signpost how a 10% BNG can be practically achieved on site.

SO8.1

WMHAPC acknowledges the importance of promoting sustainable development, ask the Council to be wary of the ways in which such policies could impact development viability that may restrict the provision of affordable housing in Cannock Chase. WMHAPC would like to remind the Council that the Government's FHS seeks a 75% reduction with the remaining 25% reduction being achieved through decarbonisation of the national grid, therefore providing an operational zero approach.

The net zero and carbon policies should be carefully considered against Building Regulations and the Future Homes Standards which is being introduced from 2025 to avoid duplication and any potential inconsistencies. With the introduction of Building Regulations Part O (overheating) parts of Policy SO8.1 overlap with statutory requirement and is therefore unnecessary.

SO8.3

Ask the Council to be wary of the ways in which policies could impact development viability which may restrict the overall provision of affordable housing in Cannock Chase.

Further Comments

Would like the Plan to acknowledge the role of Housing Associations in providing affordable housing in Cannock Chase, and encourage developers to have early active engagement with Housing Associations in the preparation of planning proposals.

Would like to highlight the successful proved track record that Community Land Trusts (CLTs) have in delivering affordable housing for local people/ It would be particularly useful if the Local Plan acknowledges this working relationship in order to encourage commitment in the Local Plan to support CLTs in their choice of sites.

9

Summary of Main Proposed Modification(s)

10

Cannock Chase Council Response

SO3.2

The Council welcome the support on affordable housing provision.

The analysis in the Councils Housing Need Assessment suggests there will be a need for both social and affordable rented housing. The Policy does not specify the balance of social rent to affordable rent which will be considered on a case by case basis.

The concern with regard to First Homes is noted, the adoption of 25% First Homes is in line with the Government's minimum percentage.

The concern with regards to the use of ‘perpetuity’ in paragraph 6.105 is noted. The examination process offers the appropriate forum for consideration of detailed suggestions, if the Inspector considers any necessary to make the plan sound.

SO3.3.

The justification for NDSS is provided in the supporting text for the policy (6.115) where it sets out that poor design will not be tolerated, health and wellbeing of residents will be prioritised and it supports working from home which in turn reduces commuting, helping to support net zero carbon objectives. The Local Plan has been subject to viability testing in the Viability Report 2022 and NDSS has been taken into consideration.

SO7.2

Paragraph 6.288 identifies what is meant by BNG and that it should deliver genuine additional improvements for biodiversity by creating and enhancing habitats in association with development [...]. It is considered that further details with regards to achieving BNG on-site would be considered at the application stage to ensure developments are meeting requirements. The examination process offers the appropriate forum for consideration of details suggestions, if the Inspector considers any necessary to make the plan sound.

SO8.3

The Council note comments with regards to the policy potentially impacting development viability and the overall provision of affordable housing. It is considered that the viability of the site and the development’s accordance with the Local Plan policies would be considered at the Planning Application stage.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

SO3.2, SO3.3, SO7.2, SO8.3

Respondent						
Lichfield District Council - Melissa Ross						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0099	B0099A	Local Plan	Not Specified	Yes	Yes	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Lichfield District Council agrees that issues identified such as the Cannock Chase SAC, AONB, employment, housing and Rugeley Power Station are significant cross boundary matters of relevance to the two authorities and welcomes the continued recognition of the cross-boundary travel relationships between Lichfield District and Cannock Chase District.</p> <p><u>CCSAC & AONB</u> - Lichfield District Council is supportive of Policy SO7.3: Habitat Sites and SO7.5: Protecting, Conserving and Enhancing the Cannock Chase National Landscape and their sup-porting text related to the CCSAC and AONB.</p> <p><u>Rugeley Power Station site</u> - Policy SM1: Former Rugeley Power Station, Rugeley Lichfield District Council supports the cross-boundary strategic site allocation and policy for the Rugeley Power Station site.</p> <p><u>Policy SO4.2 – Provision for New Employment Sites</u> - Notes proportional split of housing and employment for Rugeley Power Station, highlighting the majority of housing falls within Lichfield boundary. LDC will continue to engage with CCDC on this strategic redevelopment site.</p> <p><u>Policy SO3.1: Provision for New Homes</u> - LDC is supporting of CCDC in meeting its own objectively assessed local housing need and notes the 500 dwelling contribution to unmet need. They summarise the shortfall position for 4 of the GBBCHMA authorities as set out in emerging plans noting it is untested yet potentially significant. They note the 500 contribution is at the lower range and will need to be justified. The Development Capacity Study contains 457 dwellings with potential but with issues to their deliverability. They question whether constraints could be overcome. They welcome continuing a positive dialogue with regard to cross boundary issues.</p> <p><u>Policy SO4.2 – Provision for New Employment Sites</u> - LDC notes the updated evidence and supports CCDC to meet its own need through allocations including 2 sites proposed for Green Belt release. It is noted that within the West Midlands Strategic Employment Site Study (2021) that two sites were identified within Cannock Chase District as having potential for employment development. However, neither of these sites have been identified for allocation within the draft Local Plan. The now withdrawn Lichfield District Local Plan 2040 identified that there is a limited supply of employment sites within Lichfield District and as such LDC was not able to assist in meeting unmet employment land needs.</p>						
9						
Summary of Main Proposed Modification(s)						
10						
Cannock Chase Council Response						
<p>Support for the selected policies are noted. CCDC welcomes the opportunity for continued joint engagement on cross boundary matters which affect both authorities including the redevelopment of Rugeley Power Station, the protection of designated sites including Cannock Chase SAC and the Extension Canal SAC and delivery of housing and employment to meet Objectively Assessed Needs.</p>						

It is notable that emerging plans in Birmingham and the Black Country are outlining potential shortfalls in all categories of development. CCDC wish to work collectively with LDC and all authorities in the HMA to address this issue, and are supportive of a review of the Strategic Growth Study to provide updated evidence around growth. The 500 dwelling contribution is justified through the Sustainability Appraisal and Green Belt Topic Paper.

With regard to the background evidence on housing from the Development Capacity Study, a wide range of sites have been considered and assessed but if a site is not deliverable it is not always within the Councils control to rectify the issue, for example, if the owner has indicated that they do not wish to develop the site. The Council is confident that all potential sites have been rigorously assessed and that it is detailed in the SHLAA/ELAA and/or SA and Site Selection tables.

With regard the Strategic Employment Sites Study, elements of this study are theoretical including 'junction sites' identified by the consultants based solely on map-based considerations. The update to the study is in progress and there are no identified potential options in Cannock District. All potential deliverable employment sites have been considered through the Local Plan.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

Respondent						
Wyrley Estate C/O Fisher German LLP - Miss Nia Borsey						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0100	B0100A	Local Plan	Para 5.17 - 6.145 SO4.4 SO8.6 SO7.6 SO4.5 SE2 SO3.4	Not Specified	No	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Policy SO4.4 & Grove Colliery Site</p> <p>This representation considers the lack of reference or intended deliverability by the Council regarding the Grove Colliery Site throughout the whole local plan. Previous representations have continuously promoted the Grove Colliery Site for redevelopment and allocation as part of the Local Plan. This is a consistent and committed approach made by the estate.</p> <p>A collaborative approach has been led by both the landowner and Norton Canes Parish Council on the Grove Colliery Site. It would be valuable to see Cannock Chase Council become an active key player in this collaborative approach going forward following these representations.</p> <p>Para 5.17 - Spatial Strategy for Norton Canes</p> <p>Bullet Point four discusses improvement to the recreational cycle and footpath routes and this is to include '<i>route to Grove Colliery via the Cannock Extension Canal towpath.</i>' This is accepted as a benefit and is actively welcomed. It is considered though, that this should align within the overall aspirations which the Council which should be firmly allocated for the Grove Colliery within the Local Plan document.</p> <p>If the Local Plan is not intending to deliver the Grove Colliery as part of the formal strategy, then questions are raised as to why these improvements are proposed to an area which is currently underutilised brownfield land. It is considered a greater formalised strategy needs to be in place to enable successful delivery and regeneration of this area of the canal.</p> <p>It is considered that in its current form Grove Colliery is not an attractive area to enjoy recreational activities, and that this can be changed and should be done through an adoptive heritage-led regeneration approach by the Council within this future Local Plan.</p> <p>Bullet Point 6- this is considered insufficient to meet the vision for the Spatial Strategy, and the ambition of the landowner. This wording is considered most useful and appropriate within the actual policy SO4.4. The wording is specifically relating to Grove Colliery and their aspiration for the site, which should be delivered through a strategic policy which can ensure this happens.</p> <p>Wyrley Estate's consider that paragraph 5.17 is the supporting text to Policy SO4.4 and consider that overall it is insufficient in meeting the vision for Norton Canes area and the ambition not only of the landowner, but the Parish Council also. A collaborative approach is being driven to deliver the Grove Site.</p>						

They note that the emerging Neighbourhood Plan intends to promote heritage-led regeneration at the Grove Colliery site to progress, as this will be during the lifespan of this emerging Local Plan, it is considered paramount that not only aspirations, but policy and site allocations align with this.

Paragraph 6.145

Policy SO4.4 fails to include any reference to the Grove Colliery, the only reference is within the 'Supporting Text'

Wyrley Estate welcome the reference in the supporting text, including reference to heritage, however it is considered that this is not enough to ensure the site is successfully delivered over the plan period.

It is considered that the reference merely demonstrates recognition of the site and that opportunities exists, it is questioned why this 'opportunity' has not been made a permanent focus for leading in heritage-led regeneration in this area.

It is considered that the Council should be creating a Strategic Site Specific Policy in itself to demonstrate to the District that they are on board in ensuring this site is fully delivered with the recreational, leisure and tourism facilities which the Council clearly have in mind for the Site. It is queried why the Council are not more confident in allocation this site and creating the site specific policy.

Heritage

The representation provides some of the history behind the site.

Justification for a Strategic Site Specific Policy

It is considered that a strategic site specific policy should be formed for Grove Colliery to demonstrate the commitment for delivering an area for heritage-led regeneration through recreational, employment and tourism use.

It is considered that there is a potential risk of non-sympathetic uses edging into the area and confining the site to a future of making very little contribution and failing to maximise the potential of the heritage asset.

Wyrley Estate identifies that consultation on the emerging policies of the Norton Canes Neighbourhood Plan created local support and momentum for regeneration of the site.

Natural Environment

It is considered that recognisiton should be given to the role that sensitive development schemes, such as the Grove Colliery site have to play in supporting the aims to enhance the natural environment.

Green Belt and Brownfield

It is noted that the Local Plan focusses on the delivery of brownfield sites and a spatial priority within the Plan document is listed as 're-use of brownfield land' (p.33). Reference is made to policy SO8.6 which is considered to fail to mention anything relating to brownfield within Green Belt locations. They consider the policy focuses on '*particularly within settlement boundaries.*' and that there feels to be a lack of encouragement by the council is focussed on delivery suitable brownfield sites in Green Belt locations.

Green Belt policy SO7.6 references are made to improvements to damaged or derelict land, therefore it is considered the policies should have a consistent approach throughout the plan, and references to certain types of development should align within the policy wordings to avoid misperception.

It is considered, that consideration should be given to brownfield sites within the Green Belt, and that these should be allocated for deliverability over the Local Plan period to ensure these are prioritised over other sites which may be greenfield or of higher amenity value.

Wyrley Estate consider that Grove Colliery at present can be concluded as a weak contribution to the overall aims and objectives of the Green Belt and that a similar conclusion was made in the 2016 Green Belt assessment (Broad Area 5).

It is considered that Green Belt policy within the draft Plan does not go far enough in encouraging new facilities in the Green Belt which can be developed and enjoyed in a sustainable manner.

It is suggested that the Grove site should be viewed as brownfield within the Green Belt and a robust Strategic Site Specific Policy put in place that provides flexibility around a heritage-led regeneration, with suitable enabling development encouraged subject to certain criteria. It is considered the policy could refer to the requirement for a masterplan to be created for the site to demonstrate how it will deliver heritage and leisure aspirations in a comprehensive and deliverable manner.

Policy SO4.5 & Grove Colliery Site

It is recognised that live/work units could potentially play an important part in enabling important regeneration schemes across the district, including sites such as Grove Colliery, which regeneration could be facilitated through such a scheme.

It is considered that regeneration areas are not always found within settlements, so rural areas need to be considered for Policy SO4.5.

Wyrley Estate note that it does not appear than any specific allocations have been made within the Local Plan for this type of use. It is considered that Grove Colliery should be at least named within the 'Supporting Text' as a suggestive site for this type of use through a regeneration-led approach.

Policy SE2 - Watling Street Business Park

Wyrley Estate's own a parcel of land adjoining to the proposed allocation (plan provided). They raise that the further parcel of land should be included within the allocation to enable full delivery of an employment site to allow for employment to be delivered on an appropriate site within the Green Belt, rather than additional land being allocated elsewhere within the Local Plan.

It is considered that this land can be an employment allocation which offers a mixed used element - outlined in Section 5 of the representation with regards to the requirement for Travelling Show People

Figure 3 of the representation identifies areas in Wyrley Estate ownership for area of ecological allocation, and can positively contribute to Biodiversity Net Gain with parcels bordering the additional proposed site.

Further details are provided within the representation considering the proposed additional parcel of land.

Policy SO3.4 & Land adjacent to Watling Street Business Park

It is identified that an existing Travelling Show People site is located on the Grove Colliery Site and in order for the aspirations of the Grove to be fully delivered this site needs to be relocated.

It is suggested that in addition to the Land adjacent to Watling Street Business Park (additional site outlined in the representation and above) to be allocated as an extension to employment this can be incorporated with a replacement site for the existing Travelling Show People. Further details regarding the site proposal are included within the representation.

Conclusion

Grove Colliery requires a collaborative approach, and one which exists between the estate and Parish Council. Cannock Chase Council should be proactive in engaging with both parties over this site, especially when considerations are being made as part of the Norton Canes Neighbourhood Plan.

Both parcels of land have been consistently promoted and discussed in all past consultations. These are both considered logical areas for development within the Green Belt.

The estate asks for consideration to these important points raised regarding to text within the wider document and wordings on specific policies in addition for the two parcels of land to be considered for allocation.

Summary of Main Proposed Modification(s)
<p>Policy SO4.4: This policy needs to include a specific reference to supporting heritage led-regeneration at the former Grove Colliery. Referencing this site should warrant a Strategic Site Specific Policy in terms of allocation.</p> <p>Policy SO4.5: This policy should include references to the Grove Colliery site as a suggestive area, although as a minimum it can be deemed as acceptable to reference the Grove site within the 'Supporting Text' to the policy.</p> <p>Policy SE2: Watling Street Business Park Extension should extend further into the parcel outlined within the representation to provide an area to provide further employment uses as well as an area for accommodation for Travelling Show People.</p> <p>Policy SO3.4: This policy should be modified to support an opportunity for relocation of the existing Travelling Show People (currently at Grove Colliery) to ensure successful regeneration of heritage at Grove Colliery.</p>
10
Cannock Chase Council Response
<p>The Council assessed the Grove Colliery site (Reference: NE11) in the Site Selection Methodology, the site was not identified for further consideration as part of the allocation process and was deferred to masterplan/neighbourhood plan discussions given the sites distance from the Local Centre and being detached from the settlement boundary (further details available in the site selection methodology). Further to this, the evidence gathered as the Plan developed has not identified a specific need for this type of development (leisure/tourism) within Cannock Chase District and therefore the Council has not sought to make allocations for this use.</p> <p>The Council note the comments with regards to consideration of brownfield sites within the Green Belt, and these sites have been assessed as part of the Plan process with two strategic sites of this nature being allocated. The Site Selection Methodology considers the assessment of the sites as outlined above.</p> <p>The Council have not received any submissions whilst the Local Plan was in development for alternative, deliverable sites for Travelling Showpeople. However, officers are continuing to work with the Parish Council and existing travelling showperson occupying land at Grove Colliery who is seeking to relocate to a more appropriate site to meet their needs. Any site submissions will still be considered, although due to the advanced stage of plan making it may not be possible to allocate new sites through this Local Plan.</p> <p>Policy SO4:5 - Live/Work Units</p> <p>The Council note the comments with regards to regeneration sites being found outside of settlement boundaries and within rural areas. The Council is of the opinion that the sustainability of a site with regards to access to public transport, and services and amenities are still required to be considered, and as outlined in paragraph 6.147 of the supporting text the employment use class supported within the policy (E(g)i (offices)) would in general be directed towards town centres, but that within the District there are instances of isolated buildings in employment uses often within largely residential areas which can provide opportunities for live-work accommodation. The examination process offers the appropriate forum for consideration of detailed suggestions, if the Inspector considers any necessary to make the plan sound.</p>
11
Proposed Minor Modification(s)
Admin
Officer Ascribed Policy
SO4.4, SO4.5, SE2, SO7.6

Respondent						
Bloor Homes, Mr Mark Rose						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0101	B0101A	Local Plan	SO3.1	Yes	No	No
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>POLICY SO3.1: PROVISION FOR NEW HOMES: BLOOR HOMES EXECUTIVE SUMMARY: Bloor Homes Limited (BHL) consider that Cannock Chase District Council's (CCDC) Pre-Submission Local Plan (PSLP) is fundamentally unsound, and suggest that wholesale changes are required ahead of the submission of the emerging Local Plan (eLP) for examination.</p> <p>BHL's objections are based on the following matters: (i) the proposed housing requirement is un-sound as it does not respond to the full housing needs (including an uplift to account for the planned level of economic growth and existing affordability issues) or provide for a suitable contribution towards the unmet housing needs arising within the Greater Birmingham and Black Country Housing Market Area (GBBCHMA); (ii) in any case, the purported supply fails to meet the proposed housing requirement as set out in the PSLP when applied over a reasonable plan period, and would fall woefully short of the more appropriate housing requirement that BHL consider should be utilised, (iii) notwithstanding those points, the proposed spatial strategy also fails to facilitate sufficient residential development in Norton Canes despite its sustainable credentials and the economic growth that is directed to it, and the spatial strategy is therefore unbalanced and does not support a sustainable pattern of growth.</p> <p>Therefore, the PSLP is fundamentally unsound. To remedy that, CCDC must identify additional allocations to meet the updated housing requirement with an appropriate buffer. That should include the delivery of the proposed safeguarded residential site at Land West of Hednesford Road, Norton Canes (PSLP Ref. S3), as well as the remainder of the site to the south (as shown in the submitted Vision Document), in the coming plan period. The allocation of the site would deliver it to its full and logical extents and maximise the delivery of housing in light of the above concerns.</p> <p>Detailed points:</p> <ul style="list-style-type: none"> • The eLP should be advanced in line with the clear importance that the Government attributes to increasing the supply of housing both to respond to the national housing crisis (which is manifesting itself in the District and wider HMA) and to ensure that housing delivery is aligned with the economic projections for the District. • The Plan period should be extended to 2042 to meet the requirements of NPPF paragraph 22. The plan has an insufficient housing supply if planning to year 2042. • The NPPF expects the supply of housing to reflect market signals (NPPF paragraph 60). However, the proposed housing requirement (averaging 286dpa across the plan period) will deliver a significantly lower level of development than has been experienced in recent years. • It is critical that residential growth is aligned with that planned economic growth, and CCDC's failure to undertake further modelling in that regard (contrary to the strong recommendations of the 2020 EDNA) is therefore unsound and, as a result, the proposed housing requirement is inadequate. • There is evidence of worsening affordability for housing in the district in comparison to the West Midlands. The plan will not deliver sufficient affordable homes to meet identified needs and therefore the housing target should be increased. • The scale of unmet need in the Black Country was made clear before the withdrawal of the Black Country Local Plan at approx. 28,000 dwellings. The scale of unmet need for Birmingham will be higher than the extant plan (previously 37,900 dwellings) and there is few meaningful contributions identified. • The CCDC contribution of 500 dwellings is arbitrary and inadequate, 2,500 is the minimum acceptable figure. 						

- The final SA has not tested higher growth scenarios, which shows CCDC have not sought to maximise the delivery of housing.
- Previous testing in the SA showed little difference in outcomes between different growth scenarios and the scoring for SA3 and SA9 are challengeable. It does not prove that additional housing growth will result in significant adverse impacts. An over-simplification in testing all growth scenarios that has overlooked the significant negative effects of failing to fully address the District's housing needs
- The PSLP does not incorporate a site-by-site housing trajectory as required by NPPF paragraph 75. In the absence of that information, it is not possible to understand whether the Council's assumptions in relation to site deliveries are robust.
- Raise significant concern with the Spatial Strategy, which does not facilitate housing delivery in Norton Canes. Highlights the sustainability of Norton Canes in terms of employment opportunities, transport links and services and facilities. The Spatial Strategy is unbalanced and the approach to Norton Canes is not justified, effective or testament to positive plan making, contrary to the NPPF.
- New employment land is planned around Norton Canes settlement but this is not supported by new housing.
- There is a clear and demonstrable case for further Green Belt release.
- The safeguarded land should be allocated for housing including 'Land West of Hednesford Road, Norton Canes' (Site Allocation S3) that should be extended to include BHL's full land ownership to ensure a comprehensive development that extends to the full and logical extents of the site and maximise residential deliveries.

The representation highlights the positive case for allocation of Land West of Hednesford Road linked to the Vision and Masterplan document. The representation challenges the assessment of the site, and sets out how any potential impacts identified through the assessment are avoidable or can be mitigated. Further work to support the site is referenced such as the Drainage Strategy and Access Feasibility Report. At least 420 new homes including affordable housing can be delivered in a sustainable location, and the site should be allocated to meet the significant housing need.

9

Summary of Main Proposed Modification(s)

The plan is fundamentally unsound as currently drafted, and therefore CCDC should revisit the spatial strategy and site allocations accordingly. The following changes should be made, whether that is part of a revised Regulation 19 consultation or ahead of the submission of the plan:

- The housing requirement should be increased to at least 12,100 dwellings; comprising 400dpa to meet CCDC's own housing needs applied over an extended 24 year plan period, with a 2,500 dwelling contribution made towards the GBBCHMA's unmet needs;
- Additional development should be directed to Norton Canes regardless of whether the above is accepted in order to realise a more balanced spatial strategy;
- To account for the above, BHL's site at 'Land West of Hednesford Road, Norton Canes' should be allocated for development in the forthcoming plan period. That should include the additional land that has been promoted by BHL to the south of the proposed safeguarded site. The capacity of BHL's land is c. 420 dwellings, and should be reflected in the site allocation.

10

Cannock Chase Council Response

- The national context regarding the need to significantly boost housing delivery is recognised, and the way in which the authority can support this objective is by adopting an up to date and deliverable Local Plan
- The LDS sets out an achievable timetable for adoption of the Local Plan to meet the condition that it will last for 15 years. Consideration of reviews take place every 5 years and therefore there is an established mechanism for extending the plan period. The housing supply meets the identified need to year 2040.
- The higher delivery of housing in recent years has been an exception in terms of delivery rates, relating to the development of a few major proposals. There is insufficient land outside the Green Belt or identified commitments to continue this delivery rate without adoption of the Local Plan and this data is not a justification for increasing the housing target as it is not sustainable.
- Consideration has been given to the balance between housing and economic growth, recognising that some employment land has been lost to housing uses in recent years, and that the commuting patterns go beyond

the districts' boundaries. The plan aligns with the more recent 2024 update to the EDNA and the approach to employment is outlined in the Economic Topic Paper.

- The Local Plan has tested housing scenarios but there are competing priorities. Delivering more housing overall (to increase affordable housing provision) would require further Green Belt release. Therefore, through testing in the SA, the Council have justified the housing target. The affordable housing range has been informed by the Viability Assessment to ensure as much is delivered as is viable in each locality.
- The contribution towards the existing unmet needs of the GBBCHMA is based on the collective evidence set out in the Joint Growth Study which presented options including the 500 dwelling figure. The study outlined that if all authorities met the minimum contribution recommended through the study then the shortfall could be met, although it is acknowledged the position is changing. The CCDC contribution was made based on an understanding that under the Duty to Cooperate all authorities in the HMA would exhaust options to accommodate the shortfall, including through Green Belt reviews. The revised NPPF introduced in December 2023 (which will not be the applicable version for the purpose of the Examination of the Cannock Chase Local Plan) has presented a challenging national policy context whereby authorities are not required to release Green Belt to meet development needs, yet plans produced under the revised framework have not been subject to testing at Examination. As such, it is not clear what level of shortfall is adoptable (those authorities should still be identifying how their need will be met, even if not on Green Belt land), and so the position is highly speculative.
- Options were presented in the Local Plan for higher growth scenarios and these were tested in the SA. The plan has evolved and it is not necessary to re-test previously tested options. Whilst the scores may be subject to dispute the effect of an increased housing target is the release of additional Green Belt land for development, as all other sources of sites has been exhausted. The representation suggests that this would not have a significant adverse impact but the Council asserts there is no compelling case to deliver above the standard method housing target plus the 500 dwelling contribution to the HMA. The District contains at least 60% of the land area as Green Belt and Cannock Chase National Landscape and the priority is to balance growth with protecting these designated areas from development.
- The plan contains a housing trajectory in accordance with para 75 (74 NPPF sept 23) of the NPPF which provides discretion to the authority to set out specific delivery rates for allocated sites. This was not included for succinctness but could be made available at Examination.
- The Council recognises the Spatial Strategy has developed over time in response to evidence and feedback to public consultations. Whilst Norton Canes does offer opportunities for growth in the longer term, there are current issues with infrastructure provision due to a high level of development being delivered prior to adoption of the Local Plan, and it would be unsustainable to allocate more development until this is resolved (and is likely to adversely affect the delivery of sites).
- The site: land west of Hednesford Road, Norton Canes has been reassessed following submission of additional land parcels. Part of the site is selected as safeguarded land and therefore the general suitability of the site is recognised. The scale of potential development on the whole site is of concern considering the status of Norton Canes in the settlement hierarchy, the aforementioned infrastructure issues and the overall impact on the landscape and Green Belt. However, additional housing in Norton Canes at this time does not align with the Spatial Strategy and ultimately the site is not required to meet identified needs.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

Respondent						
Bloor Homes						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0101	B0101B	Local Plan	SO5.6	Yes	No	No
8						
Summary of Main Issue(s) Raised Within the Representation						
Support is expressed for Policy SO5.6 with regard to the identification of a proposed east-west recreational footpath and cycle route that would link Hednesford Road with Norton Lane, and provide direct access to the proposed country park. Whilst the recreational route is not within BHL's land ownership, the development of BHL's site at Land West of Hednesford Road, Norton Canes can play a critical role in supporting the delivery of that proposed recreational footpath and cycle route, and can enhance the wider network that links in with that strategic route. This is set out within the masterplan.						
9						
Summary of Main Proposed Modification(s)						
No modifications required to this specific policy.						
10						
Cannock Chase Council Response						
Support for the policy noted with regard to the potential recreational route. In the longer term, if allocated in a subsequent plan, connectivity with the safeguarded land at Hednesford Road would be supported.						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Bloor Homes						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0101	B0101C	Local Plan	SO7.6	Yes	No	No
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>POLICY SO7.6: PROTECTING, CONSERVING AND ENHANCING THE GREEN BELT</p> <p>The Government's approach to development within the Green Belt is likely to alter through the coming plan period, and potentially even through the course of the examination of this plan. Therefore, it would be more appropriate for the policy to state that "<i>proposals development within the designated Green Belt will be considered in line with national planning policy.</i>"</p>						
9						
Summary of Main Proposed Modification(s)						
This policy should be amended to state that "proposals development within the designated Green Belt will be considered in line with national planning policy."						
10						
Cannock Chase Council Response						
The Local Plan will be examined in line with the transitional arrangements set out in the NPPF, therefore the plan is in line with national policy (NPPF Sept 2023). Decisions on applications do must have regard to national policy and therefore it is not necessary to specify this.						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Bloor Homes						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0101	B0101D	Local Plan	SO7.7	Yes	No	No
8						
Summary of Main Issue(s) Raised Within the Representation						
<ul style="list-style-type: none"> Bloor Homes have provided evidence in respect of Policy SO3.1 that Land west of Hednesford Road should be released from the Green Belt for residential development to meet the housing requirement for the District (which should be substantially increased) and to realise a balanced Spatial Strategy. The land which should be allocated should represent the entire landholdings to maximise the delivery of housing and realise a high quality and comprehensive development of 420 dwellings. The policy is not specific with regard to compensatory mitigation in lieu of Green Belt release and therefore the policy is not clearly written and ambiguous contrary to the NPPF para 16d. In the absence of specific guidance this cannot have been accounted for in the Council viability assessment. 						
9						
Summary of Main Proposed Modification(s)						
<p>The PSLP should release BHL's site to the west of Hednesford Road, Norton Canes from the Green Belt for residential development in this plan period. That allocation should reflect the entirety of BHL's land ownership (i.e. proposed safeguarded site S3, plus SHLAA Sites N24, N33 and N64) in order to reflect the full and logical extents of the site, maximise the delivery of housing in light of the fundamentally unsound elements of the PSLP (as set out in BHL's response to Policy SO3.1), and realise a high-quality and comprehensive development in this location. It should also reflect the capacity of c. 420 dwellings. As part of the allocation of the site, Policy SO7.7 should be amended accordingly.</p> <p>If CCDC is to continue to pursue the approach of requiring Green Belt mitigation, specific requirements should be set out within the policy that are informed by evidence (to ensure that they are justified) and that have been taken account of in the whole plan Viability Assessment to ensure that they do not render developments unviable alongside the plan's other policy requirements.</p>						
10						
Cannock Chase Council Response						
<p>The appropriateness of the site for residential development is recognised as part of the site has been safeguarded if required for future release, beyond the plan period. The scale of development proposed does not align with the Spatial Strategy, and is not required to meet identified need.</p> <p>It is not possible to specify the precise mitigation in a general policy as this would depend on the characteristics and opportunities presented by individual development sites. Policy SO7.7 provides examples, and where sites have been allocated greater consideration has been provided to specific mitigation solutions.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Bloor Homes						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0101	B0101E	Local Plan	SO8.2	Yes	No	No
8						
Summary of Main Issue(s) Raised Within the Representation						
<ul style="list-style-type: none"> • CCDC's ambition to achieve Net Carbon Zero (NCZ) in the long-term is recognised. However, Bloor Homes has significant concerns about the policy approach. • The policy seeks to introduce a requirement that is not achievable from a technical perspective, or at the very least is not achievable without passing on significant costs to the end-user. • This is contrary to the Government's intentions which note it will be challenging to reach the Future Homes Standard from 2025, and sets an objective of net carbon zero by 2050. • A key element of the Government's strategy to improve energy efficiency and achieve more sustainable modes of construction is ensuring that the economies of scale are in place to provide the technology required to support the transition to NCZ at a viable price. The requirements of the Building Regulations (and FHS) at any given time are carefully considered, and subject to national viability assessments that consider what measures can be sought without undermining the viability of developments, and therefore deliverability. • A Written Ministerial Statement by the Housing Minister confirms that "the Government does not expect plan-makers to set local energy efficiency standards for buildings that go beyond current or planned building regulations." • Therefore, the NCZ requirement in the policy must be deleted. 						
9						
Summary of Main Proposed Modification(s)						
The requirement to achieve NCZ should be removed. Instead, the policy should require developments to " <i>achieve an energy efficiency in line with the latest standards set by the Government, whether that be Building Regulations or the Future Homes Standard (including any transitional arrangements).</i> "						
10						
Cannock Chase Council Response						
<p>Evidence to support the approach to achieving Net Carbon Zero has derived from the Staffordshire Climate Change Adaption and Mitigation Report (2020). The plan has been subject to viability testing which is set in Local Plan Viability Report (2022) which will be subject to a further update this year. The Council places significant emphasis in the plan on the reduction of carbon and climate change mitigation. To achieve these aims the Council are placing more responsibility on developers to show what is possible and viable to achieve on sites through a Sustainability Statement. More sustainable energy generation is key to reducing emissions and developers should be seeking to adapt to new technology and introduce measures in any case to meet future national requirements and to respond to market demand. Importantly, the policy has a tiered approach which is a flexible solution and won't prevent development coming forward on viability grounds.</p> <p>The recent Ministerial Statement on Local Energy Efficiency Standards was released on 13th December 2023. The Ministerial Statement was released after the Local Plan had been developed and approved for consultation by Cabinet as such it could not have been considered to inform the policy direction. The impact of more recent national guidance will be considered through Examination of the Plan.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Bloor Homes						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0101	B0101F	Local Plan	SO8.3	Yes	No	No
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>POLICY SO8.3: SUSTAINABLE DESIGN</p> <p>BHL recognises the Council's intentions regarding sustainable design, but notes that policy requirements should be justified and achievable, without undermining the viability of developments. In that regard, BHL's response to Policy SO8.2 highlights their concerns in relation to the proposed requirement for new developments to achieve NCZ.</p> <p>In addition to that, it is noted that Policy SO8.3 requires all residential developments to meet or exceed the standards set out by the Home Quality Mark (HQM). However, no justification for that is provided in the supporting text, and it is noted that the Viability Assessment makes no allowance either for the cost of the infrastructure required to meet that, or the cost of monitoring compliance / attaining accreditation. The requirement should, therefore, be removed unless it can be justified and viably achieved.</p>						
9						
Summary of Main Proposed Modification(s)						
<p>BHL's proposed modifications in relation to the requirement for new developments to achieve NCZ are set out in their comments in response to Policy SO8.2.</p> <p>Given that there is no evidence to justify the requirement for all residential developments to meet or exceed the Home Quality Mark, and that the impact of this policy requirement has not been accounted for in the plan's Viability Assessment, the requirement should be removed.</p>						
10						
Cannock Chase Council Response						
<p>Evidence to support the approach to achieving improved standards of buildings and construction has derived from the Staffordshire Climate Change Adaption and Mitigation Report (2020). The Viability Assessment (2022) produces a Cannock Chase Local Plan Policies Matrix where the impact of proposed policies is assessed to determine the impact on viability. Page 165 contains the assessment of Policy SO3.3 which notes the clause relating to HQM as a specific requirement. Under further comments it is noted 'Professional fees allowance to cover requirement for Design & Access Statement. Other requirements considered to be within BCIS cost allowances. This policy generally encourages standards. Increases in costs associated with this policy anticipated to be off-set by value increases (due to better quality design / specification) given that we have adopted conservative sales prices' and highlights this has a direct effect on viability but rates it medium in terms of RAG Rating of Cost/Value Assumptions (£). Therefore the impact of the policy on viability has been considered as part of the modelling of general typologies of sites when considering viability and it should act as a barrier to development. The Viability Report will be updated to take into account more recent costs and amendments to policies prior to Examination, but there has been no fundamental change since the report was produced in 2022. On this basis the policy is considered to be sound.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Bloor Homes						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0101	B0101G	Local Plan	SO8.4	Yes	No	No
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>POLICY SO8.4: MANAGING FLOOD RISK</p> <p>BHL recognise the intention of Policy SO8.4 in the context of the NPPF's imperative to avoid or mitigate against flood risk. That said, the policy should only resist development proposals on sites that are at risk from flooding where it cannot be mitigated. Rather, to resist development on any site that is at risk of any form of flooding (no matter how small the area at risk is) is not consistent with the national policy tests in that regard, and could potentially remove sites that would other-wise be entirely suitable, subject to mitigation and sensitive design.</p>						
9						
Summary of Main Proposed Modification(s)						
To ensure that the policy tests are consistent with national planning policy and guidance, Policy SO8.4 should only resist proposals on sites that are at risk from flooding where it cannot be mitigated.						
10						
Cannock Chase Council Response						
The policy intention was to avoid sites at risk of flooding if there are alternative sites available in areas of lower risk. It does not override the approach to mitigation, if no alternatives are available.						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Councillor Philippa Haden (CCDC)						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0102	B0102A	Local Plan	SO3.1 SH2 SH1	No	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>It is raised that the number of houses allocated out of the West Midlands Housing need is a tiny amount and does not show any real willing to participate in this scheme genuinely. The need for locally for housing will be swallowed up by all these proposed houses and the WMH will not be met, or the local residents will be still left without the housing they need.</p> <p>There is a new scheme coming forward regarding Local Plans and other authorities have paused their applications such as Lichfield and South Staffs and will be using the new model going forward. It is suggested that this is the model that CCDC wait for also as they require greater depth of information with regards to detailed road assessments, impact assessments on land.</p> <p>The proposed new primary school to the site at Cannock Road is welcomed, however, concerns are raised over the number of vehicles that will be added to this development along with the houses, children and the parents from Norton would not be able to activity walk to the school and the pavements linking to this area needs heavy investment as well as being too far for the majority of the children in Norton to walk. The site is linked with Norton Canes and not Heath Hayes, the roads and local amenities/medical support would come from the Heath Hayes area of which are already under a considerable amount of stress with the local land fill site, Designer Outlet and the congested Five Ways Island. The lack of infrastructure or this development is a concern, the details of provision of a school is outlined, what is the obligation of the non-developer owned land to follow through with this and not just sell of the land to multiple developments and them to not provide the school.</p> <p>It is also raised that the site is next to a pumping station that presently works double and whether it can be ensured that an additional pumping station would be considered and maintained.</p> <p>It is raised that the water that currently comes off the land fill sites filters into this current field and takes a lot of excessive water.</p> <p>It is raised that it would like to be seen for the plan to be paused and be put forward under the new plans when they come to fruition to help give better clarity on the infrastructure and the clear objectives.</p>						
9						
Summary of Main Proposed Modification(s)						
10						
Cannock Chase Council Response						
<p>The contribution towards the existing unmet needs of the GBBCHMA is based on the collective evidence set out in the Joint Growth Study which presented options including the 500 dwelling figure. The study outlined that if all authorities met the minimum contribution recommended through the study then the shortfall could be met, although it is acknowledged the position is changing. The CCDC contribution was made based on an understanding that under the Duty to Cooperate all authorities in the HMA would exhaust options to accommodate the shortfall, including through Green Belt reviews. The revised NPPF introduced in December 2023 (which will not be the applicable version for the purpose of the Examination of the Cannock Chase Local Plan) has presented a challenging national policy context whereby authorities are not required to release Green Belt to meet development needs, yet plans produced under the revised framework have not been subject to testing at Examination. As such, it is not</p>						

clear what level of shortfall is adoptable (those authorities should still be identifying how their need will be met, even if not on Green Belt land), and so the position is highly speculative.

The consideration of pausing the plan in relation to the forthcoming national changes is noted by the Council, it is considered that the circumstances at Lichfield for the withdrawal of their plan from examination cannot be applied to the Cannock Chase Plan, furthermore South Staffordshire District Council are in the process of moving forward with their plan through Reg 19. Whilst concerns with regards to the alterations to national planning and the wider Planning System changes and their impact on Cannock Chase are noted, it is the opinion of the Council that it is important for the District to have an up-to-date adopted Plan as the current adopted Plan concludes in 2028, the absence of a new adopted Plan at that time would open up the Council to greater risk of development coming forward in the District that would not be in preferred locations.

Staffordshire County Council Education team have undertaken work to identify the need for the proposed primary school to be provided upon site SH1, the policy requirements for the Site Allocations requires that no substantive housing completions should occur until the funding and phasing of critical infrastructure is agreed by all involved parties. The Council would defer to the County Education team to the facilities that would be provided as part of the school development. This would be undertaken through a S106 (a legal agreement) which would ensure that development can not come forward without the provision of the site as agreed upon, the County Council would take possession of the site and be responsible for the development of the school. The travel plan will consider issues such as safe walking and cycling routes to school. The school will increase capacity in the locality overall to provide sufficient provision for new residents. The work to identify a solution in Norton Canes regarding capacity issues will continue.

The queries raised with regards to the pumping station and whether an additional pumping station would be required, would be raised at the point of application in discussion with Severn Trent. At this time Severn Trent have not raised and objections/comments to the Local Plan.

The concerns with regards to the flooding in the local area and in the nearby area of Norton Canes is acknowledged and the policy requirements for the Site Allocations, require applications to be supported by a Drainage Strategy, and to incorporate new or enhanced attenuation ponds and SuDS features to provide suitable drainage systems on the site and to help with flood mitigation.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

SH1, SH2

Respondent						
Historic England - Kezia Taylerson						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0103	B0103A	Local Plan	Not Specified	Not Specified	Not Specified	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Historic England welcomes the references to the historic environment in the Vision, Objectives and the heritage policies. They re-attach their comments provided to the Regulation 18 Consultation in March 2021 as they consider that there are areas within this response that have not been considered within the Regulation 19 consultation version and a such remain relevant.</p> <p>Historic England consider that the Heritage Impact Assessment (HIA) raised a number of suitable mitigation and enhancement measures relating to specific site allocations and that these have not been accurately included within the design considerations of the site allocation policies, it is recognised that there is general reference to heritage assets within a number of policies, they are not the specific recommendations set out in the HIA, and they consider that this needs to be rectified. It is raised that there are a number of site allocations where they have requested a HIA to be undertaken and that they cannot find any information under the Heritage Evidence Base section, relating to this additional information.</p> <p>Historic England raise concerns about a number of the site allocations and request to the heritage evidence base as a matter of urgency, to assess if they have any objections to the inclusion of those specific site allocations. They accept that once they have seen the evidence base, it is possible that they will have no further comments, but that it is essential to ensure that all site allocations are fully evidenced and justified, to be included within the Local Plan.</p> <p>Historic England raise concerns about the cumulative impact of a number of developments in the same area and how these may impact the Grade II* St. Luke's Church and the Cannock Chase Town Centre Conservation Area, and question how the Council has considered the cumulative impacts of these developments and how the harm can be overcome. This is something it is considered that the HIA process can address.</p>						
9						
Summary of Main Proposed Modification(s)						
10						
Cannock Chase Council Response						
<p>The support for the inclusion of the historic environment Strategic Objective and policy from Historic England is welcomed.</p> <p>With regards to the site selection, factors relating to the historic environment, such as whether the site was in close proximity to any heritage assets have been provided detailed consideration in the Sustainability Appraisal and Site Selection Methodology in order to make a balanced judgement on the most suitable locations for development. It is appreciated that there is concern regarding some proposed site allocations which are within close proximity to, or could have an impact on, designated sites. The Council seeks to work with Historic England on a satisfactory resolution to enable the Local Plan to be progressed whilst ensure that appropriate mitigation is delivered, if found to be required. It is anticipated this will be set out in a Statement of Common Ground. The appropriate HIAs will be updated where deemed necessary, with regards to the proposed Site Allocations.</p>						
11						
Proposed Minor Modification(s)						

Admin
Officer Ascribed Policy

Respondent						
Historic England - Kezia Taylerson						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0103	B0103B	Local Plan	Not Specified	Not Specified	Not Specified	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Historic England welcome the comprehensive section in the vision around the District's strong and distinct local heritage, as well as the reference to the challenges and opportunities that the historic environment can bring to an area, and the inclusion of Strategic Objective 1 for the historic environment and its specific reference for the historic environment at this stage.</p> <p>Page 38/39</p> <p>Welcome the reasoned justification for the historic environment policy in the plan. Recommend in this section that additional detail is included about what type of heritage assessment with planning applications and what level of detail this should include (Further details set out in the full representation)</p> <p>Policy SO1.1</p> <p>Historic England recommend considering some alternative wording within the policy, including replacing 'preserve' with 'conserve', the inclusion of sensitive/heritage led regeneration and the re-writing of the final sentence within the policy. (Full details in the Representation)</p> <p>With regard to references to a Heritage Statement, this is strongly supported, however it's considered that additional detail is required, either within the policy or the reasoned justification text, to explain what is needed.</p> <p>There is support for the reference to the Historic Environment Record in the minimum, but it is considered that a separate heritage impact assessment is more suitable to ensure that all of the appropriate information is included and in enough detail.</p> <p>The paragraph relating to less than substantial harm should be stronger, and set out that the applications will be refused unless (further detail in representation), it is suggested that a paragraph be included setting out what happens in the event of unavoidable loss of heritage and a clause would be welcomed that where there is an unavoidable loss of a heritage asset that the development must be secured and going ahead, before the demolition of a heritage asset.</p> <p>The policy requires a paragraph on archaeology and the need for relevant assessments and at what stage, and the wording relating to non-designated archaeology should be amended as this could be of national importance and harm should still be avoided/minimised for non-designated heritage assets</p> <p>A clause on enhancement opportunities and the policy actively seeking enhancement opportunities would be welcomed</p> <p>Historic England have re-attached their comments from the Regulation 18, as many remain relevant here, but they welcome the many improvements that have been made and the additional references that have been included.</p> <p>Para 6.7</p>						

Consider additional detail is required about what information a Heritage Statement - should include (see full representation)

Para 6.12/6.13

Comments in this paragraph would also relate to other heritage asset types

Overall Heritage Section

The section is written positively and includes a lot of beneficial and relevant information to help prospective applicants make informed choices and prepare appropriate evidence base to support planning applications. Welcome the inclusion of this information within the plan

Para 6.20

Consider that there should be a specific clause in the policy relating to the need for archaeological assessment and how it should be undertaken

Para 6.22

Non-designated heritage assets are covered by the NPPF

Para 6.23

Strongly supportive of the preparation of a Local List

Policy SO1.2

Historic England would recommend that the design is respectful of local character and distinctiveness and that this is considered through all proposals to ensure that appropriate and relevant design is included and not a 'one size fits all', and that the proposed development should utilise and reflect the local character and heritage in a positive way.

It is recommended that where heritage can be affected that there is a separate heritage impact assessment undertaken to ensure that the appropriate information and sufficient detail, is included

They are supportive of a masterplan led approach and are available to comment, where heritage factor is a key factor

Para 6.30

If heritage is going to remain as an element of the Design and Access Statement, then there should be appropriate information included within this section to ensure that developers know what should be included - a bullet point could be added in the list to outline the relevant heritage considerations

Para 6.31

It should be clear that Listed Building Consent is a separate process to planning consent and there is a specific process for applicants to undertake, with the relevant information to adhere to

Policy SO3.4

Penultimate paragraph should ensure that development appropriately considers the relevant environmental considerations and does not harm heritage assets, including their settings

Policy SO4.4

Historic England consider that there needs to be a reference to heritage tourism within this policy and the opportunity to ensure relevant heritage led regeneration and appropriate tourism is considered and sought.

Also consider there should be reference to the canal network as a heritage asset and the need to consider the challenges and opportunities that the canal presents as a heritage asset and that appropriate and sensitive development opportunities are sought and that the policy should reference historic farmsteads and how these need to be protected and ensure development is appropriate to their context (link provided in full representation with further information)

Historic England require a clause on the AONB as an important asset for heritage, both designated and non-designated heritage assets and as a heritage landscape and how this needs to be considered in the proposals. This section could be included as an additional bullet point in the last list, as heritage is a component of landscape and this needs to be fully reflected within this policy.

Para 6.145

Heritage is briefly mentioned within this paragraph, consider that a specific paragraph is required to detail heritage as a component of the AONB, as well as consider heritage tourism and heritage led regeneration in a rural context.

Policy SO5.4

Historic England consider that there should be a clause relating to the historic environment within this section and how the historic environment will be conserved and enhanced.

The canal network is referenced within the policy and the provision of transport infrastructure has the potential to affect heritage assets and their settings and need to be fully considered at an early stage

It should also be recognised that there are opportunities to better reveal heritage assets through initiatives such as walking and cycling or re-routing busy road networks away from heritage assets, and these opportunities should be sought.

Policy SO5.5

This policy would benefit from references to the historic environment within it and the role of the canal in Cannock Chase through history and as a heritage asset

Policy SO6.4

Historic England welcome the reference to the historic environment within this policy, they consider that the policy needs to ensure that all heritage assets, designated and non-designated are protected and opportunities for enhancement sought and that new design should respect and reflect local character and distinctiveness and should conserve the significance of heritage assets

Design considerations should be made to ensure that any new design is appropriate in the context of Conservation Areas and when affecting the significance of heritage assets, such as listed buildings. (Further details in full representation). The policy should reflect this and we consider that the current wording needs updating. Supportive of the clause to protect historic shop fronts and suggest that the policy seeks to restore historic shopfronts too.

Policy SO6.5

The policy should refer to 'heritage assets' rather than 'historic assets'

It should be clear that proposals will be supported where there is no harm to heritage and where enhancement opportunities are sought

Policy SO6.6

It should be clear that proposals will be supported where there is no harm to heritage and where enhancement opportunities are sought

Policy SO7.4

Consider that the policy needs to include a clause to reflect heritage as a component of landscape and how heritage will be considered within this context

Note there is minimal reference to heritage, which we support, however, consider that this needs to be further developed to ensure that heritage is appropriately considered within this context

Policy SO7.5

Welcome the inclusion of the bullet point for heritage within this policy, it was raised previously consider that the policy should draw in some of the specific objectives of the AONB Management Plan and how the policy can support the delivery of the AONB Management Plan objectives

Para 6.336

Welcome the reference to heritage as a component of Green Infrastructure, within this section

Policy SO8.3

Historic England would welcome a reference in the policy and text to the need to consider the historic environment and be compatible with the aims of the historic environment

Supportive of measures to respond to climate change and promote the opportunities where this can be achieved for heritage assets, without causing harm to them and consider that the policy should set out a balanced approach - raised in Regulation 18 comments

Policy SO8.5

Historic England would welcome a clause that considers the historic environment in this policy and especially the need to consider issues such as light and noise pollution as these can impact the significance of heritage assets

Site Land South of Lichfield, Cannock

- Amend 'recommends' with 'requires', as the HIA noted that this was an important mitigation consideration to prevent harm to the Grade II heritage asset and as such the policy should ensure that this occurs at planning
- Needs to be reference within the policy to the heritage asset and the need to protect this heritage asset and the relevant mitigation measure that is required and why

Site Land rear of Longford House, Watling Street

- See comments in full representation. Welcome the inclusion of these requirements in the policy

Site Specific Policy M1

- The policy would benefit from incorporating the mitigation enhancement measures set out in the Heritage Impact Assessment, to ensure that heritage assets are appropriately safeguarded. As well as ensuring that a Heritage Statement is supplied at planning application stage.

Site Avon Road, H32

- The policy would benefit from incorporating the mitigation enhancement measures set out in the Heritage Impact Assessment, to ensure that heritage assets are appropriately safeguarded. As well as ensuring that a Heritage Statement is supplied at planning application stage.

Site Beecroft Road Car Park M3

- The policy would benefit from incorporating the mitigation enhancement measures set out in the Heritage Impact Assessment, to ensure that heritage assets are appropriately safeguarded. As well as ensuring that a Heritage Statement is supplied at planning application stage.

Site Park Road Offices, H36

- See comments in full representation. There is no reference to heritage assets within this policy and we consider that this needs to be amended to ensure that any harm to heritage assets are fully mitigated within the Local Plan

Site Police Station Car Park

- Requested a HIA be undertaken on this site, at the previous stage of consultation.
- Note that this has not been undertaken and that there is potential for harm to the Cannock Town Centre Conservation Area. Require this evidence base in order to make a judgement about the suitability of this site as an allocation within the Plan.

Site Walsall Road, H38

- The policy would benefit from incorporating the mitigation enhancement measures set out in the Heritage Impact Assessment, to ensure that heritage assets are appropriately safeguarded. As well as ensuring that a Heritage Statement is supplied at planning application stage.
- See comments in full representation

Site Wolverhampton Road, H39

- See comments in full representation. Would welcome the inclusion of these considerations within the policy text.

Site Danilo Road, H40

- See comments in full representation. Would welcome the specific details being included within the policy text. Particularly concerned to ensure that the buildings which lie just outside of the Conservation Area along Walsall Road and are identified as significant buildings with positive impact in the Management Plan, are retained and considered in any HIA in how they contribute to the character of the Conservation Area and relate to listed buildings nearby

Site M4

- Requested that a HIA was undertaken for this site. Please can we have sight of any additional heritage impact assessment for this site so that we are able to make a judgement about its suitability as a site allocation.

Site M8

- Requested that a HIA was undertaken for this site. Please can we have sight of any additional heritage impact assessment for this site so that we are able to make a judgement about its suitability as a site allocation.

Site M2

- See comments in full representation. Would welcome the specific mitigation details being incorporated into the policy text.

Site Mill Street, H60

- Cannot find a HIA for this site. Please can we have sight of the relevant heritage evidence base for this site so that we can make a judgement about its suitability as a site allocation.

Site Springvale Area Offices, H62

- Cannot find a HIA for this site. Please can we have sight of the relevant heritage evidence base for this site so that we can make a judgement about its suitability as a site allocation.

Site corner of Avon Road and Hunter Road, H66

- Cannot find a HIA for this site. Please can we have sight of the relevant heritage evidence base for this site so that we can make a judgement about its suitability as a site allocation.

Site land at the Mossley, H49

- Cannot find a HIA for this site. Please can we have sight of the relevant heritage evidence base for this site so that we can make a judgement about its suitability as a site allocation.

Site Nursery Fields, H50

- See comments in full representation. The policy text should set out what the specific mitigation measures are that are required to overcome the harm. This should be clear in the policy text.

Site Castle Inn, H51

- Cannot find a HIA for this site. Please can we have sight of the relevant heritage evidence base for this site so that we can make a judgement about its suitability as a site allocation.

Site Gregory Works, H52

- Cannot find a HIA for this site. Please can we have sight of the relevant heritage evidence base for this site so that we can make a judgement about its suitability as a site allocation.

Site Lichfield Street, H53

- Cannot find a HIA for this site. Please can we have sight of the relevant heritage evidence base for this site so that we can make a judgement about its suitability as a site allocation.

Site The Fairway Motel, H64

- Cannot find a HIA for this site. Please can we have sight of the relevant heritage evidence base for this site so that we can make a judgement about its suitability as a site allocation.

Site Land at Pendlebury Garage, H67

- Cannot find a HIA for this site. Please can we have sight of the relevant heritage evidence base for this site so that we can make a judgement about its suitability as a site allocation.

Site Norton Hall Lane, H68

- Cannot find a HIA for this site. Please can we have sight of the relevant heritage evidence base for this site so that we can make a judgement about its suitability as a site allocation.

Site Hednesford Road, H69

- Cannot find a HIA for this site. Please can we have sight of the relevant heritage evidence base for this site so that we can make a judgement about its suitability as a site allocation.

Site Land at Early Years, E6

- Cannot find a HIA for this site. Please can we have sight of the relevant heritage evidence base for this site so that we can make a judgement about its suitability as a site allocation.
- See comments in full representation

Site E12

- We raised concerns about this site at a previous stage - is this site no longer going ahead? If it is, we would request an understanding of the local archaeology service views on the non-designated archaeology and any suitable mitigation measures to be incorporated into policy.

Assessment of archaeological assets

- Raised some concerns at Regulation 18 stage about the assessment of Scheduled Monuments and other archaeological assets. How has this been addressed? This remains a concern. See comments in full representation.

Cumulative Impacts

- Concerned about the cumulative impact of development in the setting of St Luke's Church Grade II* and the Cannock Chase Town Centre Conservation Area
- How has the plan assessed the cumulative impact of a number of developments affecting the same assets and can this harm be overcome?

Consider that the policies would benefit from including the mitigation measures into the site allocations policies, in all instances, to ensure that harm to heritage assets are prevented. Note in many cases that there is a reference to heritage assets, but it may be that these need to be strengthened in relation to the evidence contained within the HIA document.

9

Summary of Main Proposed Modification(s)

10

Cannock Chase Council Response

The support for the inclusion of the historic environment Strategic Objective and policy from Historic England is welcomed.

Policy SO1.1

We acknowledge the use of 'preserve' is not in keeping with National Policy and for the change to be considered through the examination process.

The inclusion of sensitive/heritage led regeneration within the policy is considered appropriate however it does not explicitly require reference in the policy and is covered by the wording in the third paragraph.

With regards to the detailed requirements of Heritage Statements, the policy sets out the parameters of a Heritage Statement if required to be submitted, paragraphs 6.6 and 6.7 further outline the minimum requirements expected of a Heritage Statement. This can potentially be supplemented by additional advice in the Design Guidance documents to be produced to support the plan.

The Council consider that the approach towards unavoidable loss has been considered in line with guidance within National Policy.

Paragraphs 6.20 and 6.21 set out further details with regards to non-designated archaeology. These paragraphs and the sentence itself make reference to an appropriate desk based or field evaluation in relation to proposals that affect archaeology interests and that the Historic Environment Team at Staffordshire County Council would be part of the process with regards to the information any application should contain through a pre-application process. The policy contains an overview of the requirements relating to archaeology and the supporting text presents more detail of how this works in practice. This is considered appropriate and user friendly.

With regards to the clause on enhancement opportunities, whilst the policy does not explicitly seek enhancement opportunities, the policy wording does consider that designated heritage assets and their settings will be conserved and enhanced and given the highest level of protection.

Policy SO1.2

We acknowledge Historic England's comments with regards to design and that development should reflect local character and heritage in a positive way. The Council considers that Policy SO1.2 does cover a range of design

parameters including local character and heritage, it also contains a specific clause on major proposals and Listed Building Consents on how the design will respect the local distinctiveness and character of the surroundings in terms of heritage. There is also Policy SO1.1 on protecting, conserving and enhancing the distracting local historic environment.

With regards to a separate Heritage Impact Assessment being undertaken and heritage being an element of the Design and Access Statement, Policy SO1.1 identifies the requirements of Heritage Statements in regard to development proposals affecting a heritage asset, furthered by paragraphs 6.6 and 6.7 of the supporting text. (See above comments). Paragraph 6.31 of the supporting text also sets out the additional requirements in relation to Listed Building Consent that would be required as part of a Design and Access Statement.

It is acknowledged that Historic England would welcome reference to Listed Building Consent being a separate process, the Council consider that this is something that would be outlined through the Development Management application process.

Policy SO3.4

The Council considers that Policy SO3.4 does cover the relevant environmental and heritage considerations as it references that proposals should be compatible with landscape, environment, biodiversity and heritage assets as well a physical and visual character of the area.

Policy SO4.4

It is acknowledged that Historic England consider the need for reference to heritage tourism within the policy. Paragraph 6.142 makes reference to the heritage of the area and the heritage sector having an important role in supporting sustainable tourism and the rural economy.

The Council considers that when drafting the policy, a balanced approach was undertaken, whilst there is reference to the canal network within the policy, it is acknowledged that there is no specific reference identifying it as a heritage asset.

With regards to the reference to historic farmsteads, it is acknowledged that there is not specific reference to these buildings within the policy. Paragraph 6.144 references the reuse of rural buildings and the retention of attractive buildings.

Additional references could be added to the policy to express the significance of heritage in tourism and the rural economy, should an Inspector determine such modifications are required to make the plan sound.

The Council acknowledge the requirement for a clause with regards to the AONB (National Landscape) as an important asset for heritage. Policy SO7.5 recognises the objectives of the AONB Management Plan (2019-204 and subsequent plans) regarding the historic environment and culture. It is considered that reference to the National Landscape is recognised within Policy SO7.5 and the supporting text.

Policy SO5.4

The Council acknowledge, Historic England's request for the inclusion of the historic environment within this policy. The request for walking and cycling or the re-routing of busy road networks away from heritage assets is also acknowledge. It is considered that when drafting the policy, that Policy SO1.1 would be considered in conjunction with regards to the historic environment being conserved and enhanced.

The Council considers that when drafting the policy, a balanced approach was undertaken, whilst there is reference to the canal network within the policy, it is acknowledged that there is no specific reference identifying it as a heritage asset.

Policy SO5.5

The Council acknowledge that there is no reference to the historic environment within the policy, the supporting text does provide some of the canal's history within Cannock Chase. The examination process offers the appropriate forum for consideration of detailed suggestions, if the inspector considers any necessary to make the plan sound.

Policy SO6.4

The Council welcomes Historic England's support to the reference of the historic environment within the policy. It is considered that in conjunction with other policies within the Local Plan all heritage assets are protected with the requirement for new design to respect and reflect local character and distinctiveness.

Overall

The Council consider the wording of policies to be sound and legally compliant but respects the expertise of Historic England in relation to the historic environment. The representation does not include a list of proposed modifications, however some of the comments from Historic England suggest potential improvements to certain policies. The examination process offers the appropriate forum for consideration of detailed suggestions, if the Inspector considers any necessary to make the plan sound.

Site Allocations

With regards to the site selection, factors relating to the historic environment, such as whether the site was in close proximity to any heritage assets have been provided detailed consideration in the Sustainability Appraisal and Site Selection Methodology in order to make a balanced judgement on the most suitable locations for development.

It is appreciated that there is concern regarding some proposed site allocations which are within close proximity to, or could have an impact on, designated sites. The Council seeks to work with Historic England on a satisfactory resolution to enable the Local Plan to be progressed whilst ensure that appropriate mitigation is delivered, if found to be required. It is anticipated this will be set out in a Statement of Common Ground. The appropriate HIAs will be updated where deemed necessary, with regards to the proposed Site Allocations.

11
Proposed Minor Modification(s)
Policy SO6.5: Minor Modification to change wording from 'historic assets' to 'heritage assets'
Admin
Officer Ascribed Policy
SO1.1, SO1.2, SO3.4, SO4.4, SO5.5, SO5.5, SO6.4, Site Allocations

Respondent						
Church Commissioners of England C/O Stantec - Mr Ben Cook						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0104	B0104A	Local Plan	SO3.1	Not Specified	No	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Submission made in relation to site known as 'Bleak House' identified in the SHLAA as Land to the east of John Street/Wimblebury Road (C264a-e).</p> <p>It is submitted that the site offers a sustainable location for residential development. It is considered to be suitable, available and achievable for meeting housing needs within Cannock Chase District. It is considered the site should be removed from the Green Belt and identified as a residential allocation.</p> <p>Supporting technical work listed in the representation has been submitted previously and whilst not resubmitted as part of this consultation it will be referenced through the representation.</p> <p>An overview of the site is provided with the representation.</p> <p>Stantec has previously commented upon the appropriateness of certain documents within the Local Plan evidence base, such as the Green Belt Study Report 2021, as well as certain policies such as Policy SO7.6. These comments are not repeated here, but remain relevant to the Commissioners overall case, and reference will be made to them at the Local Plan EIP.</p> <p>Policy SO3.1 Is not considered to be sound as it is considered not justified or effective.</p> <p>Support the Council's use of the Standard Method as the way of calculating minimum housing need.</p> <p>Support the Council's efforts to make a contribution to meeting the housing needs of the GBBCHMA.</p> <p>It is considered that this level of provision is demonstrated to be not justified or effective and is therefore unsound for the following reasons:</p> <p>Cannock Chase Local Housing Needs Assessment (HNA) (2024) suggests there is a need for 290 affordable homes per annum across the District. The representation quotes a paragraph from the assessment that states '[...] <i>it is not considered that this points to any requirement for the Council to increase the Local Plan housing requirement due to affordable needs [...]</i>.' (full paragraph in the representation)</p> <p>They categorically refute this and consider that whilst there may be the link between affordable need and overall need is complex, the fact remains that the identified affordable housing need is greater than the Standard Method comprises the <u>minimum starting point</u> for housing and that there will be circumstances where it is appropriate to plan for a higher figure than the standard method. This is clearly one such circumstance.</p> <p>Policy SO3.2 is referenced, and it is considered that even using the upper percentage figure of 35% that the provision of 264dpa will only result in 92.4 affordable dwellings being provided per year. This provision is less than a third of the identified need.</p> <p>It is considered that the Plan will woefully under deliver affordable housing against identified need. This would remain the case even if the Council was to revisit other solutions such as increased development densities or</p>						

increased affordable housing percentage requirements for market-led development. It is considered that the only logical resolution to this issue is to allocate additional sites for market housing.

Economic Development Needs Assessment Update 2024

The Councils EDNA (2024) concludes that the District's employment land range is between 43ha and 74ha (net) for the period 2018 to 2040 (including flexibility).

The representation quotes a paragraph from the EDNA '*of the housing requirement is at or below the net dwelling growth labour supply Scenario 4 (Standard Method (246dpa) + 500 dwellings unmet need), then this could have repercussions on the employment land target. [...]*' (full paragraph in representation)

The Councils is looking to plan at the level described by Scenario 4, as such in accordance with the recommendation made by the EDNA, this could have repercussions on the employment land target.

The report recommends that the Council undertake more detailed housing modelling to ensure the job projections are aligned closely with their housing requirement. The Council has not done this. It is considered that there is, therefore, a demonstrable and evidenced risk that the level of housing proposed by the Council undermines the delivery of the identified employment land need.

The EDNA is clear that the employment land range does not make provision for the full need for strategic B8 logistics in the area, meaning that, in reality, employment provision should be greater than identified.

Stantec consider that this in turn, will need to be supported by a greater level of housing provision, to ensure that the required workforce exists to support employment need, and that as such, the only logical resolution to this issue is, again, to allocate additional sites for market housing.

Contribution towards the GBBCHMA

The representation outlines the Birmingham and Black Country housing shortfalls.

Agree that the Plan should be contribution to the unmet needs of the GBBCHMA. However, consider that the current contribution of 500 dwellings not a sufficient contribution in terms of the scale of unmet needs over the draft Plan period.

The 500 dwelling contribution represents the minimum option proposed in the Issues and Options Local Plan consultation, based on the Greater Birmingham HMA Strategic Growth Study (2018). They consider that the level of contribution should be higher considering the evidence base for the shortfall.

The supporting text to Policy SO3.1 notes that South Staffordshire and Lichfield, who share GBBCHMA have previously proposed 4,500 and 2,665 homes respectively. It is considered that this text is misleading and glosses over the fact that during 2023, South Staffordshire paused work on its emerging Local Plan, whilst Lichfield abandoned its plan entirely. Since the Birmingham Plan was adopted in 2017, the only local authority to adopt a local plan with a contribution towards unmet GBBCHMA unmet need is North Warwickshire in 2021 (500 dwellings).

The representation addresses the GBBCHMA Position Statement Addendum (December 2021). They note that the Birmingham Local Plan Issues and Options consultation document (October 2022) suggest that the shortfall arising from Birmingham alone to 2024 is 78,415 dwellings.

Stantec note that the Cannock Chase Local Duty to Cooperate Statement of Compliance (December 2023) does not acknowledge this figure, and instead works on the basis of the figure arising from the 2017 BDP. It also does not present any evidence on the extent of agreement with other GBBCHMA authorities on the appropriateness of this level of contribution to unmet needs.

It is considered that it has not been demonstrated that the Local Plan is compliant with Duty to Cooperate. Whilst the principle of a contribution is commendable, it is abundantly clear that the provision of 500 dwellings is simply inadequate in the context of the identified shortfall.

Policy SO3.1 is not Justified or Evidenced

Stantec considered based on the above sections that Policy SO3.1 is therefore not justified, as the Council has not presented any rationale for not exceeding the Standard Method figure in respect of its own need, nor is the 500 dwelling contribution towards the GBBCHMA robustly evidenced. Given the context within which the Council is planning for housing and the findings of its own evidence base, it would be expected that the Council ‘tests’ an increased delivery, to ascertain whether or not it is deliverable. This has not been done.

Stantec consider that Policy SO3.1 is also therefore not effective, as it fails to meet the identified affordable housing needs of the District.

Required Amendment to Policy SO3.1

It is considered that the Council should amend Policy SO3.1 by allocating additional sites for residential development. Given the Council has demonstrated that exceptional circumstances exist to justify the release of land from the Green Belt, it should look to the Green Belt to accommodate additional sites. It is therefore submitted that Land at Bleak House should be allocated for residential-led development.

Summary

Stantec consider the representation has demonstrated how Policy SO3.1 is not considered to be sound, as it is not justified or effective.

9

Summary of Main Proposed Modification(s)

10

Cannock Chase Council Response

The Local Plan has tested housing scenarios but there are competing priorities. Delivering more housing overall (to increase affordable housing provision) would require further Green Belt release. Therefore, through testing in the SA, the Council have justified the housing target.

The SA tested growth scenarios above the minimum housing need requirement. The major issue is the extent of Green Belt release required to meet housing need which has negative implications for a number of SA objectives.

There is already more than a 5% buffer above the total housing requirement (which includes the contribution to the HMA) and any additional allocations beyond those in the Local plan would result in additional Green Belt release as there are no other sites available for housing. The evidence base provides the methodology for calculations and assumptions made with regard to housing calculations, most notably the Development Capacity Study and the SHLAA.

The shortfall for the Black Country is currently untested given the stoppage of the collective Plan under the Association of the Black Country Authorities. The 500-dwelling contribution by the Council has been tested through the Plan making process and through Duty to Cooperate. Given that the Council have had to identify Green Belt removal to meet the District’s own needs it is considered that the contribution is appropriate. The Council are arranging Statements of Common Ground with neighbouring authorities to accompany the submission of the Plan.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

SO3.1

Respondent						
Miss Rebecca Knott						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0105	B0105A	Local Plan	SO3.1 C279a SH2	No	No	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>The representee is against the proposed plans to develop the land on the site off the Wimblebury Road and Cannock Road in Wimblebury and Heath Hayes, for the following reasons:</p> <ul style="list-style-type: none"> • The land is Green Belt which borders the village of Wimblebury and Heath Hayes and as stated in Objective 7 of the Plan and as required by Policy SO7.5, by building on this land this is not being adhered to as this will leave little Green Belt land so is not legally compliant. • The area has already been extensively developed over the last 30 or so years and as such additional development is going to struggle on an already fragile infrastructure • Recent statistics for Cannock Chase (Staffordshire.gov) show that the population is 6times that of neighbouring Stafford District and 4times that of Lichfield District • It is not feasible that the local area becomes the over spill for West Midlands Districts • The Green Belt land that is part of the development plan is home to wildlife, this includes deer's that are regularly seen in this area. • The site is to be built opposite a local primary school where there is already significant traffic congestion so bringing more traffic to the area would be catastrophic. • The proposed relief road that goes round the back of the allotments and park to join Cannock Road will massively increase the heavy congestion not to mention the pollution levels of more cars in the area. • The land in question will have a massive impact on the villages, they will no longer be villages as the population will be so high • There are no hospitals, GPs, Dentists, schools or shops to be able to facilitate this development 						
9						
Summary of Main Proposed Modification(s)						
10						
Cannock Chase Council Response						
<p>The site has been subject to a site selection process and sustainability appraisal against alternative options and has been considered against the strategic objectives for the Local Plan. Whilst not all policies or proposals in the plan have a positive effect on every objective, they are considered and assessed against reasonable alternative options, and the plan is required to fulfil development needs. The Council have considered Green Belt release in order to meet development needs and have exhausted all reasonable alternative options before reaching this conclusion, as set out in the Green Belt Topic Paper.</p> <p>It is acknowledged that new development proposed at Heath Hayes will impact local infrastructure. The impact has been considered with infrastructure providers which has informed the Infrastructure Delivery Plan and the policy requirements for Site Allocations SH1 and SH2. The scale of development proposed will generate contributions to existing services such as GP's and will provide a new 2FE primary school and relief road, as well as improvements to existing junctions. Surveys will be required to identify potential impacts on local wildlife species and habitats and specific mitigation measures may be required to avoid adverse effects. All development is required to deliver biodiversity net gain.</p> <p>Staffordshire County Council Highways team have undertaken modelling with regards to the sites individual and cumulative impacts on Five Ways Island and the introduction of the relief road within the highways system, and</p>						

the policy requirements for the Site Allocations require a Transport Assessment and Travel Plan to support the application with particular regard to impact on the Five Ways junction and mitigation of any adverse impact on air quality and traffic congestion.

New development will be designed to be locally distinctive, and will be subject to a masterplan and design code which should reflect the locality and community aspirations for the sites. Sensitively planned developments should enhance and not erode the identity of the village and should provide a mix of housing types to provide choice to new residents and to increase affordability for local people.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

SH1, SH2

Respondent						
Swifts Local Network: Swifts & Planning Group - Mrs Michael Priaux						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0106	B0106A	Cannock Chase Local Plan 2018-2040	Paragraph 6.278, Policy SO7.1	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>The reference to "Bird and bat boxes/bricks integrated into the structure of existing and/or new buildings" in Policy SO7.1 supporting text paragraph 6.278 (page 122) is welcome but not currently sound because it's not effective nor consistent with national policy due to a lack of reference to best-practice guidance, especially with regard to numbers and location of swift bricks for each development and the applicability to smaller but suitable developments such as extensions, and because there is no specific mention of swift bricks as per national guidance.</p> <p>Swift bricks are specifically highlighted as valuable to wildlife in NPPG Natural Environment 2019 paragraph 023, along with bat boxes, and routes for hedgehogs - I believe they are the only type of bird box mentioned in national planning guidance because: Swift bricks are a universal nest brick for small bird species, including red-listed species such as swifts and house sparrows, so are relevant for all developments</p> <p>Swift bricks are significantly more beneficial than external bird boxes as they are a permanent feature of the building, have zero maintenance requirements, are aesthetically integrated with the design of the building, and have improved thermal regulation with future climate change in mind.</p>						
9						
Summary of Main Proposed Modification(s)						
<p>Please add text to Policy SO7.1 supporting text paragraph 6.278 to make it sound by adding effective reference to best-practice guidance, and making it consistent with national policy by making specific reference to swift bricks as per national planning guidance: Swift bricks should be installed in all new developments including extensions, in accordance with best-practice guidance such as BS 42021 or CIEEM which requires at least one swift brick per home on average for each development. Photographic evidence of suitable installation should be provided.</p> <p>Please amend paragraph 6.278 to make it consistent with national planning guidance and best-practice guidance BS 42021: Swift bricks and bat boxes integrated into the structure of existing and/or new buildings OR Bird boxes, such as swift bricks, and bat boxes integrated into the structure of existing and/or new buildings.</p> <p>Note it would also be clearer, and more consistent with national planning guidance which mentions "routes", to amend the third bullet point in 6.278 to: Wildlife routes under paths and roads, and through fencing</p>						
10						
Cannock Chase Council Response						
<p>Policy SO7.1 states that development proposals whose primary objective is to conserve or enhance biodiversity will be supported and that enhancement features for wildlife within the built environment will be sought where appropriate from all scales of development. This can include many examples too many to name in a strategic policy, including but not exclusive to swift bricks. Therefore no change is suggested to the existing policy as the policy is supportive to enhancement features for wildlife, subject to appropriate evidence and viability. An update to the Design Guide may provide an appropriate tool for incorporating this type of best practice guidance.</p>						
11						
Proposed Minor Modification(s)						

Admin
Officer Ascribed Policy

Respondent						
Environment Agency						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0107	B0107A	Local Plan	SO8.4	Not specified	Not specified	Not specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>The Environment Agency states that Policy SO8.4 is sound, however there is scope for improvement with minor modifications. These are summarised below but please see the representation for additional detail:</p> <p>Easements - In accordance with recommendation within the SFRA (JBA, October 2019), any sites located near main rivers require a minimum of 8m development easement from the top of the bank to allow for essential maintenance access.</p> <p>Culverts - In accordance with the SFRA, developments should seek to naturalise urban watercourses.</p> <p>Modelling - While detailed modelling is a preferred option they would only normally seek that on major development proposals (for both Main and Ordinary watercourses).</p> <p>Climate Change - Policy text could reference the need for FRA's to incorporate an up to date allowance for climate change. Reference should be made to the Gov.uk peak river flow map and climate change allowances.</p> <p>Finished Floor Levels - The SFRA advises that as a minimum finished floor levels should be set 600mm above the 1 in 100 year plus climate change (design flood). These could be incorporated into policy.</p> <p>Unmodelled watercourses - Draws attention to the presence of unmodelled water-courses within the plan area. Further assessment/modelling may be required.</p> <p>Sustainable drainage - We would look for a commitment for clean roof runoff to be directed away from the sewer system and into infiltration drainage or other SuDS system to reduce pressure on the sewer system. They also provide detailed comments on the depth of infiltration SuDS, location of attenuation basins and rural SuDS and sedimentation control.</p> <p>Cannock Chase pre-dominantly falls within the Trent Valley Staffordshire Management Catchment where climate change allowances relating to development in areas of flood risk are more stringent than at the time the SFRA was produced. They suggest that the Council may therefore seek the SFRA be updated, or a brief addendum be submitted, to reflect the changes and to consider/confirm that the latest allowances would not represent an increased impact on flood risk on those sites allocated within the Plan.</p> <p>It is noted that the Strategic Residential Site Allocations are located within Flood Zone 1, the low risk Zone.</p> <p>Suggests reference to local area climate change guide in the Local Plan (attached to representation).</p>						
9						
Summary of Main Proposed Modification(s)						
10						
Cannock Chase Council Response						
<p>General support for Policy SO8.4 is noted. The expertise of the Environment Agency on detailed matters relating to flood risk, climate change and drainage is respected and comments welcomed.</p> <p>In drafting the policy the Council has used the evidence from the SFRA taking a balanced approach, and has not sought to be overly explicit in terms of the level of detail on each element highlighted in the representation. The examination process offers the appropriate forum for consideration of detailed suggestions, if the Inspector considers any necessary to make the plan sound.</p> <p>With regard to the SFRA, the Environment Agency has noted that strategic residential allocations are located in Flood Zone 1. The preferred approach was to direct new major development to areas not at risk of flooding.</p>						

Local Plan evidence should be proportionate and therefore it was considered that the SFRA was fit for purpose to support the Local Plan. Comments at the previous consultation stage did not suggest the evidence required updating. It is anticipated that as part of the planning applications for strategic sites that flood and drainage strategies would be required to present a more in depth consideration of potential impacts and mitigation for those sites.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

Respondent						
Environment Agency						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0107	B0107B	Local Plan	SO8.5	Not specified	Not specified	Not specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>The Environment Agency emphasises the importance of protecting groundwater and water quality. The Cannock Chase area is partly located on Triassic Sherwood Sandstone which is designated a 'Principal Aquifer' by the Environment Agency. This is the most sensitive aquifer designation.</p> <p>They note the need for development will necessitate building on brown field sites. Land contamination can be a significant source of water pollution in the environment.</p> <p>The plan should seek to protect water quality through the various regulatory and advisory mechanisms with respect to land contamination. The plan should encourage the use of sustainable and effective remedial measures to prevent or address water pollution from sites affected by contamination. They advocate for sustainable remediation, providing detail on this.</p> <p>The representation suggests the references to the NPPF should be updated.</p> <p>Should a development site currently or formerly have been subject to land-use(s) which have the potential to have caused contamination of the underlying soils and groundwater then any Planning Application must be supported by a Preliminary Risk Assessment, as a minimum. This should demonstrate that the risks posed to 'Controlled Waters' by any contamination are understood by the applicant and can be safely managed.</p> <p>Whilst covered in the two above mentioned Policies they note no specific Policy relating to Water Quality and Water Resource.</p> <p>They advocate reducing water consumption based on information in the Staffs County Council Climate Change Adaptation and Mitigation report. They also note circumstances have changed since the WCS (2020) in terms of the designation of water stress which has been raised locally. The Staffordshire – Trent Valley Catchment Abstraction Management Strategy (CAMS) has also been updated (in 2021).</p> <p>They welcome restriction of water consumption in new development but could go further. Encourages consideration of grey water recycling and rainwater harvesting for new developments.</p> <p>Waste Water infrastructure: WCS should also ensure that your strategic growth can be accommodated in consideration of waste water infrastructure. Where there is an identified constraint (amber or red) you should demonstrate that there is a solution. They note some of the potential further work suggested in the WCS has not been undertaken. They provide a series of questions that could form the basis of joint discussions with water companies, as well as recommendations for how this could be reported through the evidence base.</p> <p>Water Framework Directive: provide information with regard to the WFD and what it is designed to achieve. Recommend that the high level principles for catchment based approach to achieving water quality objectives are incorporated in to the plan and in particular aim to encourage stake holder engagement. We recommend your plan includes a section on where to find information on specific areas / catchments.</p> <p>Non-mains foul drainage: Water quality impacts of installing non-mains foul drainage should be assessed during the planning process, along with other considerations. They provide wording from another Council as an example.</p>						
9						
Summary of Main Proposed Modification(s)						
10						

Cannock Chase Council Response

The Council considers that Policy SO8.5 does cover all sources of pollution as it references air, water, noise, light pollution and soil contamination. It also contains a specific clause on water quality. Policy SO8.4 has a clause which requires major proposals to 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. There is also a policy protecting the integrity of any functionally linked watercourses to designated sites (SO7.1).

The Local Plan was drafted before the NPPF was revised in December 2023, and will be examined against the earlier iteration. However minor modifications address this, if required.

The expertise of the Environment Agency on detailed matters relating to groundwater quality, water efficiency, water quality and drainage is respected and comments welcomed. In drafting the policy the Council has used the evidence from the SFRA and WCS taking a balanced approach, and has not sought to be overly explicit in terms of the level of detail on each element highlighted in the representation. The examination process offers the appropriate forum for consideration of detailed suggestions, if the Inspector considers any necessary to make the plan sound.

Local Plan evidence should be proportionate and therefore it was considered that the WCA was fit for purpose to support the Local Plan. Comments at the previous consultation stage did not suggest the evidence required updating. It is anticipated that as part of the planning applications for strategic sites that flood and drainage strategies would be required to present a more in depth consideration of potential impacts and mitigation for those sites. The Council will adhere to national guidance and will work with the Environment Agency on major applications to ensure assessments have been undertaken to mitigate any adverse impact on water quality, and to ensure that appropriate measures have been undertaken to reduce water consumption and provide appropriate SuDs to serve new development.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

Respondent						
Environment Agency						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0107	B0107C	Local Plan	SO7.2	Not specified	Not specified	Not specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>The Environment Agency note the inclusion of a minimum 10% increase in BNG and use of the most up to date metric. Their focus would be on blue infrastructure elements such as watercourses, riverside ecology, water-based habitat/relevant protected species.</p> <p>They encourage the use of a natural capital approach to prioritise the use of nature-based solutions within all planning applications. They reiterate the importance of integrating green and blue infrastructure, including SuDS, to address climate impacts.</p> <p>Detail is provided to explain why these elements are important.</p> <p>The policy or text could reference the Local Nature Recovery Strategy as a key part of the evidence base, which can be used to inform opportunities, multiple benefits and to tackle climate change</p>						
9						
Summary of Main Proposed Modification(s)						
10						
Cannock Chase Council Response						
<p>The Council notes the preference for focusing on blue infrastructure in terms of biodiversity net gain solutions. The specific solution will depend on the unique characteristics of a site in terms of what habitat is suitable to that location, whether there are existing features which could be enhanced on site and evidence to inform BNG. However, wherever possible we will consider the appropriateness of blue infrastructure and seek to encourage SuDs with a multifunctional purpose.</p> <p>Reference has been made to the Local Nature Recovery Strategy in the supporting text of the preceding policy (para 6.276), however further references have not been incorporated as the strategy has not yet been produced.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Environment Agency						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0107	B0107D	Local Plan	SH1 - Land south of Lichfield Rd.	Not specified	Not specified	Not specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>The Environment Agency note that the Strategic Residential Site Allocations are predominantly located within Flood Zone 1, the low risk Zone. The list of proposed sites should fully identify site vulnerabilities in terms of land contamination, ground water vulnerability, proximity to regulated industrial processes / landfill and flood risk from unmodelled watercourses and we recommend these be clearly identified for transparency.</p> <p>In relation to SH1, they highlight the reference to the nearby waste facility. They note they are not statutory consultees with regard to development adjacent to a waste deposit site or similar regulated site which may be causing, or may give rise to, emission issues due to its proximity. They outline that it is not their responsibility to restrict the operation or emissions from the waste facility at a later date as a result of changes to land use in the vicinity (new housing).</p> <p>We recommend the local planning policies ensure that appropriate assessment and mitigation can be carried out by the agent of change (ie residential allocations) and consideration of this at a later stage is not hamstrung but indicative layouts or housing numbers fixed with the plan for example.</p>						
9						
Summary of Main Proposed Modification(s)						
10						
Cannock Chase Council Response						
<p>The Council has used evidence to inform the development considerations of policy and therefore where known, the policies do identify site vulnerabilities in the relevant text.</p> <p>The applicant for SH1 is required to submit an odour assessment as stated in the policy text for SH1. This will record odour pollution to determine whether there is likely to be an impact on amenity. However, in assessing the site as part of the Local Plan this was not determined to be a significant issue, as the facility is close to its end use and there already is a large population in the surrounding area for which existing controls are in place.</p> <p>It is noted that the Environment Agency are not obligated to restrict the operation or emissions after the development is complete.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
St Modwen Logistics C/O RPS - Mr Jacob Bonehill						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0108	B0108A	Local Plan	SO1.1	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Policy SO1.1 is broadly consistent with national policy, the first bullet point under the fourth paragraph is quoted. Paragraph 194 of the NPPF (September 2023) is referenced.</p> <p>It is considered unclear what the evidential basis is for the specific aspects in the draft policy highlighted above. The approach in national policy to the assessment of impact on heritage assets at the planning application stage is clearly one that is based on 'proportionality' and any potential impacts should focus on the 'significance' of the assets identified.</p> <p>The draft criteria seeks to treat all heritage assets in the same way, regardless of their importance or significance. This is not consistent with national policy and so is not soundly-based.</p> <p>National policy also makes no reference to '<i>artistic or architectural</i>' significance in terms of assessing the potential impact on designated or non-designated heritage assets.</p> <p>The criteria should be reworded to reflect national policy.</p>						
9						
Summary of Main Proposed Modification(s)						
<p>Fourth bullet point should be modified to read: "<u>Identify all those designated heritage assets and non-designated heritage assets that could be affected by the development proposal and explain their historic, archaeological, artistic or architectural significance...."</u>"</p>						
10						
Cannock Chase Council Response						
<p>This is a local planning policy that does not have to directly repeat the NPPF requirements. The development of this policy has been informed through consultation with organisations with expertise in the historic environment; Historic England and Staffordshire County Council Historic Environment Service. Neither organisation have raised similar concerns at this stage to the policy requirements related to non-designated or designated heritage assets or the consideration of artistic or architectural significance, which would only be necessary where applicable to the historic significance of the asset.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						
SO1.1						

Respondent						
St Modwen Logistics C/O RPS - Mr Jacob Bonehill						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0108	B0108B	Local Plan	SO1.2 SE2	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>The first criterion refers to retaining and enhancing the district and separate character of each of the District's settlements. RPS objects to the use of the term 'separate' as it considers that not all areas are separate and that the policy text is not justified.</p> <p>The penultimate paragraph of the policy refers to design and access statements setting out how proposals will align with the relevant design and guide and the requirements of other relevant Local Plan policies and then lists seven specific policies as being 'particularly' relevant.</p> <p>RPS considers that the wording in this policy merely repeats what is already a requirement of law, and that the seven policies highlighted may not be relevant in all cases (and other policies listed may nonetheless be of relevance). It is considered that this creates potential for confusion and uncertainty in how proposals are prepared and in how they might be determined by decision makers.</p> <p>RPS contents the particular wording in Policy SO1.2 on D&A Statements is unnecessary and does not provide sufficient clarity of purpose for how this policy should be applied by applicants and decision-makers, and so is inconsistent with national policy (para 16 of the NPPF, September 2023)</p>						
9						
Summary of Main Proposed Modification(s)						
<p>Recommend that the wording highlighted within the representation as stated in the first and penultimate paragraph of Policy SO1.2 should be deleted.</p> <p>"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."</p> <p>"The Design and Access Statement will set out how proposals will align with the relevant Local Design Guide and the requirements of other relevant Local Plan Policies..."</p>						
10						
Cannock Chase Council Response						
<p>The requirement to retain and enhance the distinct and separate character of each of the districts settlements is a clause that is considered appropriate to ensure that new developments do not erode the characteristics, design and qualities that make a settlement unique.</p> <p>Policy SO1.2 helps signpost the reader to other relevant policies which set requirements for information within Design and Access Statements. This could be moved to the supporting text if the Inspector considers this necessary to make the plan sound.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						
SO1.2						

Respondent						
St Modwen Logistics C/O RPS - Mr Jacob Bonehill						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0108	B0108C	Local Plan	SO4.2	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>RPS is broadly supportive of the employment strategy and the approach to site allocations presented in Policy SO4.2.</p> <p>On behalf of St Modwen Logistics, Savills has undertaken an analysis of the council's evidence used to inform the draft policy on employment need which is appended to this proforma. References are made to this supporting analysis in the representation.</p> <p>Employment Need in Cannock Chase District Comments on Council's evidence</p> <p>Reference is made to the Employment Topic Paper (ETP) and the process followed by the Council in settling on the 74ha employment land requirement figure. It is also identified that the supporting evidence on employment need is set out in the Economic Needs Assessment: Update Report (2024). Figure 4.3/Table 4.19 of the EDNA 2024 present eight scenarios with needs ranging from 38ha up to 94ha.</p> <p>Paragraph 5.1 of the ETP 2023 and the final bullet point is referenced with RPS emphasis.</p> <p>It is considered that on this basis the Council is seeking to set the land requirement at 'up to 74ha'. It is therefore considered that the Council is only planning to meet the minimum land needed in the district, meaning there is not flexibility in the identified supply of land to account for a potential slow-down or delay in bringing forward the allocated sites (or other sources of supply). It is considered that setting the employment land requirement at effectively the bottom of the quantum required undermines the need for positively prepared plans that are 'aspirational but deliverable' in accordance with the soundness test.</p> <p>RPS consider that whilst the reasons given by the Council suggest the focus is on not setting targets below the need, the Council provides no justification for why a higher employment land requirement would be inappropriate in Cannock Chase District.</p> <p>It is noted that the Sustainability Appraisal has not appraised the various employment growth scenarios as a basis to inform the selection of Scenario 1 (and rejection of other scenarios) as the preferred growth option. They consider this to be a significant flaw in the Plan, given the relevance of the district's economic growth strategy to the delivery of the plan.</p> <p>Paragraph 4.5 of the EDNA is referenced, alongside paragraph 6.132 of the Plan.</p> <p>RPS consider that it is unclear, whether the preferred scenario identified in the EDNA, has adequately captured the additional WMI-related employment growth. RPS accepts that a contribution to employment supply stemming from the WMI is appropriate. They consider therefore, that it is also appropriate to account for this in the overall employment needs of the district to ensure need and supply are balanced. Given that the regeneration scenario expressly references the benefits from the WMI it is considered to be a more appropriate figure for employment land in Cannock Chase District. Put simply it is unjustified to account for employment delivery outside of Cannock Chase District at the WMI, if the anticipated economic benefits within Cannock Chase District are not accounted for.</p>						

Savills Evidence

The accompanying Office and Industrial & Logistics Needs Assessment - Addendum Update (Appendix I) prepared by Savills sets out further concerns regarding the methodology utilised in the EDNA: Update Report (2024) prepared by Lichfields. These concerns are in sections 4 to 6 of the Savills report. These concerns are briefly listed in the representation.

Conclusions

The representation identifies a range of employment land requirements in excess of the Council's preferred figure of 74ha. These range from 84ha, to 115ha, with a further option of 104ha. It is recognised by RPS that guidance in the PPG on estimating Employment Needs is relatively limited and as such there are a number of approaches followed by different consultancies that result in different requirements.

Taken together, the preference for a 74ha employment land target in Policy SO4.2 based on the baseline scenario is not adequately justified on the available evidence, is not consistent with the district's wider economic strategy, is not positively prepared, and has not been properly tested through the sustainability appraisal. It is not soundly-based. These concerns are however capable of being addressed through modifications to the Local Plan.

As set out in the response on supply whatever the figure is eventually considered to be correct they do consider that even with the highest requirement that the Local Plan has an adequate supply of employment land in the short to medium term. The introduction of a review mechanism as suggested in the comments on supply is considered an appropriate way to make the plan sound.

9

Summary of Main Proposed Modification(s)

Delete the references to 'up to 74ha' from the second paragraph of Policy SO4.2 and replace with 'XX hectares'.

Suggested employment land requirements include 84, 104 or 155 hectares.

10

Cannock Chase Council Response

General Support of the policy is noted.

The Council note the comments with regards to the employment land supply and the update to the EDNA.

Paragraph 4.106 of the EDNA Update 2024 identifies that based on the considerations within the assessment that **Cannock Chase District's employment land OAN comprises a range of between 43ha to 74ha net between 2018-2040 (including flexibility)**. *The 43ha net figure is equivalent to the Scenario 3) Current SM + flexibility. The 74ha figure relates to the upper end of the scenarios (specifically Scenario 8 Long Term past take up, including flexibility, but net of churn). All scenarios sit within this range.*

Paragraph 4.107 goes on to state that ***This range makes no allowance for the replacement of losses. Council officers will need to take a decision regarding the extent to which additional provision should be planned for, over and above the net need. The range rises further - to between 65ha (Scenario 3) and 94ha (Scenario 8) - if a suitable adjustment for losses is factored into the model.***

Paragraph 4.116 concludes that ***on this basis, the employment land range identified for Cannock Chase District is: 43-74ha between 2018 and 2040 (65-94ha gross)***

As shown above and within the EDNA 2024 update the Council's identification of a need to provide 74ha (gross) of employment land across the plan period to 2040 sits at the upper range of the net requirement and within the range if losses are replaced at an appropriate rate. The Council has identified the forecasting models for employment growth in the EDNA (econometric modelling) supports a higher employment target and that employment need based solely on the unmet Housing Need Identified in the Local Plan (Standard Methodology +500 units (Scenario 4)) of 68.19ha is below the Experian baseline figure of 74.09ha (Scenario 1 (Table 4.19 of the EDNA), further to this whilst it is noted that a higher figure beyond the identified 74ha is considered appropriate by the representee that the major issue is the extent of Green Belt release required to meet employment need

and that any additional allocations beyond those identified in the Plan would result in additional Green Belt release as shown within the Local Plan that the presumption has been placed on the identification of brownfield sites first and the further intensification of Existing Employment Areas.

With regard to the Sustainability Appraisal process, the Council has considered reasonable alternatives through modelling different distribution scenarios at earlier stages of the plan process. The only reasonable option is to deliver an employment need target which is evidence based. The source is therefore the range presented in the Councils EDNA. Modelling different targets within this range is unlikely to have resulted in any significant differences in scores in the SA, as the range is relatively narrow. There are a number of options in how growth can be distributed across the District, some of which are more sustainable than others and this does result in variations in the scores which is shown in the SA.

The supply of 10ha attributed to the WMI has been identified through work undertaken for the Black Country authorities in a report produced by Stantec: ‘West Midlands Strategic Rail Freight Interchange Employment Issues Response Paper – Whose need will the SRFI serve?’ The report identifies that the WMI will meet a regional scale need, rather than only the local employment needs of South Staffordshire, where the employment site is based. The method to apportion supply of the WMI is based on consideration of population change (growth build) so that the areas with the fastest growing population have higher demand for employment space so have more of the proportionate share. It is also based on the stock of property (displacement), accepting that some firms will choose to locate to the SRFI site and in turn will vacate land within the market area. The WMI is therefore not increasing employment need, it is generating supply which can be apportioned to serve an area much wider than the District in which it is located.

In line with the NPPF, a review of the Local Plan will be considered from 5 years after adoption. The authority reports housing and employment land monitoring in the Authorities Monitoring Report. Any major discrepancy between employment need and supply or any significant changes to the local or national economy can be considered at that point, and may trigger a review if the issue is able to be addressed through planning policy.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

SO4.2

Respondent						
St Modwen Logistics C/O RPS - Mr Jacob Bonehill						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0108	B0108D	Local Plan	SO4.2	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>RPS is broadly supportive of the employment strategy and the approach to site allocations presented in the plan. They have a number of soundness concerns in the Plan as it currently stands in respect of the draft policy which need to be addressed. RPS has carried out its own analysis of the Council's evidence used to inform the draft policy on employment need and land supply, which is appended (Appendix A). References are made to this supporting analysis as appropriate below.</p> <p>Employment Land Supply in Cannock Chase District</p> <p>RPS note the discrepancy with the 9th bullet point at paragraph 1.8 of the Local Plan which states the target is up to 69ha of employment land which is repeated at paragraph of the supporting text. It is assumed that this is in error.</p> <p>Section 5 (meeting employment land requirements) of the Employment Topic Paper (2023). The topic paper states that the current supply totals 73.34ha; a shortfall of 0.66ha against the 74ha policy requirement.</p> <p>There are discrepancies between the figures quoted in the topic paper and the Employment Land Availability Assessment (ELAA, 2023). RPS has reviewed the various sources of supply and the findings are appended. The analysis (summarised in Table 4.1) has identified an overall supply of 72.241ha; a shortfall of 1.759ha. This is lower than either of Council's estimated supply in the topic paper or the ELAA.</p> <p>A summary table showing the main differences is presented within the representation. These sites make up 15.91ha of the ELAA derived supply, with 9.87ha identified as not readily available, whole RPS consider there to be 10.8ha of not readily available land identified for intensification. RPS also consider a further site E16 within the proposed allocated sites with planning permission to be not readily available as the site is currently being used as a construction test/training site.</p> <p>RPS acknowledge that not readily available sites can become available over the plan period, we have concerns regarding the reliance on evidence from 2019.</p> <p>As set out at paragraph 4.25 of the Site Selection Methodology 2023 many sites identified in policy SO4.3 rely upon the Existing Employment Areas Study undertaken by Lichfield's in 2019 and have not been assessed more recently.</p> <p>The representation quotes paragraph 1.12 of the Procedure Guide for Local Plan Examination. Given the combined impact of the Covid-19 Pandemic and Brexit it is reasonable to question the reliance upon the Existing Employment Areas study as it was prepared. RPS strongly recommend that this document is updated before the submission of the Local Plan.</p> <p>RPS have raised soundness concerns regarding the Council's preference of a 74ha land requirement. (Set out in a separate submission). As set out in those submissions RPS consider that whichever need and supply figures are ultimately considered to be justified that while the plan is not currently considered sound, not least because of deficiencies identified above regarding the Council's figure on supply and evidence for this supply meaning that the plan is unjustified, that it is capable of being made sound.</p> <p>Suggested Employment Land Review Mechanism</p>						

As referenced above the Council have identified land as 'readily available' or 'not readily available'. RPS consider that the 'readily available' supply based on our assessment and including completions of 60.881ha to be sufficient in the short to medium term to meet the employment development needs of Cannock Chase District, even if a higher level of need is agreed to be justified than the 74ha currently proposed.

There are questions around achievability of the overall requirement over the lifetimes of the plan. RPS recommend that to make the plan sound it is necessary to introduce some form of review mechanism in relation to maintain an adequate supply of 'readily available' employment land.

RPS suggest that such a mechanism could trigger a plan review if at any point the Council were unable to demonstrate a five year supply of 'readily available' employment land equivalent to at least 5years supply. Given the provisions set out in the Levelling up and Regeneration Act 2023 which allow, subject to secondary legislation being brought forwards, for Local Plans to be prepared over 30months this would provide for annual monitoring to identify a shortfall and for the preparation of a new Local Plan, before the supply would be exhausted based on annual take up rates.

9

Summary of Main Proposed Modification(s)

Introduce a new policy on employment land monitoring and plan review along following lines:

Should there be a failure in any monitoring year to maintain a supply of XXXha of readily available employment land the Council will undertake a full or partial review of the Plan in order to address the reasons for this

Update the Existing Employment Areas Study to ensure that the position of land supply is sufficient

Review the assumptions on land supply set out in the ELAA.

10

Cannock Chase Council Response

Acknowledge the discrepancy at paragraph 1.8 and that this should reflect the 74ha identified in policy SO4.2.

It is acknowledged that concerns with regards to the Employment Topic Paper and the figures identified within it have been raised. An update to the Employment Topic Paper will be undertaken prior to submission to check the employment land calculations. Following on from this, the examination process offers the appropriate forum for consideration of detailed suggestions, if the Inspector considers any necessary to make the plan sound.

The Council acknowledge RPS consideration that not readily available sites can come forward across the plan period and note the concerns with regards to the use of the Existing Employment Area's Study 2019. Whilst the study has not been updated since 2019 those sites identified within the Plan have come forward through the ELAA and through the submission of a planning application or alternative form for inclusion within the assessment, the ELAA is monitored annually and sites considered against the methodology outlined within it, as such the Council consider that the approach as outlined within the Site Selection Methodology is appropriate.

The Council are satisfied that the Plan is in accordance with National Policy (NPPF, September 2023) and guidance and the provision of an equivalent to 5year employment supply requirement to be met is not required. The plan contains a monitoring framework with indicators that will be reported in the Authorities Monitoring Report. Whilst there are no direct triggers identified there is the mechanism for Local Plan Review, even on a single issue basis if the AMR is showing significant deficiencies or issues in delivery of particular types of development against identified needs.

11

Proposed Minor Modification(s)

Amend Paragraph 1.8 of the Local Plan to show 74ha in place of the current 69ha referenced

Admin

Officer Ascribed Policy

Respondent						
St Modwen Logistics C/O RPS - Mr Jacob Bonehill						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0108	B0108E	Local Plan	SO4.2	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>The last paragraph of SO4.2 is quoted alongside Paragraphs 32 and 85 with emphasis added by RPS.</p> <p>It is considered that in the context of employment-related development beyond defined settlements in the district, the requirement for 'impacts' on air quality to be avoided or mitigated goes beyond the scope of national policy, given the recognition that the significance or severity of the impact must first be established and not simply shown to exist. Similarly, the use of the term without qualification of severity contradicts draft Policy SO4.3 (last sentence) which more appropriately supports employment development that '<i>...does not cause <u>unacceptable</u> environmental and highways <u>impact</u>.</i>'</p> <p>RPS contends the wording above is not consistent with national policy or effective and so is not soundly based. The draft policy should be modified accordingly.</p>						
9						
Summary of Main Proposed Modification(s)						
<p>The last paragraph of the draft policy should be modified as follows:</p> <p><i>"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 <u>unacceptable or significant impacts</u> upon air quality can be avoided or mitigated."</i></p>						
10						
Cannock Chase Council Response						
<p>The Council does not consider it to be an unreasonable position to seek to avoid pollution through new development, and the policy accounts for circumstances where it cannot be avoided, if it can be mitigated. It is not intended that the policy is any more restrictive than current policy in the Cannock Chase Local Plan (2014).</p> <p>There is only one AQMA remaining in the District and the Council will seek to ensure new development does not adversely impact the air quality in an area which is already subject to elevated nitrogen dioxide concentrations primarily caused by road traffic. It is not considered that the policy wording is not justified in seeking to improve the health and wellbeing of the population in areas already subject to pollution.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						
SO4.2						

Respondent						
St Modwen Logistics C/O RPS - Mr Jacob Bonehill						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0108	B0108F	Local Plan	SO4.3	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>The draft policy includes a schedule of sites identifies for 'further intensification' for employment purposes, totally 15.91ha. In line with submissions made to Policy SE2, the element of intensification planned for Watling Street Business Park has not been properly accounted for in the Plan. RPS's preference as set out in their submissions regarding Policy SE2, is that the existing business park should be included in the proposed allocation, an alternative option would be to include it within the list of existing employment areas identified for intensification.</p> <p>RPS acknowledge that the redevelopment of the existing business park does not increase the quantum of employment land supply in terms of net developable areas, the redevelopment is anticipated to provide circa 7,000sqm net additional employment floorspace. This floorspace will replace existing units that are at the end of their economic life with modern high quality units as set out in the accompanying vision document.</p> <p>The policy is not considered to adequately reflect the situation on the ground in terms of the emerging masterplan for the site, and so could cause unnecessary confusion at the planning application stage. The draft policy is ambiguous and not clearly written, and so is non soundly based. RPS consider that the policy wording needs to be modified to address these concerns.</p>						
9						
Summary of Main Proposed Modification(s)						
<p>Insert a new line into the site table under the Policy SO4.3 to read: <i>"Watling Street Business Park, Watling Street, Cannock; 0.0"</i></p>						
10						
Cannock Chase Council Response						
<p>The Council recognise the redevelopment of the existing Watling Street Business Park as part of the representees intended plans. As the Watling Street Business Park is an Existing Employment Area it is already accounted for within the Local District for Employment purposes and as such has not been included within the Policy Allocation for the proposed extension of the business park (SE2), the Council consider this to be an appropriate approach within the Local Plan. Furthermore. Watling Street Business Park is considered under Policy SO4.1 where existing Employment Areas will be safeguarded and their redevelopment for appropriate uses will be supported.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						
SO4.3						

Respondent						
St Modwen Logistics C/O RPS - Mr Jacob Bonehill						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0108	B0108G	Local Plan	SO4.4	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>The last paragraph (first bullet point) of the draft policy, paragraphs 32 and 108a of the NPPF (September 2023) are quoted with added emphasis by RPS.</p> <p>In the context of new development and the relationship to designated environmental assets, the requirement for proposals to demonstrate 'no adverse impacts' on such assets is overly prescriptive and restrictive goes beyond the scope for national policy, given the recognition that significant harm must first be established. RPS contents the wording in the draft policy is not consistent with national policy and so is not considered soundly based. RPS consider the draft policy should be modified accordingly.</p>						
9						
Summary of Main Proposed Modification(s)						
<p>The draft wording should be modified as follows:</p> <p>Development proposals should demonstrate that:</p> <ul style="list-style-type: none"> - There are no adverse <u>significant</u> 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...." (RPS Emphasis) 						
10						
Cannock Chase Council Response						
<p>This is a local planning policy that does not have to directly repeat the NPPF requirements. It is considered that the wording is in line with Policies SO7.1 and SO7.3 and that is justified for development proposals to avoid adverse impact on designated sites. The examination process offers the appropriate forum for consideration of detailed suggestions, if the Inspector considers any necessary to make the plan sound.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						
SO4.4						

Respondent						
St Modwen Logistics C/O RPS - Mr Jacob Bonehill						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0108	B0108H	Local Plan	SO5.1	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>RPS consider the policy to have clear overlap with other policies in the CCLP19 dealing with transport related matters.</p> <p>Bullet points 8-11 of the policy cross refer to six other policies that also address transport and transport-related issues. The inclusion of such references is considered to duplicate policy elsewhere and to be repetitive in nature and to add nothing to the application of the draft policy of the CCLP19 as a whole. This is considered contrary to paragraph 16(f) of the NPPF where plans should avoid unnecessary duplication of policies.</p> <p>RPS also identify that the policy would require <u>all</u> major development proposals to meet certain accessibility requirements that will be clearly less relevant to certain sites. This approach is considered inconsistent with paragraph 110a of the NPPF September 2023. The Department for Transport Circular 01/2022 also recognises that certain employment sectors are reliant on access to the SRN.</p> <p>Based on this RPS contend the draft policy not consistent with national policy and so is considered not soundly based.</p>						
9						
Summary of Main Proposed Modification(s)						
<p>RPS recommends that bullet points 8 to 11 of the draft Policy SO5.1 be deleted.</p> <p>RPS would also recommend that the first sentence of the first paragraph of the draft policy is modified as follows:</p> <p><i><u>"All mMajor development proposals will be in locations that can provide convenient access for all sections of the community to work, shopping, health, education, cultural, leisure, green space and other facilities, where relevant to the type of development and its location, recognising that certain employment sectors such as logistics and manufacturing rely upon convenient access to the Strategic Road Network."</u></i></p>						
10						
Cannock Chase Council Response						
<p>Policy SO5.1 helps signpost the reader to other relevant policies and is intended to provide an overview of all the factors which should be considered in proposals for development to make them more accessible. Elements such as the linking policy references could be moved to the supporting text if the Inspector considers this necessary to make the plan sound.</p> <p>The policy seeks to ensure major developments are accessible to local services and facilities to reduce the reliance on the private car. This is captured in the first paragraph and is not considered to be overly prescriptive in nature.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						
SO5.1						

Respondent						
St Modwen Logistics C/O RPS - Mr Jacob Bonehill						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0108	B0108I	Local Plan	SO5.3	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>RPS consider the wording of the first bullet point to be imprecise and as such does not comply with paragraph 16d) of the NPPF (September 2023) which requires Plans to contain policies that are clearly written and ambiguous.</p> <p>It is considered that insufficient evidence has been provided to justify the second bullet point. Part S of the building regulations covers the provision of EV charging infrastructure for new residential and non-residential buildings; buildings undergoing a material change of use to dwellings; residential and non-residential buildings undergoing major renovation; and mixed-use buildings that are either new, or undergoing major renovation.</p>						
9						
Summary of Main Proposed Modification(s)						
Delete first and second bullet points of draft Policy SO5.3						
10						
Cannock Chase Council Response						
<p>Policy SO5.3 is seeking to ensure that new developments promote low and zero carbon transport.</p> <p>The wording 'support changes to the road network where they are related to the reduction of environmental impacts and the enhancement of public transport' is a general point but developers could consider how the routes within and immediately surrounding the site will minimise congestion and promote walking/cycling and public transport use, by design.</p> <p>The provision of electric vehicle charging points and related infrastructure was evidenced in the Staffordshire Climate Mitigation and Adaptation Strategy and has been subject to testing in the Viability Assessment. With regard to the point on sustainable freight distribution, this clearly states 'as appropriate' which provides sufficient flexibility in the wording.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						
SO5.3						

Respondent						
St Modwen Logistics C/O RPS - Mr Jacob Bonehill						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0108	B0108J	Local Plan	SO5.4	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>The second paragraph (second bullet point), and Paragraphs 32 (September 2023) and 111 of the NPPF are quoted with RPS emphasis.</p> <p>It is considered that in the context of new development and the relationship to transport, that the requirement for proposals to mitigate 'demonstrable' impact seeks to set a lower benchmark and thus goes beyond the scope of national policy, given the recognition that unacceptable and/or severe impacts must first be established.</p> <p>It is also considered that the policy contradicts the approach under separate policies dealing with transport issues (Policy SO5.1) which refers to '<i>unacceptable impact on the highway network</i>'. RPS contends the wording in the policy is not consistent with national policy and is not effective due to the evident contradiction highlighted in the representation, and so is considered not soundly based. RPS consider the policy should be modified accordingly.</p>						
9						
Summary of Main Proposed Modification(s)						
<p>The draft policy should be modified as follows:</p> <p>"Development proposals will...</p> <p>Contribute towards transport infrastructure improvements that are necessary to mitigate the demonstrable unacceptable impacts of the development upon the strategic and local highway network, public transport services, and cycle and footpath links within and beyond the site...."</p>						
10						
Cannock Chase Council Response						
<p>The Council acknowledge the difference in wording between SO5.1 and SO5.4, although they are not directly related. Policy SO5.1 refers to the unacceptable impact of pollution whereas SO5.4 seeks to ensure that where there is a direct (demonstrable) impact of development on the transport network, services or links that the appropriate transport infrastructure is provided. It was not intended that the wording would result in requiring a developer to do more than would be currently expected to mitigate the impact of their development It is considered that the examination process offers the appropriate forum for consideration of detailed suggestions, if the Inspector considers any necessary to make the plan sound.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						
SO5.4						

Respondent						
St Modwen Logistics C/O RPS - Mr Jacob Bonehill						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0108	B0108K	Local Plan	SO7.1	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>The penultimate and last paragraphs of the policy are quoted in the representation, alongside paragraphs 32 (September 2023) and 180a of the NPPF.</p> <p>It is identified that paragraph 108a provides the broad policy framework applicable to determining planning applications which could potentially affect the biodiversity of the district. It is considered that this would include locally-designated sites and habitats referred to in the penultimate and last paragraphs as quoted in the representation.</p> <p>RPS consider that through the policy the Council is seeing to establish a lower threshold than allowed in national policy, based on applying 'adverse' impacts only and where the benefits of the development must outweigh the loss or the impacts. The representation outlines the land designations that the 'adverse tests' is applicable to under national policy and references paragraph 187 of the NPPF.</p> <p>It is considered that through the draft criteria highlighted in the representation, that the Council is seeking to apply the 'adverse' test and 'benefits' tests to all sites and features with any biodiversity value, not simply those biodiversity sites specifically identified in national policy. It is considered that this would represent, in effect, a 'blanket' policy that seeks to apply the same test to all biodiversity sites, that would be considered contrary to national policy (Paragraph 174a).</p> <p>RPS consider the use of a blanket approach to protecting biodiversity through the draft criteria highlighted above to not be consistent with national policy and to not be justified on any evidence base, the approach is considered to not be soundly-based and the draft wording to be modified accordingly.</p>						
9						
Summary of Main Proposed Modification(s)						
<p>RPS request that draft criteria should be modified as follows:</p> <p>The penultimate paragraph of the draft policy states:</p> <p>"Development likely to have an <u>significant</u> 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."</p> <p>And as follows:</p> <p>"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 <u>significant</u> 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."</p>						
10						
Cannock Chase Council Response						

This is a local planning policy that does not have to directly repeat the NPPF requirements. The wording makes reference to the mitigation hierarchy with regard to significant harm and it is justifiable to avoid adverse effects on locally designated sites unless the benefits of development outweigh the loss. The examination process offers the appropriate forum for consideration of detailed suggestions, if the Inspector considers any necessary to make the plan sound.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

SO7.1

Respondent						
St Modwen Logistics C/O RPS - Mr Jacob Bonehill						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0108	B0108L	Local Plan	SO7.2	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>RPS are broadly supportive of much of the policy, though they do have some concerns with the current drafting. Specifically, the reference in the second paragraph to Neighbourhood Plans (referenced in the representation).</p> <p>RPS identify that it is a matter of both legislation and national policy that where a policy exists in a made Neighbourhood Plan, assuming that plan is considered up to date, that it forms part of the development plan for that area and such this statement is not necessary. They consider this statement to be inefficient and unsound.</p> <p>PPG Paragraph: 006 Reference ID: 74-006-20240214 is quoted in the representation.</p> <p>RPS note that no evidence has been prepared to justify a higher target for Biodiversity Net Gain within any particular Neighbourhood Plan areas it is considered that there is no justification for reference to such a higher target. As such this wording is also considered to be unjustified and therefore unsound as drafted.</p>						
9						
Summary of Main Proposed Modification(s)						
<p>Delete the following from the second paragraph: <i>"Where a policy in a made Neighbourhood Plan has set a higher target, this will be applied within the applicable neighbourhood area."</i></p>						
10						
Cannock Chase Council Response						
<p>The Cannock Wood Neighbourhood Plan is an adopted Plan that requests a higher BNG requirement in areas of the Neighbourhood Plan Boundary, as such the policy is in reference to this and any future Neighbourhood Plans that require a higher BNG target. This could be moved to the supporting text if the Inspector considers this necessary to make the plan sound.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						
SO7.2						

Respondent						
St Modwen Logistics C/O RPS - Mr Jacob Bonehill						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0108	B0108M	Local Plan	SO7.7	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>RPS welcomes the inclusions of the Watling Street Business Park Extension (SE2) as part of the amendments proposed to the Green Belt as part of the Plan.</p> <p>RPS also note that the proposed policies map includes the removal from the Green Belt of the existing Watling Street Business Park which is welcomed.</p> <p>Evidence RPS have undertaken the appended Site Specific Green Belt Assessment for Watling Street (see Appendix O).</p> <p>RPS support the proposal to release the Watling Street Business Park Site (existing business park and extension land) SE2 from the Green Belt, it is considered that the Council's evidence (2021 LUC Green Belt Assessment) on this point is limited as it only considered both the expansion land and the existing business park as part of a much larger 'outer area' as set out in the appended RPS Site Specific Green Belt Assessment.</p> <p>Exceptional Circumstances RPS consider that there are exceptional circumstances to support the release of both the existing business park and expansion land from the Green Belt for development, including for employment development. The representation sets these out.</p> <p>Level of Harm The RPS Site Specific Green Belt Assessment finds that the release of the Business Park land and Expansion Land would result in very low harm to the Green Belt, and there are considered to be exceptional circumstances to support Green Belt release as summaries above. On this basis it is considered that not referring to the release of the existing business park site from the Green Belt is considered to be ineffective as it would be inconsistent with the policies map, and unjustified as it would be contrary to the evidence prepared by RPS, for which it is considered no contrary evidence has been provided.</p> <p>RPS consider that despite being shown as no longer in the Green Belt on the policies map, that it is not apparently from the wording of policy SO7.7 that the existing business park at Watling Street is proposed for removal from the Green Belt. RPS recommend that policy SO7.7 be amended to make this point clear.</p> <p>Green Belt Mitigation The representation references the final paragraph and the six 'mitigations' listed as part of the proposals for development on these sites. RPS objects on soundness grounds to this stipulation concerning mitigation for the following reasons:</p> <ul style="list-style-type: none"> - National Policy does not refer to 'mitigation' as a remedy for addressing the loss of Green Belt Land. (NPPF September 2023, paragraph 142 is referenced) <ul style="list-style-type: none"> o RPS consider the current wording to be ambiguous and does not align with the NPPF and so is not soundly based. - The policy states the mitigations 'will' be made in 'all' cases. 						

- It is considered that the policy is seeking to apply the six measures as 'mandatory' to all development sites regardless of the local context or particular circumstances and considerations relating to development sites where compensatory measures may be appropriate.
- RPS consider the wording to be overly restrictive and prescriptive and that it offers no flexibility in how individual proposals can suitably implement compensatory improvements appropriate to specific sites and adjacent locations.

RPS consider on this basis that the wording is inconsistent with national policy and so is not soundly-based.

Previously Developed Land

RPS reference a part of paragraph 142 (NPPF, Sept 2023) in the representation.

RPS consider it unlikely given their views expressed in relation to both the supply and demand for employment land set out in SO4.2, they note that the portion of para 142 would apply to the existing business park, and should be taken into consideration should further sources of supply be identified, or the employment land requirement for the plan be reduced.

9

Summary of Main Proposed Modification(s)

Should their representations of Policy SE2 be supported and the existing business park incorporated into Policy SE2 then the word 'extension' should be deleted from the reference to SE2 in this policy.

Alternatively, a new bullet point should be added at the end of the first set of bullet points:

- Existing Employment Site Watling Street Business Park

The last paragraph should be modified as follows:

"In all cases, appropriate ~~mitigation~~ improvements ~~will~~ should be made to compensate for the loss of Green Belt land. This ~~would~~ may include as appropriate (but is not exhaustive)

- New or enhanced green infrastructure;
- Woodland planting;
- Landscape and visual enhancements (beyond those needed to mitigate the immediate impacts of the proposal);
- Improvements to biodiversity, habitat connectivity and natural capital;
- New or enhanced walking and cycle routes; and /or
- Improved access to new, enhanced or existing recreational and playing field provision."

10

Cannock Chase Council Response

The existing Watling Street Business Park has been removed from the Green Belt as part of the amendments undertaken through the Local Plan Review, and is shown as no longer within the Green Belt on the Policies Map to be adopted alongside the Plan. The Council consider it sufficient for the purposes of removing the site from the Green Belt, as all other amendments within the policy are site allocations to accommodate the growth requirements of the District through the Plan period and beyond, however a minor modification could be undertaken to clarify this further within Policy SO7.7 if deemed necessary.

The policy was drafted with the intention it added to national policy and sought protection for the Green Belt. The intention was not to be overly prescriptive or restrictive, but to highlight compensatory measures sought - it is acknowledged that not all would apply. The Examination provides the forum for modifications to the text, should an Inspector consider this necessary to make the plan sound.

11

Proposed Minor Modification(s)

Inclusion of Watling Street Business Park in the list of amendments to the Green Belt

Admin

Officer Ascribed Policy

SO7.7

Respondent						
St Modwen Logistics C/O RPS - Mr Jacob Bonehill						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0108	B0108N	Local Plan	SO8.2	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>RPS identifies that the policy wording seeks to encourage development that can deliver higher performance standards and lower emissions. They consider that the term highest level is imprecise and should be removed and suggest the wording should align with the latest building regulations in place at the time a planning application is determined.</p> <p>RPS consider another paragraph within the policy (wording within the representation), they consider that this element of the policy is clearly much more prescriptive in nature, but in practical terms it would contradict the preceding criteria. They also consider it to be inconsistent with national policy which does not require or mandate the delivery of zero carbon development as a matter of principle, as so is considered to not be soundly based.</p> <p>RPS consider that requiring zero carbon developments and the cascade approach of the policy with a specific local evidence base is inconsistent with national policy. They consider that the policy needs to be modified to make it sound.</p>						
9						
Summary of Main Proposed Modification(s)						
<p>The policy should be modified:</p> <p>"All development proposals should strive to achieve the highest level of standards set out in the latest building regulations on building performance standards for cooling, ventilation and energy use and achieve <u>seek</u> the lowest carbon emissions that can practically and viably be achieved.</p> <p>All major development proposals will <u>should seek to deliver, where practicable and viable, in priority order:</u></p> <ul style="list-style-type: none"> • Zero carbon emission development; • Low carbon emission development with on-site mitigation to achieve net-zero carbon emissions; • Low carbon emission development with off-site mitigation which is within Cannock District to achieve net-zero carbon emissions; • Low carbon emission development with compensatory contributions to an appropriate carbon offsetting fund to achieve net-zero carbon emissions." 						
10						
Cannock Chase Council Response						
<p>The policy was drafted with the intention to ensure the most sustainable construction and design is implemented in new developments to maximise the potential to mitigate the impact of climate change. This approach has been developed through consideration of the findings of the Staffordshire Climate Mitigation and Adaption Strategy. Becoming carbon neutral a priority for the Council and the approach to achieve the highest sustainable construction and development standards where possible is required to achieve this goal.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						
SO8.2						

Respondent						
St Modwen Logistics C/O RPS - Mr Jacob Bonehill						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0108	B0108O	Local Plan	SO8.3	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
RPS reference the third paragraph of the policy and paragraphs 9 (NPPF, SEPT 2023) and 126 of the NPPF.						
In this context, RPS wish to raise an objection to this draft wording which is similar to points raised in respect to the objections to Policy SO8.2. They consider that the Council are seeking to apply an overtly prescriptive approach to the detailed design of development that goes beyond the scope of national policy and which has not been justified in the local circumstances. RPS contend that the wording is not soundly-based and that the draft wording needs to be modified to make it sound.						
9						
Summary of Main Proposed Modification(s)						
The policy wording should be modified as follows:						
“ <u>All</u> major development proposals must should incorporate sustainable design. Applicants will be required to should provide a Sustainability Statement (as part of the Design and Access Statement) to set out how the design will...						
Meet the requirements criteria in of Policy SO8.2: ‘Achieving Net Zero Carbon Development’”						
10						
Cannock Chase Council Response						
The policy was drafted with the intention to ensure the most sustainable construction and design is implemented in new developments to maximise the potential to mitigate the impact of climate change. This approach is supported through the Staffordshire Climate Mitigation and Adaption Strategy. This is a priority for the Council and is necessary to achieve net zero.						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						
SO8.3						

Respondent						
St Modwen Logistics C/O RPS - Mr Jacob Bonehill						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0108	B0108P	Local Plan	SO8.4	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>RPS note the requirements of this policy and consider them to be generally reasonable. RPS have concerns regarding the evidence base supporting this policy - the Strategic Flood Risk Assessment (SFRA) has only been undertaken at Level 1 and this was in 2019 which predates more recent amendments to both the PPG and NPPF.</p> <p>RPS identify that there is no specific reference to the proposed Watling Street Expansion (Site SE2) in the Level 1 SFRA, and consider that the policy references in the SFRA are outdated, particularly with regards to climate change.</p> <p>RPS note that it appears no level 2 SFRA has been undertaken, and assume that no Sequential Test has been undertaken to support the emerging Local Plan.</p> <p>RPS consider that the emerging Local Plan is unjustified and therefore unsound, as the key strategic allocations have not been sequentially tested, which they consider is contrary to paragraph 162 of the NPPF (Sept, 2023) as referenced in the representation.</p> <p>RPS have commissioned a sequential approach to assessment by PJA appended to the representations (Appendix N) which considers the proposed development of the existing and Watling Street Business Park and the proposed expansion land (proposed for allocation under policy SE2). A summary of the findings is provided in the representation.</p>						
9						
Summary of Main Proposed Modification(s)						
A level 2 Strategic Flood Risk Assessment should be undertaken. This should include the sequential testing of the proposed strategic allocations.						
10						
Cannock Chase Council Response						
<p>General support for the policy is noted.</p> <p>With regard to the SFRA, strategic residential and employment allocations are located in Flood Zone 1 (including SE2). The preferred approach was to direct new major development to areas not at risk of flooding.</p> <p>Local Plan evidence should be proportionate and therefore it was considered that the SFRA was fit for purpose to support the Local Plan. Comments by The Environment Agency at the previous consultation stage did not suggest the evidence required updating. It is anticipated that as part of the planning applications for strategic sites that flood and drainage strategies would be required to present a more in depth consideration of potential impacts and mitigation for those sites.</p> <p>The examination process offers the appropriate forum for consideration of detailed suggestions, if the Inspector considers any necessary to make the plan sound.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						
SO8.4						

Respondent						
St Modwen Logistics C/O RPS - Mr Jacob Bonehill						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0108	B0108Q	Local Plan	SO8.5	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>The representation quotes the first paragraph of the policy, and paragraphs 32, 174 (September 2023) and 186 of the NPPF with RPS emphasis.</p> <p>RPS identify that national policy makes clear that ‘significant adverse impacts’ of development should be avoided, mitigated or, as a last resort, compensated, and that new development should not contribute to ‘unacceptable’ levels of pollution and should, where possible, help to improve air and water quality as part of development proposals.</p> <p>They consider that the Council is seeking to avoid ‘any’ level of pollution, or seeks its mitigation where it cannot be avoided and that this is contrary to the provisions in paragraph 180 of the NPPF, where new development should avoid ‘unacceptable levels of pollution’.</p> <p>RPS consider that as the policy seeks to avoid ‘any adverse impact’ on AQMAs from new development and that this contradicts national policy on how AQMAs should be accounted for in future proposals, and goes beyond the provisions in paragraph 180.</p> <p>They consider that the Council has provided no evidential basis for going beyond national policy in regards to how AQMAs are addressed through the draft policy or at the planning application stage. They consider that the wording should be modified accordingly.</p>						
9						
Summary of Main Proposed Modification(s)						
<p>The draft criteria in Policy SO8.5 should be modified as follows:</p> <p>“Set out how any unacceptable levels of 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);</p> <p>Set out in an Air Quality Assessment (where relevant) how they will avoid any adverse unacceptable impacts on an Air Quality Management Area. If it is not possible to avoid adverse unacceptable 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”.</p>						
10						
Cannock Chase Council Response						
<p>The Council does not consider it to be an unreasonable position to seek to avoid pollution through new development, and the policy accounts for circumstances where it cannot be avoided, if it can be mitigated. It is not intended that the policy is any more restrictive than current policy in the Cannock Chase Local Plan (2014) and the policy has been subject to testing through the Viability Assessment.</p> <p>There is only one AQMA remaining in the District and the Council will seek to ensure new development does not adversely impact the air quality in an area which is already subject to elevated nitrogen dioxide concentrations primarily caused by road traffic. It is not considered that the policy wording is not justified in seeking to improve the health and wellbeing of the population in areas already subject to pollution.</p>						
11						

Proposed Minor Modification(s)
Admin
Officer Ascribed Policy
SO8.5

Respondent						
St Modwen Logistics C/O RPS - Mr Jacob Bonehill						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0108	B0108R	Local Plan	SO8.7	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>It is identified that this policy would safeguard the extraction and working of minerals of local and national importance that exist in the District. As stated in the supporting text (paragraph 6.388) planning applications for the extraction and working of mineral are determined by Staffordshire County Council.</p> <p>RPS does not consider it necessary as a matter principle, to include a separate policy that essentially duplicates a policy in another plan. RPS consider the policy should be deleted on this basis.</p> <p>RPS consider that if the policy is to be retained and taken forward to adoption, then it should properly reflect and be consistent with the higher order policy.</p> <p>Exemption Criteria 3 under Appendix 6 of Staffordshire Minerals Local Plan is referenced. They consider that the two important and relevant considerations outlined in the representation under this section have not been referenced in Policy SO8.7, and as such that it is not soundly-based as it contradicts an existing adopted policy that deals with non-mineral development within mineral safeguarding areas.</p>						
9						
Summary of Main Proposed Modification(s)						
<p>RPS would recommend that the policy SO8.7 is deleted.</p> <p>If the policy is retained, RPS recommends that reference to the exemptions defined under Appendix 6 to Policy 3 of the Staffordshire Minerals Local Plan and the two criteria in Policy 3 referred to in their representation are added to the policy, to ensure adequate consistency between different planning frameworks covering the same topic.</p>						
10						
Cannock Chase Council Response						
<p>The policy was drafted in support of the Staffordshire Minerals Local Plan. The Examination provides the forum for modifications to the text, should an Inspector consider this necessary to make the plan sound.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						
SO8.7						

Respondent						
St Modwen Logistics C/O RPS - Mr Jacob Bonehill						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0108	B0108S	Local Plan	SE2	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>The submission is accompanied by a number of technical reports to support the suitability and deliverability of the policy, which are listed at the bottom of the representation and also appended to the submission.</p> <p>RPS would welcome further engagement with the Council on the matters raised in the submission, with a view to preparing a Statement of Common Ground which then would be submitted as part of the examination process.</p> <p>Site Area It is considered that the site area is comprise of the existing business park, the expansion land and the existing pond to the east. The overall site area for this is around 15.5ha.</p> <p>Net Developable Area They consider the net developable area quoted to be incorrect. The expansion land has a gross area of 8.99ha and a net developable area of 7.36ha. As the existing employment park is already developed it does not make any direct contribution to the net development area, but as set out in Appendix A its redevelopment will provide a further circa 7,000sqm.</p> <p>Description of Site and Site Boundary The description of the site in the introductory text before the policy is stated in the representation.</p> <p>RPS note that the existing business park is not included within the site boundary, and that as worded this section could be interpreted as implying either 50,000sqm will be achieved on the Site Boundary as currently proposed, or that it will be achieved through the redevelopment of the existing site. This is considered unclear and unjustified given that as shown in Appendix A that just over 50,000sqm is only achievable with the partial redevelopment of the existing business park and the additional expansion land. RPS suggest that the site boundary should be amended to reflect the red line boundary shown on Appendix B.</p> <p>RPS recommend that the introductory text is also amended. In relation to the first paragraph of the policy wording the imposition of an up to or, a specific figure for the floorspace is not justified, and this introductory text should be amended as a consequential change.</p> <p>It is considered that the reference to the retention of the two existing employment units to be unjustified. For the purposes of the current emerging proposals it has been assumed that these units will be retained due to some of the existing tenancies being on long leases. Should the tenants leave earlier then the redevelopment of these units could be included as part of the wider scheme. As such it is considered that seeking their retention would be inefficient, unjustified and therefore unsound.</p> <p>RPS propose amending the description as shown in the modification section.</p> <p>RPS also note the references in the second paragraph to BNG and various sustainability standards. Wile St Modwen are broadly supportive of these requirements. They suggest that in relation to the wording it should be amended as shown in the modifications section.</p>						

First Paragraph - Quantum of Development

The first paragraph of the policy is quoted.

RPS objects to the cap on new employment floorspace (up to 50,000sqm) proposed under this policy. It is considered no clear evidence is provided to demonstrate that such a limit is justified on this site. Information submitted based on the emerging illustrative masterplan set out in the promotional document appended to the submission (Appendix A) shows that the overall indicative layout, including the land within the existing business park, is capable of delivering slightly more than 50,000sqm of additional floorspace.

It is considered that the reference 'up to 50,000' is not justified and runs a counter to the wider economic objectives of the Plan and does not reflect the ongoing shortfall in employment land provisions in the district. It is considered to not be soundly based and that the wording should be amended (see modifications section).

Second Paragraph - sustainability

St Modwen have a strong track record of delivering sustainable development and are supportive of this section of the policy.

Third Paragraph - Vehicular Access

St Modwen are not supportive of the proposed wording. It is considered that at this stage the restriction to a specific access solution is overly restrictive and unjustified. It is considered that it has been demonstrated that a suitable access can be provided, but the specific form that the access takes should be considered when more detail is available as part of a future planning application and following engagement with National Highways. See Appendix D for further details. It is suggested that the wording should be amended (see modifications section).

Fourth Paragraph

The requirements of this section are broadly supported. As set out in relation to the earlier description of development RPS suggest an amendment for clarity (see modifications section).

Fifth Paragraph

The requirements of this paragraph are supported. As set per pages 26 and 27 of the vision document a package of potential sustainable transport measures have been identified.

Sixth Paragraph

The requirements of this section are supported.

Seventh Paragraph

In order to facilitate the development ascribed to the policy, the land must first be released from the Green Belt. This has been resolved through Policy SO7.7. for the expansion land and RPS welcomes and supports this. RPS also notes that the proposed policies map indicates that both the expansion land and existing Business Park are to be removed from the Green Belt.

The development of site SE2 is inherently linked to the redevelopment of land within the boundary of Watling Street Business Park. Adopted Local Plan CP8 supports proposals for redevelopment of employment sites located within the Existing Green Belt, including Watling Street Business Park. Policy SO4.3 does not include such provisions and it is assumed that the adopted policy will be superseded. The two land parcels are intended to come forward together through a single, comprehensive development [proposal. To leave part of the total land area within Green Belt, and part outside it, is illogical and would result in an inconsistent framework that could ultimately delay progress in bring forward the site. As such, it is considered that plan is not soundly-based (not effective) unless a modification is made.

RPS recommends that the existing business park should be released from the Green Belt. RPS notes that the policies map indicates that this is the case and has also recommended an amendment to policy SO7.7 accordingly.

Consequential to the proposed modification to incorporate the existing pond into the site allocation boundary is the need to remove the pond from the Green Belt. As detailed in the representation incorporating the pond into

the site allocation will enable the delivery of part of the SuDS strategy required under the policy. The Green Belt Assessment appended to the submission is considered to demonstrate that the release of the pond would not comprise the wider purposes of the Green Belt in this part of the district. The plans is not soundly-based (not effective) unless this modification is made. RPS recommends that the area of Green Belt that encompasses the existing pond is released through the main modifications process.

Eighth Paragraph

The importance of landscaping strategy is recognised.

The draft criteria would require 'new or enhanced attenuation ponds and SuDS features' to be provided as part of the drainage system in order to achieve a policy-compliant development on the site. The draft allocation boundary and the concept diagram currently excludes the existing pond which lies to the east of the existing business park and the proposed allocation site. The reasons for excluding the pond are understood from an employment development perspective, it is considered difficult to see how new or enhancement of existing SuDS features can be implemented without incorporating the existing pond. As such it is considered the draft policy is not effective and so is not soundly based.

RPS are broadly supportive of the proposed allocation boundary, but contents that this modification to incorporate the new pond (and remove it from the Green Belt) is required to ensure the policy can be complied with on adoption of the Plan in order to make the policy effective.

Ninth Paragraph

RPS are broadly supportive of this section of the policy.

Tenth Paragraph

It is anticipated that the proposed development will create more than 50 full time equivalent jobs during both the construction and operation stages as set out in Appendix I. Accordingly St Modwen would welcome discussions with the Council on the form and format of the proposed Employment and Skills Plan.

Additional Supporting Information

A list of Additional Supporting Information in support of the proposed allocation and development at Watling Street Business Park as well as other documents submitted in response to other proposed policies is provided within the representation.

9

Summary of Main Proposed Modification(s)

Remove the word 'extension' from the policy name.

The wording of the first paragraph should be amended as follows:

~~"Land to the south of the~~ The existing Watling Street Business Park and land to the south, shown as SE2 on the Policies Map, is allocated for employment floorspace of around up to 50,000sqm. Should the retained units become available their redevelopment will be supported over and above the around 50,000sqm floorspace."

The wording of the third paragraph should be amended as follows:

~~"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."~~

The wording of the fourth paragraph should be amended as follows:

"Vehicle parking will be provided as an integral part of the scheme, with provision for a minimum of 20% of the car parking spaces for electric vehicle charging and generous planting to limit impact on visual amenity and ameliorate impact on climate change."

Other modifications:

Remove the word extension from the first line on page 189 as labelled to reflect inclusion of existing business park.
Site area - amend to 15.5ha

Net Developable Area - amend to 7.36ha

Amend the site description as follows:

“The proposed allocation comprises around 50,000sqm of industrial and logistics floorspace (Use Classes E(g)(iii), B2 and B8. This will ~~comprise~~ include redevelopment of the existing site (with the retention of two existing employment units on the existing employment site) and new development on land within the wider allocation. Should the retained units become available their redevelopment will be supported over and above the around 50,000sqm floorspace.”

“The proposed site will provide a minimum of 10% Biodiversity Net Gain through a mix of on and off site provision. In regards to Sustainability, a minimum of 20% of car parking spaces will be for EV Charging, with all units meeting the EPC A rating, with associated PV charging points and SuDS.”

Release the existing pond from the Green Belt and as a result modify the policies map to include the area that comprises the existing pond adjacent to the eastern boundary of the proposed site allocation and existing business park - see red line boundary Appendix BA showing the extent of the proposed site boundary.

Modify the draft concept diagram (on page 91) to include the area that comprises the existing pond adjacent to the eastern boundary of the proposed site allocation and the existing business park in the site boundary. See red line boundary Appendix B showing the extent of the proposed site boundary.

10

Cannock Chase Council Response

- The Council note the discrepancy in the Site Area. The Council have allocated the part of the site which is suitable for development for employment, however the wider land area may be suitable for other uses such as biodiversity net gain. This area totals 9ha.
- The NDA should be representative of the site allocation only
- The Proposed Use of the site allocation should not reference the 50,000sqm, an Indicative Floorspace section should have been included in the policy in line with SE1 for the 43,000sqm floorspace
- The description of the site is factually inaccurate and should identify the additional contribution from the redevelopment of the existing Watling Street Business Park as separate and additional to the site allocation provision
- The request for the boundary change is acknowledge, it is considered that the site boundary is appropriate and in line with previous submission by the representee with regards to the site allocation of SE2. The existing Watling Street Business Park is not considered by the Council to form part of the SE2 site allocation, and is identified as a redevelopment of an existing employment area safeguarded under policy SO4.1 of the Local Plan.

Any factual inaccuracies regarding the site were unintentional and can be corrected through modifications to the plan. Some of the information has been derived based on the combined allocation of SE2 and the redevelopment of the Existing Business Park, this is incorrect as site allocation SE2 does not comprise the redevelopment of the Watling Street Business Park.

First Paragraph

The floorspace of the site should be identified as up to 43,000sqm in consideration of the capacity of the allocation site boundary. The Council used the most up to date information to date to attribute the site capacity, but it is acknowledged this is always approximate prior to detailed site assessments through a planning application.

Third Paragraph

The Council will consider the issues raised in the representation with regards to the vehicular access to the site. The Council require written advice from organisations with highways expertise (Highways Authority or National Highways) before considering removing this requirement.

Seventh/Eighth Paragraph

The existing Watling Street Business Park has been removed from the Green Belt as part of the amendments undertaken through the Local Plan Review, and is shown as no longer within the Green Belt on the Policies Map to be adopted alongside the Plan.

The Council do not consider that there is exceptional circumstances to remove the existing pond from the Green Belt for the purposes of SuDS and/or an attenuation pond. It is considered that there should not be any significant hard standing/buildings in relation to this provision and as such that the boundary for the site is appropriate.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

SE2

Respondent						
St Modwen Logistics C/O RPS - Mr Jacob Bonehill						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0108	B0108T	Sustainability Appraisal	Not Specified	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>The representation references the planning and legal framework for Sustainability Appraisal. It is identified that in line with the regulations, the Pre-Submission Reg 19 Plan is supported by a draft sustainability appraisal.</p> <p>RPS consider the SA to be deficient in terms of treatment of reasonable alternatives.</p> <p>Consideration of employment growth options</p> <p>Appendix G presents the appraisal findings for the policy options the Council considered for inclusion, including those for scale and distribution of employment growth in the District.</p> <p>The SA has appraised Policy SO4.2 (and the preference for 74ha of employment land) which is underpinned by employment growth scenario 1. There is no appraisal of the other seven growths scenarios, which include two higher growth options but which were not taken forward in the Reg 19 plan. The SA does not provide any reasoning for the rejection of those other scenarios.</p> <p>Appendix G63-G75 provides commentary on the appraisal relating to growth distribution. The SA has appraised five options and these are listed in the representation.</p> <p>The SA has appraised options that would focus employment growth within existing urban areas, at the former Rugeley Power Station, and through extensions to Kingswood Lakeside. This is supported.</p> <p>The SA has not appraised options that consider locations outside the existing urban areas, but which make a valuable contribution towards the employment base within the district. This would drawn in business parks with good transport connectivity, notably locations along the A5 corridor (outside the AQMA). These locations for employment would accord with national policy.</p> <p>The SA does not appraise options that would offer opportunity for intensification of employment floorspace in these locations, which would represent a wholly sensible and logical option to meeting local employment needs. RPS contents these options constitute reasonable alternatives that should be considered in the SA.</p> <p>The SA does not adequately consider options for the scale and distribution of employment growth to meet future employment demand in the district. The SA does not present any reasons for rejecting certain growth options (scenarios). The SA is currently deficient with regards to consideration of reasonable employment distribution alternatives. It is considered that the SA is not soundly-based and is arguably not legally compliant.</p> <p>Matters relating to site-specific aspects of the SA</p> <p>Table 5.22 sets out the summary of the appraisal for Policy SE2</p> <p>SA objective 1: biodiversity and geodiversity</p> <p>The scoring of the SA is referenced along with paragraph 5.293 of the SA including emphasis by RPS.</p>						

RPS consider that the appraisal has not adequately taken into account the effect of these policy requirements once they are implemented. The conclusion that the effects are 'uncertain minor negative' in the appraisal is not justified and so it is not soundly-based.

Reference is made to an updated Ecological Assessment and Habitats Regulation Assessment for site SE2 appended to the submission.

RPS recommends that the actual impacts are likely to be 'negligible or no effect' (0) once the necessary assessment work and appropriate mitigations are determined and agreed prior to consent being issues. Given this process has yet to complete, RPS accepts that some uncertainty remains, and so an 'uncertain' (?) score is appropriate.

9

Summary of Main Proposed Modification(s)

The SA should be revisited and modified to address the deficiencies regarding treatment of reasonable alternatives. Once these errors have been rectified, the Council should re-issue the SA for consultation in accordance with the regulations governing the preparation of SA.

The appraisal finding for SA Objective 1 against Policy SE2 should be modified to 'uncertain negligible or no effect.' (0/?)

10

Cannock Chase Council Response

With regard to the Sustainability Appraisal process, and growth scenarios, the only reasonable option is to deliver an employment need target which is evidence based. The source is therefore the range presented in the Councils EDNA. Modelling different targets within this range is unlikely to have resulted in any significant differences in scores in the SA, as the range is relatively narrow.

There are a number of options in how growth can be distributed across the District, some of which are more sustainable than others and this does result in variations in the scores which is shown in the SA. Reasonable options for distributing growth were presented at earlier stages of plan production, and assessed in the SA. This did not preclude the consideration of sites on the A5, as the site subject to this representation at Watling Street was initially identified for safeguarding and is now a proposed allocation for employment, therefore it is unclear what the basis for criticism of the SA is with regard to sites on the A5 or intensification of existing employment sites.

Comments in relation to specific scores within the SA are noted. The SA presents detailed justification for each of the individual scores which the Council considers to be robust. The scoring is based on the status of each site at this point in time and cannot take into account mitigation where it is not known, although this sometimes is reflected in an 'uncertain' score.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

Sustainability Appraisal

Respondent						
St Modwen Logistics C/O RPS - Mr Jacob Bonehill						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0108	B0108U	Local Plan	IDP - Delivery (CH.7)	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Chapter 7 of the Reg 19 is briefly outlined and that the infrastructure provision needed to support the delivery of the plan will be achieved through the Infrastructure Delivery Plan.</p> <p>This overarching approach is considered to broadly accord with national policy. Nonetheless, it is considered national policy also makes clear the need to ensure that infrastructure policies that set out the type of provision required 'should not undermine the deliverability of the plan' (paragraph 34).</p> <p>Lack of clarity with regards to potential infrastructure demands on industrial allocation sites</p> <p>The representation identifies the 'Churchbridge A5/M6T/A460/A34 junction' project and the 'A5 Corridor improvements' project.</p> <p>RPS consider that the IDP does not specific which site or proposal would trigger contributions, and that similarly the A5 corridor proposal does not specify that developer contributions will be needed from nearby sites, but equally does not rule them out as being potentially necessary at some point during the plan period. It is considered that these are examples of a lack of clarity in the IDP, and thus the Plan, regarding potential funding demands that might be sought from development proposals relating to allocated sites located along the A5 corridor; this includes site SE2.</p> <p>Paragraph 9.11 of the Council's viability evidence is referenced with RPS emphasis.</p> <p>They consider that the viability of commercial/B class development is also likely to have been further impacted by recent increases in interest rates and the cooling in construction activity, encompassing the period since the publication date of the Council's viability evidence.</p> <p>RPS consider that policy SE2 does not reflect on these issues regarding viability and so future demands for contributions towards schemes highlighted above could undermine the deliverability of the policy.</p> <p>It is considered that the viability issues affecting industrial development highlighted in the Council's own evidence should be properly reflected in the site-specific policy (SE2). It is also considered that the IDP should be modified to clarify that sites allocated for B2/B8 use along the A5 corridor, notably Watling Street Business Park Extension, should be exempt from making contributions to these schemes.</p>						
9						
Summary of Main Proposed Modification(s)						
<p>Insert the following text into the two entries under 'Physical Infrastructure - Transport' (7 and 8) in the IDP, (in the 'Other Comments' box) as follows:</p> <p><u>"Viability issues likely to impact on potential for CIL / developer contributions from industrial / class B developments along the A5 corridor."</u></p> <p>Insert the following wording into Policy SE2:</p>						

“Proposals on this site will be exempt from CIL / developer contributions towards strategic transport infrastructure projects in the vicinity of the site. Any potential developer contributions will be subject to viability testing at the planning application stage”.

10

Cannock Chase Council Response

The IDP is a living document and can evolve as more evidence is gathered, proposals are refined and discussions between the agent/developer, the Local Planning Authority and Staffordshire County Council progress to ensure the full cost, funding source and phasing are known and reflected in the IDP in the interest of all parties.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

IDP, SE2

Respondent						
Sport England - Mr Rajvir Bahey						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0109	B0109A	Local Plan	SH6	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Sport England Objects to Policy SH6: Former Hart School, Burnthill Road with it resulting in the loss of playing field land. No details have been submitted demonstrating that the playing field land is surplus to requirement in line with proposed policy SO2.3 and NPPF Paragraph 103.</p> <p>The Council's Playing Pitch Strategy (PPS) notes the closure of the Hart School (Lower School) would result in a shortfall of one match equivalent sessions in the North East Analysis Area; increasing overall shortfall of three match equivalent sessions on youth 11V11 pitches throughout Cannock Chase District.</p> <p>The PPS also states that there is currently a shortfall of youth 9v9 pitches in the North East Analysis Area. The loss of the youth 9v9 pitch at The Hart School (Lower School) site would require the relocation of the aforementioned one match equivalent sessions on youth 9v9 pitches, which would then result in a shortfall of two match equivalent sessions on youth 9v9 pitches in both North East Analysis Area and Cannock Chase District.</p>						
9						
Summary of Main Proposed Modification(s)						
<p>The policy should include a criteria that development of the playing field shall only occur should it be demonstrated that the playing field land is surplus to requirement or replacement provision is provided which is at least equivalent in quantity and quality.</p>						
10						
Cannock Chase Council Response						
<p>The Council acknowledge Sport England's concerns with regards to the loss of the playing pitch at the site. It should be noted that the school closed in 2018 and the pitch has not been utilised since. Subsequently, since the closure of the school there has also been improvements to the facilities at the adjacent Leisure Centre and the ongoing commitments for provisions at the All Through School on the Former Rugeley Power Station development site. The Council and County Council respect Sport England's expertise on these matters and to working with Sport England on the raised matters to ensure the viability of the site is retained.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						
SH6						

Respondent						
Sport England - Mr Rajvir Bahey						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0109	B0109B	Local Plan	H35	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
Sport England notes that the proposal is sited on playing field land. As such, there should be a criteria within the policy stating that the land shall not be developed upon unless it has been demonstrated that the playing field land is surplus to requirement or replacement field land is secured and delivered in line with proposed local plan policy SO2.3 and NPPF Paragraph 103.						
9						
Summary of Main Proposed Modification(s)						
There should be a criteria within the policy stating that the land shall not be developed upon unless it has been demonstrated that the playing field land is surplus to requirement or replacement playing field land is secured in line with proposed local plan policy SO2.3 and NPPF Paragraph 103.						
10						
Cannock Chase Council Response						
The Council acknowledge Sport England's concern with regards to the proposal being sited on playing field land. It is considered that in conjunction with the wording of Policy SA1 identifying that allocations must comply with other development plan policies and the wording of policy SO2.3 that any development on the site would have to undertake the appropriate work with regards to demonstrating that the land is surplus to requirements or a replacement provision is identified.						
11						
Proposed Minor Modification(s)						
The Council consider the wording of the policy to be sound and legally compliant but respects the expertise of Sports England. The examination process offers the appropriate forum for consideration of detailed suggestions, if the Inspector considers any necessary to make the plan sound.						
Admin						
Officer Ascribed Policy						
H35						

Respondent						
Sport England - Mr Rajvir Bahey						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0109	B0109C	Local Plan	SO2.1	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
Sport England welcomes reference to its 'Active Design Guidance' at paragraph 6.24 though it is unclear how the principles are reflected within Policy SO1.2 Enhancing the quality of the built environment or its supporting text.						
9						
Summary of Main Proposed Modification(s)						
Provide clarity as to the role in which the Active Design Guidance is reflected within Policy SO1.2 Enhancing the quality of the built environment or its supporting text						
10						
Cannock Chase Council Response						
The supporting text provides an overview of Active Design but this is more relevant to specific policies in the plan which incorporate the principles of active design including Policy SO2.5: Providing Opportunities For Healthy Living And Activity Through Active Design. The policy sets out the requirements for a Design and Access Statement which links to requirements of other relevant policies in the plan to Active Design principles such as SO5.1 Accessible Development. Collectively the plan policies promote the principles of Active Design.						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Sport England - Mr Rajvir Bahey						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0109	B0109D	Local Plan	SO2.3 - 6.59 and 6.67	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Welcomes the positive approach towards new provision of open space, sports and recreational buildings and land, including playing fields. However, in relation to playing field demand the policy proposes a standards approach, which is not supported, whilst also advocating the use of the Playing Pitch Strategy (PPS) New Development Calculator (NDC).</p> <p>NDC is a tool to establish demand generated from developments for pitch sports utilising authority specific data in relation to team numbers and population data, as opposed to utilising an arbitrary standard. In certain circumstances there might not be the need for additional playing field land to meet the demand generating from a development, with off site contributions to enhancements to existing sites being the relevant approach informed by the findings of an up to date PPS.</p>						
9						
Summary of Main Proposed Modification(s)						
For pitch sports the outdoor sports provision standard should be removed with the provision instead being informed by the Playing Pitch Strategy New Development Calculator.						
10						
Cannock Chase Council Response						
<p>The Council commissioned both a Playing Pitch Strategy and an Open Space Assessment to inform the Local Plan and there is some interlinking and overlap between the two documents. The standards are taken from the recommendations set out in the Open Space Assessment and includes a general standard for outdoor sports provision amongst the various typologies of open space. However, in line with the supporting text to Policy SO2.3, it is envisaged that the New Development Calculator would be used to determine financial contributions as it converts the demand into match equivalent sessions and the number of pitches required. If this is not sufficiently clear through the current plan wording, amendments to the wording could be considered through the Examination if the Inspector recommends modifications to make the plan sound</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						
SO2.3						

Respondent						
Sport England - Mr Rajvir Bahey						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0109	B0109E	Local Plan	SO2.3	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>They welcome the positive approach towards the protection of open space, sports and recreational buildings and land, including playing fields. However, in relation to the criteria outlined in the representation. It is considered that reference to the Playing Pitch Strategy (PPS) should be within the supporting text of the policy as opposed to be within the policy itself, as examples of developments which could outweigh the loss of the current or former provision.</p> <p>Further to this, it should also be acknowledged that other projects could also come forward which are not identified within the PPS which could meet the criteria outlined in the representation. It should also be noted that the PPS should be kept up to date which will assist in identifying projects to meet the sporting needs of the community.</p>						
9						
Summary of Main Proposed Modification(s)						
<p>Reference to the PPS should be within the supporting text of the policy as opposed to be within the policy itself, as examples of developments which could outweigh the loss of the current or former provision.</p> <p>It should also be acknowledged that other projects could come forward which are not identified within the PPS which could meet the criteria outlined in the representation.</p>						
10						
Cannock Chase Council Response						
<p>Reference to the Playing Pitch Strategy and subsequent updates in the plan policy provides certainty to applicants on the source evidence used to determine the identified need. It is recognised that the Playing Pitch Strategy will need to be updated regularly in order to remain a valid source of identifying the need for playing pitches across the District.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						
SO2.3						

Respondent						
Sport England - Mr Rajvir Bahey						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0109	B0109F	Local Plan	SO2.5	Yes	Yes	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
Welcome the positive approach to providing opportunities for healthy living and activity through major development having to demonstrate proposals are in accordance with the principles of Active Design/ This would assist in addressing Strategic Objective 2 providing healthy living opportunities and increasing physical activity in everyday lives.						
9						
Summary of Main Proposed Modification(s)						
10						
Cannock Chase Council Response						
The Council welcome the support provided by Sport England on the policy.						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						
SO2.5						

Respondent						
Sport England - Mr Rajvir Bahey						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0109	B0109G	Local Plan	H61	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
Sport England notes that the proposal is sited on playing field land. As such, there should be a criteria within the policy stating that the land shall not be developed upon unless it has been demonstrated that the playing field land is surplus to requirement or replacement playing field land is secured and delivered in line with proposed local plan policy SO2.3 and NPPF paragraph 103.						
9						
Summary of Main Proposed Modification(s)						
There should be a criteria within the policy stating that the land shall not be developed upon unless it has been demonstrated that the playing field land is surplus to requirement or replacement playing field land is secured and delivered in line with proposed local plan policy SO2.3 and NPPF paragraph on 103.						
10						
Cannock Chase Council Response						
The Council acknowledge Sport England's concern with regards to the proposal being sited on playing field land. It is considered that in conjunction with the wording of Policy SA1 identifying that allocations must comply with other development plan policies and the wording of policy SO2.3 that any development on the site would have to undertake the appropriate work with regards to demonstrating that the land is surplus to requirements or a replacement provision is identified.						
11						
Proposed Minor Modification(s)						
The Council consider the wording of the policy to be sound and legally compliant but respects the expertise of Sports England. The examination process offers the appropriate forum for consideration of detailed suggestions, if the Inspector considers any necessary to make the plan sound.						
Admin						
Officer Ascribed Policy						
H61						

Respondent						
Sport England - Mr Rajvir Bahey						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0109	B0109H	Local Plan	H50	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
Sport England notes that the proposal is sited on playing field land. As such, there should be a criteria within the policy stating that the land shall not be developed upon unless it has been demonstrated that the playing field land is surplus to requirement or replacement playing field land is secured and delivered in line with proposed local plan policy SO2.3 and NPPF paragraph 103.						
9						
Summary of Main Proposed Modification(s)						
There should be a criteria within the policy stating that the land shall not be developed upon unless it has been demonstrated that the playing field land is surplus to requirement or replacement playing field land is secured and delivered in line with proposed local plan policy SO2.3 and NPPF paragraph 103						
10						
Cannock Chase Council Response						
The Council acknowledge Sport England's concern with regards to the proposal being sited on playing field land. It is considered that in conjunction with the wording of Policy SA1 identifying that allocations must comply with other development plan policies and the wording of policy SO2.3 that any development on the site would have to undertake the appropriate work with regards to demonstrating that the land is surplus to requirements or a replacement provision is identified.						
11						
Proposed Minor Modification(s)						
The Council consider the wording of the policy to be sound and legally compliant but respects the expertise of Sports England. The examination process offers the appropriate forum for consideration of detailed suggestions, if the Inspector considers any necessary to make the plan sound.						
Admin						
Officer Ascribed Policy						
H50						

Respondent						
Sport England - Mr Rajvir Bahey						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0109	B0109I	Local Plan	SM1	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
Note that the policy lists the proposed sports provision at the site. However, the provision is not aligned to that proposed to be delivered at the site through planning permission 19/00753/OUTMEI which seeks to deliver two artificial pitches, football pitches, rugby pitch and MUGA.						
9						
Summary of Main Proposed Modification(s)						
10						
Cannock Chase Council Response						
<p>Planning Permission 19/00753/OUTMEI is the Lichfield Planning Application for the Rugeley Power Station Cross Boundary development.</p> <p>Any factual inaccuracies regarding the site were unintentional and can be corrected through modifications to the plan. In line with the Department for Education Conditions letter setting out their interpretation of Condition 20: Sports Provisions.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						
SM1						

Respondent						
Councillor Samantha Thompson (SCC)						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0110	B0110A	Local Plan	SO3.1 SH1 SH2	No	No	Yes

8

Summary of Main Issue(s) Raised Within the Representation

Land Allocated off Wimblebury Road

It is raised that the land allocated for the relief road for the development on Wimblebury Road uses land that has been safeguarded, with the land being safeguarded then the road and lack of visible plans showing its infrastructure and layout you cannot grasp the infrastructure that would be needed to support this development and the relief that would be needed to support the already congested Five Ways Island.

It is queried to whether it is the intention to actually locate this land anyway, and that if this is the case that the plan is not a true reflection and needs re-addressing.

It is identified that on the Wimblebury Road, Cllr Thompson has made a request for a weight limit restriction, as the road has double parked cars due to the number of houses without driveways as well as a very busy school.

It is considered that the local school Heath Hayes Academy would be required to take the allocation of the children that would come with the new development and that this local school is already working hard within its community to be a good neighbour with parking problems.

It is also considered that the High School demand for this area would also be put under further strain. Kingsmead is the closest High School to this development that is walkable but there is no provision showing how the children would cross or walk to the school. Norton Canes High School is the other local school that the children would need to access and again this is not a suitable walk to school as the Five Ways Island is very difficult in a vehicle let alone on foot and along narrow pathways. The bus service is not reliable and when full children are left waiting and then are late for school. There isn't sufficient cycle ways or paths that would allow a person to arrive at their destination.

The number of houses allocated outside of the West Midlands Housing need is a tiny amount and does not show any real willing to participate in this scheme genuinely. The need for locally for housing will be swallowed up by all these proposed houses and the WMH will not be met or the local residents will be left still without the housing they need.

It is considered that there is also a flood risk which will have an impact on Norton Canes who already suffer from flooding issues due to water running from Norton Canes.

There is a new scheme coming forward regarding Local Plans and other authorities have paused their applications such as Lichfield and South Staffs and will be using the new model going forward. It is suggested that this is the model that CCDC wait for also as they require greater depth of information with regards to detailed road assessments, impact assessments on land.

Cannock Road Development

The lack of infrastructure for this development is a concern, the details of provision for a school is outlined, it is queried what the obligation is of the non-developer owned land held to with regards to following through this

plan. It is raised that a primary school was initially planned/proposed for Hawks Green back in the late 80s and that has never appeared (near Tesco).

It is raised that there is an over subscription of the local primary schools and although this development site falls under the catchment of Norton Canes, it is felt that the site's location has a greater impact on the residents of Heath Hayes and will the children of Norton actually be able to travel via foot to access this site. The District have the Active Travel Scheme and it is considered that this will not meet that criteria and that parents will inevitably have to drive to the school, so on top of the houses and their own vehicles, the chance of a further additional 30 cars per year group could be added to the development and the surrounding roads again putting additional strain on the Five Ways Island.

The site is also next to a pumping station that presently works double time dealing with the wet weather we are now experiencing more frequently.

It is also raised that from October 2019 complaints regarding odour and flies were on a high and this was mainly attributed to the local land fill site. The proximity of this landfill site to the proposed homes is a concern.

Cllr Thompson raises that medical provisions need to be taken into consideration, with the remained closure of the MIU in Cannock Town Centre and extended waiting times for the local medical services an additional pharmacy and medical practice would be needed, but they understand this can not be guaranteed as a new practice can be built but then would have to be taken up by a Dr's practice.

9

Summary of Main Proposed Modification(s)

10

Cannock Chase Council Response

The Concern with regards to the relief road being a genuine option due to its location through a Safeguarded site is noted, the relief road is a significant infrastructure requirement to be brought forward to enable the development of sites SH1 and SH2, whilst the relief road does pass through an area of Safeguarded land within the Plan (Site S1) this allocation safeguards the land for future residential development beyond the Plan period and would not prevent the strategic infrastructure route coming forward prior to the release of this land for development.

The Council note the request with regards to weight restrictions on Wimblebury Road, as this would be for Staffordshire County Council (SCC) Highways team consideration the Council would defer this to their consideration.

The Council note the concerns with regards to education provision. The Plan has been informed by SCC Education team with regards to the provision of additional school places and contributions from allocated sites, alongside the provision of a new school identified as part of the development of site SH1 (and in conjunction with SH2). The policy requirements for the Site Allocation SH1 and SH2 require that no substantive housing completions should occur until the funding and phasing of critical infrastructure is agreed by all involved parties.

The Council note the concern from the lack of infrastructure provision related to a site in the 1980s. The plan sets requirements with regard to the provision of a school which would be secured by legal agreements at planning application stage. A S106 would be undertaken which would cover the provision of the land for the education site coming forward and being taken possession of by the County Council who would be responsible for the development of the school.

Staffordshire County Council Highways team have undertaken modelling with regards to the sites individual and cumulative impacts on Five Ways Island and the policy requirements for the Site Allocations require a Transport Assessment and Travel Plan to support the application with particular regard to impact on the Five Ways junction and mitigation of any adverse impact on air quality and traffic congestion.

The contribution towards the existing unmet needs of the GBBCHMA is based on the collective evidence set out in the Joint Growth Study which presented options including the 500 dwelling figure. The study outlined that if all authorities met the minimum contribution recommended through the study then the shortfall could be met, although it is acknowledged the position is changing. The CCDC contribution was made based on an understanding that under the Duty to Cooperate all authorities in the HMA would exhaust options to accommodate the shortfall, including through Green Belt reviews. The revised NPPF introduced in December 2023 (which will not be the applicable version for the purpose of the Examination of the Cannock Chase Local Plan) has presented a challenging national policy context whereby authorities are not required to release Green Belt to meet development needs, yet plans produced under the revised framework have not been subject to testing at Examination. As such, it is not clear what level of shortfall is adoptable (those authorities should still be identifying how their need will be met, even if not on Green Belt land), and so the position is highly speculative.

The concerns with regards to the flooding in the local area and in the nearby area of Norton Canes is acknowledged and the policy requirements for the Site Allocations, require applications to be supported by a Drainage Strategy, and to incorporate new or enhanced attenuation ponds and SuDS features to provide suitable drainage systems on the site and to help with flood mitigation.

The consideration of pausing the plan in relation to the forthcoming national changes is noted by the Council, it is considered that the circumstances at Lichfield for the withdrawal of their plan from examination cannot be applied to the Cannock Chase Plan, furthermore South Staffordshire District Council are in the process of moving forward with their plan through Reg 19. Whilst concerns with regards to the alterations to national planning and the wider Planning System changes and their impact on Cannock Chase are noted, it is the opinion of the Council that it is important for the District to have an up-to-date adopted Plan as the current adopted Plan concludes in 2028, the absence of a new adopted Plan at that time would open up the Council to greater risk of development coming forward in the District that would not be in preferred locations.

The concern raised with regards to the pumping station and whether an additional pumping station would be required, would be raised at the point of application in discussion with Severn Trent. At this time Severn Trent have not raised any objections/comments to the Local Plan.

The Local Plan does not outline any improvements to health care facilities as part of site allocations, these aspects would be considered through Developer Contributions and any Section 106s at the time of submission of a planning application.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

SH1, SH2

Respondent						
Mr Richard Jenking						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0111	B0111A	Local Plan	Not Specified	Not Specified	Not Specified	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>The representee believes access to affordable, secure and comfortable accommodation is a basic human right, but also believes that green spaces should be protected.</p> <p>Their preferred, therefore, would always be to build homes on brownfield sites like the former power station in Rugley.</p> <p>The representee acknowledges that the demands placed on Cannock Chase District Council to fulfil their quota of housing, cannot be met solely by building on previously development land and that this means they have to make very difficult choices that affect their communities. They do not believe that they have all the answers to these problems, and that they can make proposals, but ultimately the decisions should be made by those people who are most affected by new developments.</p> <p>The representee has tried to listen to comments made directly to them and via monitoring social media and notes that the overwhelming views tend to be that people value their green space, they are concerned that new developments bring traffic problems, the local schools won't cope and health services will be stretched.</p>						
9						
Summary of Main Proposed Modification(s)						
<p>The representee hopes their proposals can address some of the above concerns:</p> <ol style="list-style-type: none"> 1. Look closely to see if the district's housing quota can be reduced - the former Power Station site in Rugeley straddles two district councils, less than half (check this) of the homes provided will form part of the district's allocation even though the District will then be expected to cope with the resulting pressures 2. There are five large sites clustered together that will take the bulk of the remaining allocation. Two are strategic and three are safeguarded sites 3. Think the safeguarded sites are destined to be built on either during the life time of this plan or immediately following the lifetime of this plan - easier to comment as if they are all likely to be developed 4. All of these sites are poor choices as they are clustered together and are in areas where intensive development has already taken place and the roads, schools and health services are already struggling. Accept, however, that there are no better places to build if we are forced to accept the high quotas being imposed on us 5. To mitigate the adverse effects of traffic, propose that each of these five developments, of selected, shall be car free. That is that there should be no provision for garaging or parking private vehicles on any of these sites. The design, will of course, have to provide for access for emergency vehicles, refuse vehicles, and delivery vehicles 6. The current plans seem to assume a density of around 20-30 homes per hectare. Think that by building 3storey apartments and/or Victoria terrace type courtyards, that the density could be increased to 80-80 homes per hectare. The higher the density the less land that needs allocating to meet the quota. 7. Apartments and terraced housing lend themselves to achieving better insulation and energy performance. Fuel poverty is a real issue across the district and the country. Providing high quality homes reduces this burden on households. 						

8. Think that targeting the 55 plus age range reduces the pressure on surrounding schools. It also allows for developers to provide green spaces like outdoor exercise machines, bowling greens, community gardening and quiet reflection spaces.
9. Across the country and the district many people can't move out of their parents' homes until later into adulthood. By providing developments that target the over 55s, it provides the option of the elder members moving on leaving the family homes to their offspring. This can apply across tenures.
10. There is also a national shortage of care homes across the country and the district. Providing some care home space within these developments would be encouraged.
11. Realise that elder communities have their own health care needs and these should be considered and address if these proposals gain public backing.
12. The land owners/developers should contribute to a bus service that connects all the sites selected with the local community facilities, and Cannock train and bus stations.
13. The developers and the council should together plan safe routes for mobility scooters, cycles and walking to connect the chosen sites with all local facilities. There is plenty of scope to make a safe scooter/cycle paths that run from Cannock Town Centre to Chasewater Country Park.
14. In the event that all the sites are selected by public backing, then the allocation will be exceeded. The lifetime of the plan should therefore be exceeded proportionately, so that residents know that they will not have to endure yet more development.
15. Aware that the M6 Toll motorway will revert to public ownership within 30 years and a lot of the land around the M6/A5 corridor that runs through the district will become prime development land, we need to consider now, how we are going to respond to this pressure,

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Cannock Chase Council Response

The District's housing figure has been calculated using the Government's Standard Methodology and in line with national policy provides the minimum requirement for the District's housing figure, an additional 500 dwellings has been applied to the figure in line with Duty to Cooperate and meeting the needs of the wider Greater Birmingham and Black Country Housing Market Area.

The sites have been subject to a site selection process and sustainability appraisal against alternative options and have been considered against the strategic objectives for the Local Plan. The Council have considered Green Belt release in order to meet development needs and have exhausted all reasonable alternative options before reaching this conclusion, as set out in the Green Belt Topic Paper.

It is acknowledged that Rugeley Power Station is a cross boundary site and only a percentage of the housing numbers are attributed to the District's housing figure, the Power Station Development provides a range of aspects to meet infrastructure requirements for a site of this scale and consideration has been given to the local area, as such an all through school as well as community facilities area has been provided as part of the master planning for the site.

It is noted that there are sites identified surrounding the Five Ways Island area of Heath Hayes and Wimblebury, these developments will aid in undertaking the infrastructure improvements to the local area including provision of a new school and improvements to the road network.

It is acknowledged that new development proposed at Heath Hayes will impact local infrastructure. The impact has been considered with infrastructure providers which has informed the Infrastructure Delivery Plan and the policy requirements for Site Allocations SH1 and SH2. The scale of development proposed will generate contributions to existing services such as GP's and will provide a new 2FE primary school and relief road, as well as improvements to existing junctions.

The request with regards to car free developments is noted, the location of the development whilst sustainable in nature would not lend to the type of car free development often found within larger towns/cities where access to local amenities and services is more readily available via walking/cycling or public transport. The site allocation SH1 and SH2 include within the policies that transport service enhancements will be considered as part of S106 agreements, none the less it is of the Council's opinion that the developments would not be suitable for providing car free developments given their location.

The densities proposed within the plan are in line with the current District requirements for developments in consideration of their location and the character area in which they are identified, the Council consider that high density development as proposed by the representee would not be in keeping with the local character of the area and would have a greater impact on the remaining landscape and Green Belt. It is considered that appropriate densities have been applied to the site at this time, and this would be developed further at the application stage.

The Plan looks to provide a range of housing choices to future residents providing different types of developments and sizes of properties in line with Policy SO3.2

The Council consider that the provision of over 55s units or Care Homes is for consideration at the application stage, and is dependent on the type of developer and site viability. The Plan does not prevent this type of development coming forward.

Safe routes for active travel and for the elderly and people with disabilities is considered within the Plan and would be furthered at the application stage in collaboration with the appropriate statutory consultee.

In consideration of the land surrounding the M6 Toll/A5 corridor as this land has not been put forward for consideration at this time, it is the Council’s opinion that these sites if put forward would be considered under the relevant policies within the Plan and/or assessed at future Plan reviews where applicable.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

SO3.1, SO3.2, SA1, SH1, SH2

Respondent						
Mr Matthew Ryder						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0112	B0112A	Local Plan	Not Specified	Not Specified	Not Specified	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>It has been brought to the representees attention that Cannock Chase Council has the intended plan of developing houses South of Cannock Road, Heath Hayes. There is a proposal for approximately 2000 new dwellings to be sites at this location, and they lodge a formal objection to this development, and ask that the Council consider the following points and the negative impact on local residents when making their decisions:</p> <ul style="list-style-type: none"> • Within the local area, the now excessive amount of traffic within Heath Hayes neighbourhood is having a significant impact on local people's ability to travel. Despite the poorly conducted traffic studies that assessed the amount of traffic brought into our area by the McArthur Glen shopping village residents are clear that significant hold-ups take place every day on Eastern Way (A460) and on Cannock Road, Five Ways Island. This significant, daily congestion degrades air quality and prevents movement of traffic. • The area around Heath Hayes has an identified problem with car cruising. This has resulted in the police imposing controls over this activity. Despite this, we still have speeding cars driving on the Eastern way dual-carriageway and racing around Heath Hates and the A5190 Lichfield Road. This results in noise pollution in the evenings. During the day, we regularly hear traffic noise from once quiet roads, and this continues to be a problem for local people. It is considered that the plans will exacerbate a problem which already exists for local residents. • Local healthcare infrastructure within the Cannock Chase District is already faltering. Local GP surgeries are refusing to take patients due to increase in numbers and local dentists are also refusing to take patients (including children). The number of people within communities continues to rapidly rise without the vital health scare services we need. It is considered that a number of new doctors and dentists surgeries will be required to alleviate pressure on local services and a further expansion to local hospitals will be needed to ensure that local people can access emergency healthcare services. • Local Schools are now oversubscribed. Kingsmead High School and Norton Canes High School are both the local catchment secondary schools for students within the Heath Hayes District. The Local Plan makes no reference to Secondary schools and the provision of a quality education. For the proposed housing to be practicable significant investment in secondary schools will be required for existing oversubscribed schools and to ensure adequate provision for new students. • The provision of specialist services in Staffordshire such as SEND, CAMHS and Autism Outreach cannot cope with existing numbers. Local primary schools are also struggling due to numbers and as the education crisis worsens with fewer graduates wishing teach. Consideration must be given to these issues and how they will impinge on Cannock residents. • It is considered that the local Green Belt is an important part of local history and local people hope to retain the charm of the established community. They are also concerned for the negative effects the new estate will have on the local wildlife and their habitats. Further complications with the Cannock Chase SAC and Regulations 11 and 13-15 of the Conservation of Habitats and Species Regulations 2010 must be enacted to ensure that no damage will be done to the local habitats. • Cannock Chase appears to be meeting the needs of neighbouring Birmingham Council. It is considered as Cannock residents, that there is no obligation to meet the overflow requirements of cities 20miles away. It is considered the local identify is being undermined and the exodus of citizens from Birmingham brings unwanted 'city problems' into the local community. • Policing within the community is already strained, despite facing the highest tax burden. The limited numbers of officers already cannot cope with the Policing challenges they encounter. It is considered that 						

knowingly placing further strain on the already undermanned and overstretched local Police force is reprehensible.

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Summary of Main Proposed Modification(s)

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Cannock Chase Council Response

It is acknowledged that new development proposed at Heath Hayes will impact local infrastructure. The impact has been considered with infrastructure providers which has informed the Infrastructure Delivery Plan and the policy requirements for Site Allocations SH1 and SH2. The scale of development proposed will generate contributions to existing services such as GP's and will provide a new 2FE primary school and relief road, as well as improvements to existing junctions. Surveys will be required to identify potential impacts on local wildlife species and habitats and specific mitigation measures may be required to avoid adverse effects. All development is required to deliver biodiversity net gain.

Staffordshire County Council Highways team have undertaken modelling with regards to the sites individual and cumulative impacts on Five Ways Island and the introduction of the relief road within the highways system, and the policy requirements for the Site Allocations (in particular SH1 and SH2 in this area) require a Transport Assessment and Travel Plan to support the application with particular regard to impact on the Five Ways junction and mitigation of any adverse impact on air quality and traffic congestion.

The Council note the concerns with regards to education infrastructure in the local area. The Plan has been informed by Staffordshire County Council (SCC) Education team with regards to the provision of additional school places and contributions from allocated sites, alongside the provision of a new school identified as part of the development of site SH1 (and in conjunction with SH2). The Council have deferred to the expertise of the County in this matter in the formation of the plan.

The contribution towards the existing unmet needs of the GBBCHMA is based on the collective evidence set out in the Joint Growth Study which presented options including the 500 dwelling figure. The study outlined that if all authorities meet the minimum contribution recommended through the study then the shortfall could be met, although it is acknowledged the position is changing. The CCDC contribution was made based on an understanding that under the Duty To Cooperate all authorities in the HMA would exhaust options to accommodate the shortfall, including through Green Belt reviews. The revised NPPF introduced in December 2023 (which will not be the applicable version for the purpose of the Examination of the Cannock Chase Local Plan) has presented a challenging national policy context whereby authorities are not required to release Green Belt to meet development needs yet plans produced under the revised framework have not been subject to testing at Examination. As such, it is not clear what level of shortfall is adoptable (these authorities should still be identifying how their need will be met, even if not on Green Belt land), and so the position is highly speculative.

The Council note the concerns with regards to the potential for complications with the Cannock Chase SAC, Policy SO7.3 covers the Cannock Chase SAC and development that may result in harm as well as recreational pressure at the Cannock Chase SAC.

There is no evidence that new housing increases the rate of crime, and the plan has a policy (SO1.3) which seeks developments to be designed in a way to minimise the likelihood of crimes occurring considering factors such as natural surveillance and public spaces.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

SO3.1, SH1, SH2

Respondent						
Mr John Moore						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0113	B0113A	Local Plan	Not Specified	Not Specified	Not Specified	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>The representee notes that they cannot comment on the legality of the plan but that they felt that morally it is unacceptable for the following reasons:</p> <ul style="list-style-type: none"> • The road infrastructure around the sites will not be able to cope with the increased traffic during peak times. Currently it struggles to cope with the volume of traffic • The Plans link all the villages together so that they lose their identity • As the area becomes less rural property values will fall • The site on Lichfield Road/Newlands Lane is too close to the Poplars Land Fill site which should have closed at least 10 years ago but now looks as if it will still be open for the next 10years+ • Even with the new proposed junior school it will increase congestion due to attendance from the surrounding areas • With the loss of open land the current drainage system will not be able to cope with the rainfall we experience which will cause more local flooding • A considerable amount of wildlife will lose its natural habitat • With the increase of the population in the area due to the new development this will increase the need for additional burial sites 						
9						
Summary of Main Proposed Modification(s)						
Both sites should not be built on as it would be detrimental to the area and destroy the natural habitat of a lot of wildlife both plants and animals						
10						
Cannock Chase Council Response						
<p>It is acknowledged that new development proposed through the Local Plan will impact local infrastructure. The impact has been considered with infrastructure providers which has informed the Infrastructure Delivery Plan and the policy requirements for Site Allocations. Surveys will be required to identify potential impacts on local wildlife species and habitats and specific mitigation measures may be required to avoid adverse effects. All development is required to deliver biodiversity net gain.</p> <p>Staffordshire County Council Highways team have undertaken modelling with regards to the sites individual and cumulative impacts on Five Ways Island and the policy requirements for the Site Allocations require a Transport Assessment and Travel Plan to support the application with particular regard to impact on the Five Ways junction and mitigation of any adverse impact on air quality and traffic congestion.</p> <p>The concerns with regards to the flooding in the local area is acknowledged and the policy requirements for the Site Allocations, require applications to be supported by a Drainage Strategy, and to incorporate new or enhanced attenuation ponds and SuDS features to provide suitable drainage systems on the site and to help with flood mitigation.</p> <p>The sites have been subject to a site selection process and sustainability appraisal against alternative options and have been considered against the strategic objectives for the Local Plan. The Council have considered Green Belt release in order to meet development needs and have exhausted all reasonable alternative options before reaching this conclusion, as set out in the Green Belt Topic Paper. The Council have considered the release of Green</p>						

Belt sites carefully with consideration given to the purposes of the Green Belt as set out in national policy. Further to his policy requirements for site allocations requires 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.

The concerns with regards to the sites proximity to the Poplars Landfill are noted and the policy requirement for the site allocation requires the application to undertake an odour assessment to assess the impact of the Landfill on the health and amenity of residents and determine any mitigation required.

The Council note the concern raised with regards to burial sites. The Councils Bereavement Services are responsible for cemeteries within the District, the Cannock Chase Cemetery in Heath Hayes opened in July 2022 with a starting capacity for the next 25years, and further capacity for the area to be extended for the next 100years. It is the Council's opinion that at this time additional sites are not required and note that this will be reviewed by the Bereavement Services Team as and when required.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

SH1, SH2

Respondent						
Mr William Samson						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0114	B0114A	Local Plan SA HRA	SH2 WWRW Page 171	No	No	No
8						
Summary of Main Issue(s) Raised Within the Representation						
<ul style="list-style-type: none"> • Removing existing Green Belt (Page 171) for creation of WRRR (SH2) • Council responsibility to protect Green Belt • Development of WRRR not justified as no reasonable alternatives have been provided or considered • Development of WRRR not compliant with Habitats Regs (Conservation of Habitats & Species Regs 2017) • Goes against Council responsibility to protect local green spaces: <ul style="list-style-type: none"> ○ Public access is via public footpath to area of scarce unmanaged woodland including mature beech trees ○ Area is a quiet oasis away from any roads ○ This area is of natural beauty ○ Area is used by local school for outdoor learning/activity • All of above will be permanently damaged by development of WRRR • Loss and damage of local biodiversity and habitat to a large and varied flora and fauna • Woodland of Oak, Birch and Beech • This development plan WRRR is only to appease building developer (land owner) and suspect monetary inducement is main reason and for future development on Green Belt 						
9						
Summary of Main Proposed Modification(s)						
<ul style="list-style-type: none"> • Council planners need to show alternatives to WRRR • Impact of approx. 1400 extra vehicles (SH1) will have on 5ways and surrounding village roads, to which WRRR having no benefit in reducing congestion • Although this is a representation for Cannock Chase Local Plan 2018-2040 it reads more like a representation of planners short-sightedness regarding the density and overloading of development within a particular area (Heath Hayes SH1/SH2) resulting in a negative impact • Existing facilities, roads and green spaces will be overwhelmed to the detriment of local residents wellbeing 						
10						
Cannock Chase Council Response						
<p>The Council acknowledge that the removal of sites SH2 and S1 from the Green Belt assist in the facilitation of the relief road alongside the associated residential properties, the sites have been subject to a site selection process and sustainability appraisal against alternative options and has been considered against the strategic objectives for the Local Plan. Whilst not all policies or proposals in the plan have a positive effect on every objective, they are considered and assessed against reasonable alternative options, and the plan is required to fulfil development needs. The Council have considered Green Belt release in order to meet development needs and have exhausted all reasonable alternative options before reaching this conclusion, as set out in the Green Belt Topic Paper. As shown on the WRRR Plan the section between site SH2 and S1 will be retained within the Green Belt and the relief road would be considered under paragraph 155 of the NPPF.</p> <p>The Council note the concerns with regards to the loss of the local green space, with regards to any existing Public Rights of Way there are no plans to move or alter these at this time, and the Council are working with the Developers of the site for opportunities to provide routes within the development site to link to the Public Right</p>						

of Way. The existing area of woodland shown on the Concept Diagram (page 170) is also under the ownership of the developers. Discussions are taking place regarding access restrictions, public safety, protection of habitats and ongoing woodland management.

It is acknowledged that new development proposed at Heath Hayes will impact local infrastructure. The impact has been considered with infrastructure providers which has informed the Infrastructure Delivery Plan and the policy requirements for Site Allocations SH1 and SH2. The scale of development proposed will generate contributions to existing services such as GP's and will provide a new 2FE primary school and relief road, as well as improvements to existing junctions. Surveys will be required to identify potential impacts on local wildlife species and habitats and specific mitigation measures may be required to avoid adverse effects. All development is required to deliver biodiversity net gain.

Staffordshire County Council Highways team have undertaken modelling with regards to the sites individual and cumulative impacts on Five Ways Island and the introduction of the relief road within the highways system, and the policy requirements for the Site Allocations require a Transport Assessment and Travel Plan to support the application with particular regard to impact on the Five Ways junction and mitigation of any adverse impact on air quality and traffic congestion.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

SH1, SH2, S1

Respondent						
Miss Heather Mabbs						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0115	B0115A	Local Plan	SO3.1 Land east of Wimblebury Road & Bleak House SH2 (Allocations C279a)	Not Specified	No	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>It is considered that the Wimblebury Road would not cope with the quantity of traffic, as it has a school and lots of parked cars, and with the extra cars from the Cannock Road site also. It is also considered that the Five Ways roundabout is not equipped to move so many vehicles.</p> <p>It is also considered that there are not enough spaces for local children in the schools now, so with the 400 homes on Wimblebury Road and the 700 on Cannock Road. There are also no spaces at Drs and Dentists with a 12month waiting list.</p> <p>It is raised that as the proposed estate would need two exits one onto the Wimblebury Road and one onto the Burntwood Road, and as most new houses have two cars that would mean around 600 extra cars per day pulling out near an infants school with lots of parked cars, it is considered that it will extremely dangerous and that the proposed bypass which will come out onto the Burntwood Road, would need to deal with the bottle neck of traffic and the fact that this road floods.</p> <p>The representee feels strongly regarding the loss of fields where it is known that deer use them. It is also raised that the site was refused in the past with regards to newts, heavy traffic and a school all make this plot unsuitable. It is considered that putting a bypass onto the Burntwood Road, through the next planned building sire, will not ease traffic, and that it will make it even worse as lots will use it to avoid the Five Ways Island as it has queues daily.</p>						
9						
Summary of Main Proposed Modification(s)						
10						
Cannock Chase Council Response						
<p>It is acknowledged that new development proposed at Heath Hayes will impact local infrastructure. The impact has been considered with infrastructure providers which has informed the Infrastructure Delivery Plan and the policy requirements for Site Allocations SH1 and SH2. The scale of development proposed will generate contributions to existing services such as GP's and will provide a new 2FE primary school and relief road, as well as improvements to existing junctions. Surveys will be required to identify potential impacts on local wildlife species and habitats and specific mitigation measures may be required to avoid adverse effects. All development is required to deliver biodiversity net gain.</p> <p>Staffordshire County Council Highways team have undertaken modelling with regards to the sites individual and cumulative impacts on Five Ways Island and the introduction of the relief road within the highways system, and the policy requirements for the Site Allocations require a Transport Assessment and Travel Plan to support the application with particular regard to impact on the Five Ways junction and mitigation of any adverse impact on air quality and traffic congestion.</p>						

The concerns with regards to the flooding in the local area is acknowledged and the policy requirements for the Site Allocations, require applications to be supported by a Drainage Strategy, and to incorporate new or enhanced attenuation ponds and SuDS features to provide suitable drainage systems on the site and to help with flood mitigation.

The Council note the concerns with regards to education infrastructure in the local area. The Plan has been informed by Staffordshire County Council (SCC) Education team with regards to the provision of additional school places and contributions from allocated sites, alongside the provision of a new school identified as part of the development of site SH1 (and in conjunction with SH2). The Council have deferred to the expertise of the County in this matter in the formation of the plan.

The Local Plan does not outline any improvements to health care facilities as part of site allocations, these aspects would be considered through Developer Contributions and any Section 106s at the time of submission of a planning application.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

SH2

Respondent						
Miss Heather Mabbs						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0115	B0115B	Local Plan	SO3.1 Land south of A5190 Cannock/Hednesford Road, Heath Hayes SH1 (Allocations C116(a))	No "Flooding and Newts"	No	No "We only know about one other & were told it was stopped so not fully prepared with evidence of objections"
8						
Summary of Main Issue(s) Raised Within the Representation						
<ul style="list-style-type: none"> • Traffic is dangerous • Contamination from sewage pumping station • Wildlife • CO2 emissions re: health • Schools: Nursery to Leavers <p>The representee raises that the Cannock/Lichfield Road cannot cope with the quantity of traffic now, it is considered unfair to expect locals to have even more housing on greenfield sites, if this development were to go ahead it would require two exits onto the Cannock Road, where there is already significant delays with getting on and off existing driveways, with the designer outlet is putting in for the second stage of expansion and will be expecting a lot more customers to the area, which means lots more, traffic for the area to cope with.</p> <p>The representee raises that the proposed estate with 700 dwelling plus school and doctors (if the NHS can afford it) will mean a significant increase in the number of cars, as well as the cars from the proposed Wimblebury Road site will make the local area extremely dangerous.</p> <p>It is note that there is a potentially planned filter road through ATS, from Norton Canes Road onto the Cannock Road, it is considered that this will not help and will only make it worse, as it will be a left only filter and the traffic will then need to pull out onto the Cannock/Lichfield Road, which is already rammed ad try to pull out onto all the traffic coming off the roundabout.</p> <p>The representee raises that they regularly have to raise issues with regards to the pumping station to inform of noise and smell coming from the site, and that their neighbours have informed them of 20 cases of pollution from the station. They identify that as the station lies at the bottom of the field from the proposed site there will be a lot more cases as the water will flow downhill to this open site, and this is next to Newlands Brook that flows down the lane and through the Site of Biological Interest.</p> <p>They note that the road was originally raised as it was prone to flooding, and query whether they will get assurances and full compensation if once all the green fields are covered with tarmac etc. so the water has nowhere to go but down towards their property, possibly brining the sewerage with them. It is also raised that it would also contaminate Newlands Brook, which is situated at the bottom of the one field and goes down past another.</p> <p>An extract from the NPPF and some information regarding contaminated land searches is provided as part of the Representation.</p> <p>The representee feels strongly regarding the loss of fields where it is known that deer use them, and raises queries with regards to the newts.</p>						

They also raise concerns with regards to the historic activity on nearby land, and that the field is now flooded, with more water in the area making it worse.

An extract from the NPPF is provided with regards to Green Belt, and Habitats and Biodiversity.

It is also considered that there are not enough spaces for local children in the schools now, so with the 400 homes on Wimblebury Road and the 700 on Cannock Road. There are also no spaces at Drs and Dentists with a 12month waiting list.

The representee identifies that it has been stated in old documents that this land has the potential for lots of archaeological interest to know more about the history of the area.

It is raised that olde Heath Hayes is now joined on most sides, and this side to Norton Canes is the last side of the ancient mining village, and that the area is now bigger per capita than all surrounding areas.

9

Summary of Main Proposed Modification(s)

Move the estate to the back part where the park area is set to be and have the access roads go through Norton Canes and have them join the A5 thus stopping the increased problem on A5190 as it will also have extra traffic for McArthur Glen.

This would also keep the ground able to absorb water so greatly reduce the possibility of flooding and contaminating Newlands Brook.

As per government guideline use brownfield sites, such as Albion Press Metal in Cannock and the Old NCB Offices site at the top of Rumor Hill Road, or to an area where it will not totally overwhelm a small village, that over the past years has been surrounded and swallowed up by other estates.

10

Cannock Chase Council Response

It is acknowledged that new development proposed at Heath Hayes will impact local infrastructure. The impact has been considered with infrastructure providers which has informed the Infrastructure Delivery Plan and the policy requirements for Site Allocations SH1 and SH2. The scale of development proposed will generate contributions to existing services such as GP's and will provide a new 2FE primary school and relief road, as well as improvements to existing junctions. Surveys will be required to identify potential impacts on local wildlife species and habitats and specific mitigation measures may be required to avoid adverse effects. All development is required to deliver biodiversity net gain.

Staffordshire County Council Highways team have undertaken modelling with regards to the sites individual and cumulative impacts on Five Ways Island and the introduction of the relief road within the highways system, and the policy requirements for the Site Allocations require a Transport Assessment and Travel Plan to support the application with particular regard to impact on the Five Ways junction and mitigation of any adverse impact on air quality and traffic congestion.

The concerns with regards to the flooding in the local area is acknowledged and the policy requirements for the Site Allocations, require applications to be supported by a Drainage Strategy, and to incorporate new or enhanced attenuation ponds and SuDS features to provide suitable drainage systems on the site and to help with flood mitigation.

The concern raised with regards to the pumping station, would be raised at the point of application in discussion with Severn Trent. At this time Severn Trent have not raised any objections/comments to the Local Plan.

The Council note the concerns with regards to education infrastructure in the local area. The Plan has been informed by Staffordshire County Council (SCC) Education team with regards to the provision of additional school places and contributions from allocated sites, alongside the provision of a new school identified as part of the development of

site SH1 (and in conjunction with SH2). The Council have deferred to the expertise of the County in this matter in the formation of the plan.

The Local Plan does not outline any improvements to health care facilities as part of site allocations, these aspects would be considered through Developer Contributions and any Section 106s at the time of submission of a planning application.

The Council note the raised potential for archaeological interest on the site, as part of the evidence base the Council have undertaken a Heritage Impact Assessment, this assessment does not identify any potential for archaeological heritage assets on the site and raises solely the sites proximity to a Grade II listed building in relation to this site.

The consideration raised of moving the site back to the southern portion of land is noted, it is of the Council’s opinion that this would not be an appropriate location for the housing as it would have a greater potential adverse impact on the Green Belt, isolate new residents from the existing urban area and would reduce the sustainability of the site with regards to walking distances to local facilities and services and access to public transport.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

SH1

Respondent						
Mr Peter Knight						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0116	B0116A	Local Plan	435 Cannock Road, Hednesford	Yes	Yes	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Mr Knight twice met the steering group of Hednesford and on reflection feels they misrepresented the local people. What the steering group would like to see on the site are flats or houses for older people, they consider this age discrimination.</p> <p>Mr Knight notes that since their meeting with the steering group there have been a number of old people homes built in the area, and that there was already one on Station Road that was not discussed.</p> <p>Mr Knight appreciates the need for more flats or houses for older people but does not want to discriminate who goes into the existing flats at 435 Cannock Road, and has been advised that by adding an age restriction will restrict who buys or rents the units.</p> <p>They note that the site at the rear of 435 is only 3storey at the front and 2storey at the rear, they were advised by an individual at the meeting that more could be gotten on the site and Mr Knight considers this influenced this individuals comments to the steering group.</p>						
9						
Summary of Main Proposed Modification(s)						
10						
Cannock Chase Council Response						
<p>The Council note that the steering group referenced in the representation is with regards to the Hednesford Neighbourhood Plan (HNP) (adopted 2018) in which the site in question (Reg 19 Reference H18) was identified as part of a wider site for a Retirement Scheme Proposal (HNP Policy H2), in which the policy states that <i>the construction of a retirement housing development with appropriate communal facilities will be supported on Land in Policy TC7.</i></p> <p>The site has been identified for allocation for residential development within the Local Plan; a site specific policy has not been written at this time. The Council consider that at the time of an application the appropriate weighting to be applied to the Neighbourhood Plan would be required to be considered as well as the viability of the site if restrictions with regards to the type of residential development permitted on the site were to be conditioned.</p> <p>The Council note that the representee does not object to the site being allocated within the Local Plan more, so the potential restrictions placed on the site by the HNP.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						
SA1						

Respondent						
Moore, T (Petition with 304 signatures)						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0117	B0117A	Not specified	Not specified	Not specified	Not specified	Not specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>The petition states the following: “We, the undersigned, are against any proposed housing development on fields to the East of Wimblebury Road, Heath Hayes. It will destroy Greenbelt, the natural environment, open countryside, spoil the view, cause pollution, overwhelm schools, medical practices, roads with increased traffic, and all of our village infrastructure. These houses are not required by local people.”</p>						
9						
Summary of Main Proposed Modification(s)						
10						
Cannock Chase Council Response						
<p>It is acknowledged that new development proposed at Heath Hayes will impact local infrastructure. The impact has been considered with infrastructure providers which has informed the Infrastructure Delivery Plan and the policy requirements for Site Allocations SH1 Land south of Cannock/Lichfield Road and SH2 Land east of Wimblebury Road. The scale of development proposed will generate contributions to existing services such as G.P's and will provide a new 2FE primary school and relief road, as well as improvements to existing junctions. Surveys will be required to identify potential impacts on local wildlife species and habitats and specific mitigation measures may be required to avoid adverse effects. All development is required to deliver biodiversity net gain.</p> <p>Staffordshire County Council Highways team have undertaken modelling with regards to the sites individual and cumulative impacts on Five Ways Island and the policy requirements for the Site Allocations require a Transport Assessment and Travel Plan to support the application with particular regard to impact on the Five Ways junction and mitigation of any adverse impact on air quality and traffic congestion.</p> <p>The Council have considered Green Belt release in order to meet development needs and have exhausted all reasonable alternative options before reaching this conclusion, as set out in the Green Belt Topic Paper. The need for new development is based on the Governments standard methodology which takes into account factors such as projected population growth and affordability ratios in the District up to year 2040. Local Plans must meet development needs in order to be adopted.</p>						
11						
Proposed Minor Modification(s)						
Admin						
Officer Ascribed Policy						

Respondent						
Network Rail - Diane Clarke						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0118	B0118A	Local Plan	Not Specified	Not Specified	Not Specified	Not Specified
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Network Rail provide a brief summary of their role as a statutory consultee and statutory undertaker for maintaining and operating the railway infrastructure and associated estate.</p> <p>Developer Contributions</p> <p>Network Rail consider that the LPAs strategy for Developer Contributions should identify infrastructure needs in relation to the rail network, recognising opportunities for targeted investment and to be consistent with the guidance set out in the NPPF at paragraphs 104 and 106 (quoted in the representation).</p> <p>Network Rail identify that they are happy to work collaboratively with the LPA to identify opportunities for investment, including identification of headline costs and how Developer Contributions should be harnessed to enable schemes' delivery.</p> <p>Level Crossings</p> <p>Network Rail urge Councils to take the view that level crossings can be impacted in a variety of ways by development proposals and provides a list of what these include.</p> <p>It is identified that level crossings are Network Rails' greatest source of risk to members of the public and that they have adopted a policy that wherever possible, they will close level crossings. It is raised that it is Network Rail's and the Officer of Rail Regulation's policy to reduce risk at level crossings not to increase risk as would be the case with an increase in usage and the two-level crossings in question, it identifies that Risk control should, where practicable, be achieved through the elimination of level crossings in favour of bridges. Therefore, it is identified that:</p> <ol style="list-style-type: none"> 1) Any proposal going forward includes a transport assessment (TA) which should include a section on the impact of increased users (both vehicular or pedestrian) at any level crossings within the area, or which may be impacted by diversionary routes or new highways leading to or from developments. 2) Where a proposal is determined by Network Rail to increase the type and volume of user at a level crossing, Network Rail would seek closure of that crossing via s257 of the TCPA via the developer (including a condition in any planning consent) 3) The developer and the Council to agree that the level crossing(s) is/are closed/any risk mitigation completed before any dwellings are inhabited. <p>Sustainable Drainage Proposals</p> <p>It is identified that climate change and weather resilience is also a key focus for Network Rail, and that land management policy and draining of land infrastructure and properties and development within urban areas with insufficient drainage solutions or water management means the negative impact on their infrastructure.</p> <p>It is raised that there are going to be issues in terms of the unpredictability of climate change and the likelihood that storm incidents will increase, possibly rendering existing modelling insufficient; long-term maintenance of outside party assets which indirectly affect them; and trends like the removal of gardens for impermeable car parking surfacing which adds to run-off, and that as such, the impacts of climate change on the existing operational railway should also be a factor in any surface water drainage proposal.</p> <p>Network Rail request that the following are undertaken/followed:</p>						

- All surface and foul water drainage from development areas are directed away from Network Rail's retained land and structures into sustainable drainage systems, the details of which are to be approved by Network Rail before construction starts on site.
- Water must not be caused to pond on or near railway land either during or after any construction-related activity and as a permanent arrangement.
- The construction of soakaways for storm or surface water drainage should not take place within 30m of the Network Rail boundary.
- Any new drains are to be constructed and maintained so as not to have any adverse effect upon the stability of any Network Rail equipment, structure, cutting or embankment.
- The construction of soakaways within any Network Rail lease area is not permitted.
- The construction of surface water retention ponds/tanks, SuDS or flow control systems should not take place within 30m of the Network Rail boundary where these systems are proposed to be below existing track level. Full overland flow conditions should be submitted to Network Rail for approval prior to any works on site commencing.
- If a Network Rail-owned underline structure (such as culvert, pipe or drain) is intended to act as a means of conveying surface water within or away from the development, then all parties must work together to ensure that the structure is fit for purpose and able to take the proposed flows without risk to the safety of the railway or the surrounding land/ Use of any Network Rail culverts are to be agreed with Network Rail. It must not be assumed that Network Rail will grant any access to its drainage to outside parties.

Wayleaves and or easements for underline drainage assets

Network Rail identify the considerations with regards to the position of any underline drainage asset with regards to Network Rail assets, land and/or equipment.

Protection of existing railway drainage assets within a clearance area

Network Rail raise that there are likely to be existing railway drainage assets in the vicinity of proposed works and provides guidelines to be followed within regards to drainage and associated works.

Network Rail also request that the developer is asked to ascertain with Network Rail the existence of any existing railway drainage assets or systems in the vicinity of the development area before works starts.

It is also raised that before the submission of a planning application outside parties are to submit details of drainage proposal details to Network Rail - they advise that agreement to development drainage prior to submission of plans to determine any impacts of the proposal and to ensure that the developer includes and funds any mitigation measures are required by Network Rail. It is also identified that the applicant is liable for all costs incurred by Network Rail in facilitating the proposal.

Impacts of proposals on existing railway stations

Network Rail raise that where growth areas or significant housing allocations are identified close to existing rail infrastructure that it is essential that the potential impacts of this are assessed.

It is identified that as Network Rail is a publicly funder organisation with a regulated remit that it would not be reasonable to require Network Rail to fund rail improvements necessitated by commercial development. It is raised that it is appropriate to require developer constructions or CIL contributions to fund such railway improvements; it is also considered appropriate to require contributions towards rail infrastructure where they are directly required as a result of the proposed development and where the acceptability of the development depends on access to the rail network.

An extract from the NPPF is quoted with regards to working with transport providers to develop strategies for the provision of viable infrastructure [...].

Network Rail identify that the likely impact and level of improvements required will be specific to each stations and each development, and in order to fully assess the potential impacts, and the level of developer contribution

required, it is considered essential that where a Transport Assessment is submitted in support of a planning application that this quantifies in detail the likely impacts on the rail network.

It is raised that Developer Contributions should be sort to mitigate the impacts of increased footfall at railway stations as a result of new residential or commercial development. It is also considered that the need to mitigate the impacts of increased footfall at railway stations should be considered as part of the S106 contributions in the same way as local services or highways works.

9

Summary of Main Proposed Modification(s)

10

Cannock Chase Council Response

The Council note the consideration of developer contributions towards improvements to the railway infrastructure, any Strategic Improvements to the Railway Network should be identified within the Infrastructure Delivery Plan (IDP). At this time the Council are not aware of any significant adverse impacts to the railway network as a result of proposed development allocations within the Plan, any applications will be considered on a case-by-case basis and where appropriate Network Rail will be consulted to ascertain the potential impact on any Network Rail assets and any Developer Contributions that may be required to mitigate any identified impacts.

Further to this, Policy SO5.4 of the Plan identifies that the 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. Bullet Point 2 of the policy identifies that development proposals will contribute towards transport infrastructure improvements that are necessary to mitigate the demonstrable impacts of the development upon strategic and local highway network, public transport services, and cycle and footpath links within and beyond the site.

Bullet point 3 of the policy also identifies that to avoid compromising, and supper 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.

If considered appropriate by the Inspector a modification could be undertaken to identify that the Local Highways Authority and any applicable Statutory Consultees will provide the Local Planning Authority with appropriate advice.

The guidance provided on Level Crossings and Sustainable Drainage Systems is acknowledged the incorporation of the information into the Design Guide where possible will be considered.

11

Proposed Minor Modification(s)

Admin

Officer Ascribed Policy

SO5.4

CANNOCK CHASE LOCAL PLAN REVIEW

Schedule 3: Respondents Details

Part A Reference	Respondent Title	Respondent First Name	Respondent Last Name	Respondent Organisation (where relevant)	Agent Title (where relevant)	Agent First Name (where relevant)	Agent Last Name (where relevant)	Agent Organisation (where relevant)
A0001	Mrs	Faye	Gilbert					
A0002	Mr	Philip	Sharpe	Inland Waterways Association - Lichfield Branch				
A0003	Mrs	Chris	Gracey	Cannock Wood Parish Council				
A0004	Miss	Jennifer	Adams					
A0005	Mr	Robert	Pitcher					
A0006	Miss	Laura	Whelan					
A0007	Ms	Lee	Hendon					
A0008	Mr	Gregory	Aziz					
A0009	Mr	Richard	Spalding					
A0010	Mrs	Linda	Yates					
A0011	Mr	Graham	Yates					
A0012	Mr	Geoffrey	Sharp	Heath Hayes and Wimblebury Residents Association				
A0013	Mrs	Elizabeth	Whiteley					
A0014	Mr	Stuart	Ballance					
A0015	Mr	Ashley	Yates					
A0016	Mrs	Valerie	Stokes					
A0017	Mr	Mark	Lycett					
A0018	Mr	Andrew	Richard Stokes					
A0019	Mrs	Julie	Downs					
A0020	Mr & Mrs	Paul & Avril	Fairbrother					
A0021	Mr	Robert	Matthews					
A0022	Mrs	Margaret	Bullock					
A0023	Mrs	Janet	Jennings					
A0024	Mr	Lee	Morrall					
A0025	Miss	Lorraine	Astbury					
A0026	Mr	Raymond	Elphick					
A0027	Mrs	Shirley	Lycett					
A0028	Mrs	Deborah	Sharp					
A0029		Patricia	McCullagh	Sandwell MBC (Team Leader - Planning Policy)				
A0030	Ms	Sarah	Burgess	CPRE Staffordshire				
A0031	Mr	Ian	Marshall	Cannock Chase National Landscape				
A0032	Cllr	Adrienne	Fitzgerald	Cannock Chase District Councillor				
A0033	Miss	Catherine	Hancox					
A0034	Mr	Robert	Barratt	Beau Desert Golf Club Limited	Miss	Suzanne	Tucker	FBC Manby Bowdler LLP
A0035	Mr	Joseph	Hines					
A0036	Mrs	Sarah	Brittle					
A0037	Mr	Leonard	Taylor					
A0038	Miss	Mary	Tappenden	Biffa Waste Services Ltd				
A0039	Mr	Matthew	Hill	Pentalver Cannock Limited	Mr	Nigel	Abbott	DMH Stallard LLP
A0040	Mr	Paul	Windmill					
A0041	Mr	Tom	Clarke	Theatres Trust				

Part A Reference	Respondent Title	Respondent First Name	Respondent Last Name	Respondent Organisation (where relevant)	Agent Title (where relevant)	Agent First Name (where relevant)	Agent Last Name (where relevant)	Agent Organisation (where relevant)
A0042	Mr	John	Deans		Mr	Chris	Lane	Unit 6
A0043				ETP Property Ltd	Mr	David	Onions	Pegasus Group
A0044	Mr	Claude	Hargreave	McArthurGlen	Mr	Ralph	Elliott	Carter Jonas
A0045				TODD ENGINEERING LIMITED	Mr	Adrian	Kearley	QED Planning
A0046				Richborough Estates	Mr	David	Onions	Pegasus Group
A0047	Mr	Thomas	Manley					
A0048	Mr	Robert	Smith					
A0049	Mrs	Helen	Coppage					
A0050	Mr	Thomas	Coppage					
A0051	Mr	Philip	Bashford					
A0052	Mrs	Mary	Bashford					
A0053	Mrs	Michelle	Finlan					
A0054	Mr	Andrew	Johnson					
A0055	Mrs	Andrea	Muckley					
A0056	Mr	William	Carrington					
A0057	Miss	Jaydee	Clemson					
A0058	Mr	Robert	Lane	DRL Holdings	Mr	John	Heminsley	Planning Consultant
A0059	Mr	Alastair	Bird	St Modwen Homes	Mr	Paul	Hill	RPS
A0060	Mr	Ken	Lees	KGL (ESTATES) LTD	Mr	John	Heminsley	Planning Consultant
A0061		Neville	Ball	Walsall Council				
A0062	Mrs	Amanda	Knott					
A0063	Mr	Dylan	Hines					
A0064	Mr	Deane	Wood	Spedeworth Motorsports (incorporating Incarace Ltd)	Mr	David	Carter	
A0065	Miss	Shannon Patricia	Finlan					
A0066	Mr	Simon	Cotter					
A0067	Mr	David	Green	Cannock Chase Green Party				
A0068				Cameron Homes	Mr	Neil	Cox	Evolve Planning & Design
A0069				McCarthy Stone	Miss	Natasha	Styles	The Planning Bureau
A0070	Mr	Alex	Yendole	Stafford Borough Council				
A0071	Miss	Amy	Knott					
A0072	Mr & Mrs	AJ & V	Newton		Mrs	Philippa	Kreuser	CT Planning
A0073	Mrs	Ginetta	Adams	Norton Canes Parish Council				
A0074		Vicki	Popplewell	Dudley MBC (Planning Policy Manager)				
A0075	Mrs	Diane	Todd					
A0076	Mr	W	Friel	Friel Homes	Mrs	Philippa	Kreuser	CT Planning
A0077	Cllr	John	Preece	Ward Councillor for Norton Canes on CCDC				
A0077	Cllr	Josh	Newbury	Ward Councillor for Norton Canes on CCDC				
A0078	Mr	A	Badiani	Arina (Midlands Ltd)	Mrs	Philippa	Kreuser	CT Planning
A0079	Mr	Peter	Leaver	Nurton Developments Ltd				
A0080	Mrs	Rose	Harrison					

Part A Reference	Respondent Title	Respondent First Name	Respondent Last Name	Respondent Organisation (where relevant)	Agent Title (where relevant)	Agent First Name (where relevant)	Agent Last Name (where relevant)	Agent Organisation (where relevant)
A0081	Ms	Zoe	Curnow	Taylor Wimpey	Mr	Paul	Hill	RPS
A0082		Hyacinth	Cabiles	NHS Property Service Ltd				
A0083						Hazel	Smith	Canal & River Trust
A0084		Kam	Liddar	National Gas Transmission		Matt	Verlander	Avison Young
A0085		Tiffany	Bate	National Grid Electricity Transmission		Matt	Verlander	Avison Young
A0086	Mr	Eric	Henderson	Staffordshire County Council				
A0087		James	Chadwick	Staffordshire County Council				
A0088		Rachel	Danemann	Home Builders Federation				
A0089		Ed	Fox	South Staffordshire Council				
A0090					Mr	Jack	Robinson	Severn Trent Water
A0091	Miss	Kully	Tanda	Staffordshire Police				
A0092				Rugeley Power Limited		Mark	Dauncey	Stantec
A0093	Mrs	Melanie	Lindsley	The Coal Authority				
A0094				Churchill Retirement Living		Ziyad	Thomas	Planning Issues
A0095				AB Agri Limited	Ms	Wakako	Hirose	Raleys LLP
A0096		Sally	McLaughlin	Natural England				
A0097	Mrs	Laurie	Bowman	Heath Hayes & Wimblebury Parish Council				
A0098				West Midlands Housing Association Planning Consortium		Nathan	Price	Tetlow King Planning
A0099	Mrs	Melissa	Ross	Lichfield District Council				
A0100				Wyrley Estate	Miss	Nia	Borsey	Fisher German LLP
A0101	Mr	Max	Whitehead	Bloor Homes Ltd	Mr	Mark	Rose	Define Planning and Design Ltd
A0102	Cllr	Philippa	Haden	Cannock Chase District Councillor				
A0103		Kezia	Taylerson	Historic England				
A0104				Church Commissioners of England	Mr	Ben	Cook	Stantec
A0105	Miss	Rebecca	Knott					
A0106	Mrs	Michael	Priaulx	Swifts Local Network: Swifts & Planning Group				
A0107	Mr	Graeme	Irwin	Environment Agency				
A0108	Ms	Jessica	Evans	St Modwen Logistics	Mr	Jacob	Bonehill	RPS
A0109	Mr	Rajvir	Bahey	Sport England				
A0110	Mrs	Samantha	Thompson	County Councillor for Cannock Villages				
A0111	Mr	Richard	Jenking					
A0112	Mr	Matthew	Ryder					
A0113	Mr	John	Moore					
A0114	Mr	William	Samson					
A0115	Miss	Heather	Mabbs					
A0116	Mr	Peter	Knight	Building & Property Services (Midlands) Ltd				
A0117	Mr	Tom	Moore					
A0118		Diane	Clarke	Network Rail				

Great Crested Newt District Level Licencing Scheme

Committee:	Cabinet
Date of Meeting:	22 August 2024
Report of:	Head of Economic Development and Planning
Portfolios:	Regeneration and High Streets / Environment and Climate Change

1 Purpose of Report

- 1.1 To seek approval for the council to join the Staffordshire Great Crested Newt District Level Licencing Scheme.

2 Recommendations

- 2.1 That the Council agree to be a licensee on the Staffordshire Great Crested Newt District Level Licensing Scheme by signing and sending to Natural England a letter of authorisation (Appendix 1).
- 2.2 That the Council sign the Memorandum of Understanding (Appendix 2) with the NatureSpace Partnership.
- 2.3 That it is agreed to grant delegated authority to the Head of Economic Development and Planning for the signing of authorisations under the Council's Great Crested Newt District Level Licence.

Reasons for Recommendations

- 2.4 The district level licensing approach uses developer's funding to create and manage great crested newt (GCN) habitat over the long term and in areas where surveys show it will most effectively connect and expand GCN populations. This approach will improve the conservation status of GCN populations at a county level. This is different from the current licensing system which is focused on measures to prevent harm on individual development sites rather than addressing the wider conservation status of GCN.
- 2.5 District level licensing removes all uncertainties and delays that arise from the existing licensing system as there is no need for newt surveys and no separate licence application to Natural England offering developers a 'fast track' when faced with great crested newt management on development sites compared to the current licensing arrangement.

3 Key issues

- 3.1 GCN are a highly protected species and a material consideration in the determination of planning applications. Cannock Chase District is known to have populations of GCN and therefore there is the possibility of GCN being impacted by development.

- 3.2 To avoid and mitigate impacts to GCN, current practice is for developers to secure a licence from Natural England on each development site to trap and move GCN to habitat created elsewhere on the development site. This is a long process for the developer, often causing delay to the start of building work and involves much uncertainty as to the long- term survival of the GCN population.
- 3.3 An alternative to current practice is available to Local Planning Authorities (LPA) in Staffordshire; known as district level licencing, run by the NatureSpace Partnership (NSP), a consortium of freshwater focussed charities and a commercial body.
- 3.4 The NSP collect fees from developers where they are impacting GCN and use this to create habitat for GCN in strategically important areas. They use modelling and surveys to identify the best zones in which to create new wetland habitats so that GCN populations can expand and join up. This improves the conservation status of GCN in the county as a whole.
- 3.5 Fees developers pay are calculated commensurate with the level of impact the development has upon GCN. The higher the level of impact upon GCN, the higher the fee and the more GCN habitat will therefore be created to mitigate this impact.
- 3.6 The Staffordshire district level licensing scheme, which commenced in 2019, is approved by Natural England and every other LPA in the county has already joined the scheme.
- 3.7 Under the scheme, Cannock Chase District Council, after approving a planning application, would be enabled to use district licensing and thus secure habitat creation and management for GCN in the best places for this species, furthering its conservation status. It also presents a 'fast track' option for developers as they do not have to wait to undertake surveys and apply for licences from Natural England, which can often take months.

4 Relationship to Corporate Priorities

- 4.1 This report supports the Council's Corporate Priorities as follows:
 - (i) Priority 1 - Economic Prosperity - planning decisions where GCN mitigation is required will be quicker.
 - (ii) Priority 2 - Health and Wellbeing - created wetland habitat enhances biodiversity which provides health and well-being benefits.

5 Report Detail

- 5.1 Great crested newts are a European protected species and are protected in the UK under the Conservation of Habitats and Species Regulations 2017 (as amended) and, to a certain extent, the Wildlife and Countryside Act 1981 (as amended). Where works would harm this species or their habitats, a licence is required in order to make those activities lawful.
- 5.2 Natural England is the licensing authority in England and is able to grant an organisational licence ('district licence') for great crested newts to a LPA. This enables a LPA to grant authorisation to developers to work under the district licence on a development site.

- 5.3 The traditional licencing approach, to which district level licensing is an alternative, is for each developer to apply to Natural England for a licence and then to implement avoidance (trapping), mitigation and compensation measures (new habitat) on a development site.
- 5.4 However, the traditional approach to licencing has not had a good history of delivering good conservation outcomes for GCN. Too often replacement habitat is poor, not readily located strategically to support the GCN population involved and in the long-term often inadequately maintained post development. This is leading to populations of GCN declining or being lost despite efforts and the expense involved in trapping, moving GCN and creating habitat. In addition, it also takes a relatively long time for developers to secure a licence, delaying the implementation of planning permissions.
- 5.5 The availability of the district licence creates an easier, quicker licensing option for developers, and thus save developers considerable time and expense in dealing with great crested newts. It also uses county-wide modelling and surveys to identify the best zones in which to create new wetland habitats so that GCN populations can expand and join up. This improves the conservation status of GCN in the county as a whole.
- 5.6 The district licence is granted to LPAs based on work which the NSP undertake, at no cost to the LPA, and encompasses:
- eDNA survey and modelling – to enable mapping of great crested newt habitat suitability across the region.
 - The design and implementation of a spatial conservation strategy to deliver net gain for, and an improvement in conservation status of, great crested newts across districts and regions.
 - The design and implementation of an operational scheme to fairly and proportionately charge developers that wish to enter the scheme, and which meets all legislative and policy planning requirements, designed, and delivered by the NSP.
 - A commitment to the implementation, by NatureSpace and the Newt Conservation Partnership, of the spatial conservation strategy to ensure that development impacts on the species are mitigated, compensated, monitored, and reported; and
 - A detailed annual reporting and 5-yearly renewal process that confirms uptake, success of the scheme and delivery by the NSP on behalf of the LPA.
- 5.7 NatureSpace has been working with LPAs, Amphibian and Reptile Conservation Trust, Freshwater Habitats Trust and the Durrell Institute for Conservation and Ecology since 2017 to design and implement the scheme in various areas across England and it has been up and running in Staffordshire since 2019. Cannock Chase Council is the only LPA in Staffordshire which has not yet joined the scheme.

- 5.8 The Staffordshire GCN district level licencing scheme has the flowing features:
- Works across contiguous LPAs at a landscape scale.
 - Funds the preparatory work necessary for LPAs to apply for and operate a district licence.
 - Creates and administers all of the mechanisms needed for developers to (voluntarily) engage with the process.
 - Funds the up-front creation of ponds and habitat so that compensatory gain precedes loss.
 - Creates and funds a not-for-profit Community Benefit Society (the Newt Conservation Partnership) to collaborate with landowners to deliver pond and habitat creation, restoration, management, and monitoring.
 - Independently creates and applies a 'newt metric' that embeds the mitigation hierarchy and prescribes in advance planning conditions relating to newts – so that LPAs are not liable for these decisions.
 - Delivers a conservation strategy that ensures a ratio of at least 4 high quality ponds created for every occupied pond lost through development authorised under the district licence.
 - Funds the long-term monitoring programme.
 - Funds the appointment of newt officers to support LPAs; and
 - Reacts and adapts to developer uptake.
- 5.9 It is not mandatory for developers to use the district licencing scheme. Developers can, if they choose, continue to apply for a licence under the standard licensing system via Natural England.
- 5.10 All licensing decisions that are made under the district licensing scheme must contribute to the spatial conservation strategy and must be delivered through the NSP.

6 Implications

6.1 Financial

Survey and modelling, licence application and initial habitat creation and restoration costs will be met by NSP. Costs beyond this phase will be met by developer contributions. Therefore, the scheme will be cost neutral to the council.

6.2 Legal

Legal have approved the MoU after dialogue with the NSP.

6.3 Human Resources

A GCN officer, employed by the NSP is already working in Staffordshire and undertakes all duties connected with district licensing in LPA areas which have joined the scheme. The council's ecologist will continue to be a consultee on planning applications and will liaise with the Staffordshire Newt Officer regarding impacts of developments in the district on GCN.

6.4 Risk Management

As the scheme is up and running in all other Staffordshire Local Planning Authorities some of the potential early-stage risks at start up appear now unlikely to arise.

Habitat creation and management has been secured already in the County by the NSP so there is a ready pool of compensation available should developers wish to join the scheme.

The approach is likely to prove popular with developers, although the cost to them can appear high. With the NSP managing the income and certificates, the process would become largely arm's length for the council. This should avoid the perception that the scheme has been designed to generate further income / improve our own land.

Not being part of the scheme may open the council up to criticism from developers that it is stifling available alternatives and thus restricting choice.

6.5 Equality & Diversity

None

6.6 Climate Change

Utilising a county-wide GCN Conservation Strategy (rather than on an ad-hoc basis per development site) to decide where best to create GCN habitat would appear to offer better opportunities to establish more resilient and joined up GCN populations so they can continue to survive and expand even in the face of climate change.

7. Appendices

Appendix 1: Template of Letter of Authorisation

Appendix 2: Memorandum of Understanding

8. Previous Consideration

None

9. Background Papers

None

Contact Officer: Suzanne Wykes
Telephone Number: 01543 462 621
Report Track: Cabinet: 22/08/24
Key Decision: No

Template Letter of Authorisation

Dear Natural England DLL team

Re: District licence application for the Staffordshire region on behalf of Cannock Chase District Council

Please find attached an application for a district level organisational licence. This has been prepared by NatureSpace Partnership on behalf of, and with the full consent of, Cannock Chase District Council.

I am authorised to sign on behalf of Cannock Chase District Council.

It is our intention to take this scheme into account in development management and in formulation or review of planning policies, where appropriate.

If you have any queries, please contact XX (email / telephone) or [REDACTED] at NatureSpace Partnership ([REDACTED]) / [REDACTED]).

Yours sincerely

Memorandum of Understanding

Memorandum of Understanding

NatureSpace Partnership and XX Council(s)

Delivery of District Licensing for great crested newts

A partnership between the **NatureSpace Partnership** (NatureSpace) and **XX Council(s)** in relation to the delivery and implementation of the great crested newt District Licensing Scheme (the Scheme).

Effective date: **XX**

Review date: **XX**

Background

Great crested newts are a European protected species (EPS) and are protected in the UK under the Conservation of Habitats and Species Regulations 2017 (as amended) and, to a certain extent, the Wildlife and Countryside Act 1981 (as amended). Where works would harm this species or their habitats, a licence is required in order to make those activities lawful.

Natural England is the licensing authority in England and is able to grant organisational licences ('District Licences') for great crested newts to local planning authorities (LPAs). This enables LPAs to grant authorisation to developers to work under the District Licence at the same time or following the granting of planning permission for a development. Before granting a District Licence, Natural England must be satisfied that the legal licensing tests, as set out in Regulation 55 of the Conservation of Habitats and Species Regulations 2017 (as amended), are fully met.

The availability of the District Licence creates an easier, quicker licensing option for developers, where the need for a separate licensing process can be avoided and thus save developers considerable time and expense in dealing with great crested newts. District Licensing Schemes also improve planning processes and deliver net gain for great crested newts at no extra cost to LPAs.

The District Licence is granted to LPAs based on:

- eDNA survey and modelling – to enable mapping of great crested newt habitat suitability across the region.
- the design and implementation of a spatial conservation strategy to deliver net gain for, and an improvement in conservation status of, great crested newts across districts and regions.
- the design and implementation of an operational scheme to fairly and proportionately charge developers that wish to enter the scheme, and which

meets all legislative and policy planning requirements, designed, and delivered by NatureSpace for participating LPAs.

- a commitment to the implementation, by NatureSpace and the Newt Conservation Partnership, of the spatial conservation strategy to ensure that development impacts on the species are mitigated, compensated, monitored, and reported; and
- A detailed annual reporting and 5-yearly renewal process that confirms uptake, success of the scheme and delivery by NatureSpace on behalf of the LPAs.

NatureSpace has been working with LPAs, Amphibian and Reptile Conservation Trust, Freshwater Habitats Trust and the Durrell Institute for Conservation and Ecology (DICE) since 2017 to design and implement the Scheme. The Scheme:

- Works across several contiguous LPAs at a landscape scale
- Funds the preparatory work necessary for LPAs to apply for and operate a District Licence
- Creates and administers all of the mechanisms needed for developers to (voluntarily) engage with the process.
- Funds the up-front creation of ponds and habitat so that compensatory gain precedes loss.
- Creates and funds a not-for-profit Community Benefit Society (the Newt Conservation Partnership) to work with landowners to deliver pond and habitat creation, restoration, management, and monitoring.
- Independently creates and applies a 'newt metric' that embeds the mitigation hierarchy and prescribes in advance planning conditions relating to newts – so that LPAs are not liable for these decisions.
- Delivers a conservation strategy that ensures a ratio of at least 4 high quality ponds created for every occupied pond lost through development authorised under the District Licence
- Funds the long-term monitoring programme.
- Funds the appointment of newt officers to support LPAs.
- Reacts and adapts to developer uptake.

Though there are many advantages for developers in applying to have their work covered by a great crested newt District Licence, it is not mandatory for them to do so – developers can, if they choose, continue to apply for a licence under the standard licensing system via Natural England. However, it is expected that LPAs will raise awareness amongst developers and their agents etc. of the availability of the District Licence option. All licensing decisions that *are* made under the District Licensing Scheme must then contribute to the spatial conservation strategy and must be delivered through NatureSpace.

This MoU between NatureSpace and XX Council(s) seeks to protect all parties through clear definition of roles and responsibilities. This MoU will apply for the period XX to XX, or for as long as any District Licence issued by Natural England to the LPAs is operational.

Terms:

1. The spatial conservation strategy, the scheme design and metrics, and all other documentation to be submitted to Natural England as the basis for the District Licence applications, reports and renewals will be funded and delivered by NatureSpace Partnership (NatureSpace), in close co-operation with, and to the satisfaction of, and agreement by, the Council(s).
2. NatureSpace will adhere to the terms of any District Licence issued and will provide timely and appropriate advice and recommendations to the Council(s) in accordance with the District Licence. All services and arrangements will be facilitated in an unbiased, independent, and transparent manner.
3. Participating Council(s) agree to promote and publish details of the District Licence Scheme.
4. Whilst District Licensing saves LPA planners and ecologists time, the effective delivery of the District Licence does require (relatively minor) administrative, planning and enforcement resources from the Council(s). NatureSpace will provide resources to ensure Council(s) are fully supported to implement the Scheme **either via a dedicated Newt Officer employed by NatureSpace at a County level with that sole function, or by funding to the LPA to cover all reasonable costs associated with LPA resource needs (on an annual basis, in advance, subject to detailed agreement)**. A job description for Newt Officer support within or for LPAs is provided in Schedule 2.
5. The Council(s) agree to use NatureSpace as the sole provider of district great crested newt licensing services for the duration of the MoU period.
6. The Council(s) agree to work within the guidelines and protocols set out in the Licence and any guidance issued by Natural England relating to district licensing, insofar as relevant to the Council(s), and to provide information, evaluation and feedback on use of the Licence to Natural England, where requested, according to the terms of the District Licence.
7. For the purposes of securing compliance with the Scheme, the Newt Officer is responsible for establishing and maintaining communications with authorised developers, undertaking compliance checks (desk-based and site-based), and reporting relevant findings to all parties. NatureSpace and the Council(s) agree to work together to ensure compliance with District Licence requirements (including related planning conditions) at authorised development sites.
8. All parties agree to consult each other in relation to any publicity material that references each party in any way, or the relationship that exists, or any particular development or compensatory site brought about by the Scheme via this MoU.
9. All parties agree to share any relevant detail about arrangements or partnerships with other parties that may affect the working relationship or the outcomes of the District Licence Scheme, save as prevented by law or pre-existing contractual agreement. This must at least include the relevant Local Biological Records Centre(s).

10. NatureSpace and the Council(s) agree to share relevant mapped information and records, not subject to other restrictions, that are relevant to the District Licence Scheme.
11. The Partnership Leads listed in Schedule 1 are the main contacts for all parties to use and will be jointly responsible for arranging any meetings required between parties.

Confidentiality

Subject to the requirements of the Freedom of Information and Environmental Information requests the parties agree not to divulge the details, methodology, processes, or inner workings of the District Licence Scheme to third parties without the express permission of all the parties. The parties shall use all reasonable endeavours to ensure that the employees of each of the parties shall observe a similar obligation of confidence.

Termination

Any party may terminate the relationship as detailed within this MoU subject to 4 weeks' notice given in writing to the other parties specifying the reason. The Agreement and any associated terms would no longer apply to that party should this occur. Alternatively, should either a party's business, organisation or department cease to exist then the MoU will be immediately reviewed.

Dispute Resolution

In the event of any significant dispute arising between any of the parties in relation to any aspect of this MoU, which must be made formal as soon as is reasonable, the named Partnership Leads in Schedule 1 will meet as soon as possible, with other parties as may be necessary, to try and resolve the issue and ideally within 2 weeks of formal notice of a dispute. With the agreement of all Partnership Leads additional parties may attend any dispute resolution meetings. If a resolution cannot be found, then the MoU will be terminated with regard to that party according to the termination conditions detailed above.

Execution

This Agreement has been entered into on the date stated at the beginning of this Agreement.

Schedule 1 – Partnership Leads

A named representative for NatureSpace
A named representative for the/each Council

There shall also be a named substitute for each Partnership Lead who can act when that individual is either one of the parties in dispute or cannot be involved for other reasons.

Named Partnership Leads are to be confirmed by the parties to this agreement within one month of signing this Memorandum of Understanding

Signed by _____ Date: _____)
)
)
Print name: _____)
for and on behalf of **NatureSpace Partnership**

Signed by _____ Date: _____)
)
)
Print name: _____)
for and on behalf of **XX Council**

Schedule 2 - Summary role description

The role of the Newt Officer is to understand the extent, scope, and detail of the scheme, raise awareness of the scheme internally within the local planning authority (especially with planning colleagues), understand planning and licensing requirements, ensure the required processes are followed internally, and monitor and advise on compliance and enforcement measures. The Newt Officer will also raise awareness of the scheme to developers, consultants, and agents.

Main duties:

Raise general awareness of GCN licensing requirements and the optional licensing scheme

- With developers, planning agents & ecologists – through LPA websites, literature, pre- (and during) application discussions & correspondence, etc.
- Within the LPA - promote the scheme, and the newt conservation strategy, across all appropriate staff and Council members.

Ensure good planning decisions

- Ensure planning officers are familiar with the scheme and the process (dealing with NatureSpace certificates, reports, and authorisations)
- Assess planning applications to assess potential ecological impacts (specifically impacts on great crested newts) to ensure that developments properly identify and where appropriate, address their ecological impacts.
- Provide clear, timely, accurate and specific advice to LPA ecologists and planning officers on any development in respect of great crested newts and the options/requirements for licensing including the district licensing scheme.
- Support planning officers to ensure that the District Licence requirements for developments wishing to use the District Licence are converted fully and appropriately into planning conditions and authorisations at the appropriate time.
- Monitor developer compliance with any newt-related planning conditions and advise planning and enforcement teams, NatureSpace and Natural England on any compliance and enforcement issues.
- Undertake site visits and meetings as required, to provide advice and guidance on newt licensing requirements.

Data management

- Provide accurate and timely data on planning work and outcomes.

Good communication

- Participate in and contribute to the Newt Officer network across the wider District Licensing Scheme area to ensure consistency and high standards.
- Provide a point of contact for newt-related matters for planning authorities to liaise with NatureSpace Partnership, the Newt Conservation Partnership and Natural England as required.
- Provide a point of contact for members of the public/consultants/developers and other interested parties wanting information and advice on the district licensing scheme.

- Ensure relevant Council staff and members are informed of the outputs and outcomes of the scheme, as appropriate.

Qualifications & experience requirements

1. A relevant degree in ecology or environmental management
2. Knowledge and understanding of the UK planning system, including ecological impact assessment and/or biodiversity in planning.
3. Knowledge of European protected species legislation, licensing, planning, and licensing policies
4. A genuine enthusiasm for ecology and conservation in the UK
5. A full driving licence with access to a car for business travel.

Essential key skills:

- Highly organised, methodical, and conscientious - able to juggle and prioritise multiple cases, enquiries, and tasks, and work efficiently to meet tight deadlines.
- An excellent communicator with good inter-personal skills - able to liaise proactively and confidently with clients, consultants (e.g. ecologists, planners), planning and other regulatory authorities, NGO partners and colleagues.
- Highly literate, able to prepare documents quickly and diligently to a high standard, following defined processes, protocols, and guidance.
- Excellent I.T. skills
- Self-motivated and independent - able to work flexibly and with minimal supervision, as part of a small, dispersed team
- Willingness and ability to travel, as necessary.

Desirable key skills:

- Practical first-hand experience in great crested newt survey, mitigation practice and licensing
- Competence in using GIS software, preferably ArcGIS or QGIS

Renewal of Public Spaces Protection Order (Alcohol Restrictions) and Introduction of Additional Prohibited Activities

Committee:	Cabinet
Date of Meeting:	22 August 2024
Report of:	Head of Wellbeing
Portfolio:	Community Wellbeing

1 Purpose of Report

- 1.1 To seek approval to extend the current Public Spaces Protection Order (PSPO), covering alcohol restrictions, in the Cannock Chase District for a further three years, for the purposes of reducing anti-social behaviour (ASB), in accordance with the Anti-Social Behaviour, Crime and Policing Act 2014 (the Act).
- 1.2 To seek approval to introduce additional prohibited activities relating to anti-social use of motorised vehicles, unauthorised incursions onto rooftops, public urination/defecation, and ASB/public health issues linked to abandoned items, for three years, for the purposes of reducing anti-social behaviour (ASB), in accordance with the Act.

2 Recommendations

- 2.1 Cabinet is asked to approve the renewal of the existing PSPO, and approve the introduction of new additional prohibited activities, as set out in 5.8-5.11 and within the Restricted Areas as set out within Appendices 1-6, for a three-year period, following a compliant consultation exercise, pursuant to s.72 of the Act.

Reasons for Recommendations

- 2.2 The existing PSPO has worked well in its intention to address problematic behaviours associated with anti-social street drinking, and the District would benefit from these conditions being retained.
- 2.3 The Community Safety Partnership have identified five other behaviour types which would benefit from the introduction of a PSPO, and which would play a key role in ensuring local streets and communities are safe for residents, businesses, and visitors. This would send a clear message that certain behaviours will not be tolerated and would help reassure residents that unreasonable conduct is being addressed.

3 Key Issues

- 3.1 PSPO's are only permitted for up to three years and at that point will either expire, or an application must be made to renew (if certain criteria under section 60 of the Act are met). These criteria include that an extension is necessary to prevent activity recurring.

- 3.2 The Alcohol Restriction PSPO is due to expire on 31st January 2025, and it is recommended that the current order is renewed for another three years.
- 3.3 Issues linked to the following behaviours are also posing persistent and significant challenges to the community safety in certain areas of the District:
- i) Anti-social use of motorised vehicles.
 - ii) ASB and criminality as a result of unauthorised incursions onto buildings/rooftops.
 - iii) Public urination/defection, and unsafe disposal of drug paraphernalia.
 - iv) ASB linked to abandoned personal items, where such items are posing a public health risk, or are blocking, for example, public thoroughfares, entrances to buildings, properties and fire exits:
 - v) ASB linked to loitering.
- 3.4 As a result, it has been considered appropriate and proportionate to restrict and prohibit behaviours linked to these activities within the new proposed PSPO.
- 3.5 Whilst there are already powers to deal with certain adverse behaviour covered within the proposed PSPO, these current powers are viewed as being overly bureaucratic, slow to implement, and ultimately less effective. The renewal of the PSPO, and introduction of new restrictions for a further period of three years, would provide useful powers for addressing adverse behaviours in the District, whilst its ease and immediacy of use can bring a swift de-escalation to ASB issues.
- 3.6 In line with the Act and guidance, we consider that the PSPO directly address the behaviours which themselves are causing ASB, rather than any activities which may not, in themselves, be detrimental to the community's quality of life. We also do not seek to unduly pursue individuals who are not causing any harm. We have given full regard to the freedoms permitted under articles 10 and 11 of the Human Rights Act 1998 when drafting this proposed PSPO.
- 3.7 The use of a PSPO has also been recommended in the, externally produced, Community Safety Strategic Assessment, and its implementation will continue to be utilised alongside other approaches to ASB as part of a broad and balanced anti-social behaviour strategy.

4 Relationship to Corporate Priorities

- 4.1 **Health and Wellbeing** - by helping to ensure the most vulnerable people in our district are safeguarded.

The Community - by assisting in ensuring our neighbourhoods are safe.

5 Report Detail

- 5.1 Anti-social behaviour can blight the lives of communities and often presents a cumulative impact. The Council holds a key role in ensuring local areas are safe and welcoming to live, work and visit. Tackling ASB remains a key strategic priority as detailed within the Community Safety Strategic Assessment.

- 5.2 The Anti-Social Behaviour, Crime and Policing Act 2014 (the Act) gained Royal Assent in April 2014. The Public Spaces Protection Order (PSPO) provision within the Act has been in operation since 20th October 2014 and sits amongst a broad range of powers and tools to help tackle anti-social behaviour locally.
- 5.3 PSPOs are aimed at ensuring public spaces can be enjoyed free from anti-social behaviour. They are intended to provide a means of preventing individuals, or groups, committing anti-social behaviour in a public space, where pursuant to s.59 of the Act, the behaviour:
- i) is having, or is likely to have, a detrimental effect on the quality of life for those in the locality.
 - ii) is persistent or continuing in nature.
 - iii) is unreasonable and
 - iv) justifies the restrictions being imposed.
- 5.4 Councils can use PSPOs to prohibit specified activities within a defined public area. PSPOs differ from other tools introduced under the Act as they are council-led, and rather than targeting specific individuals or properties, they focus on the identified problem behaviour in a specific location.
- 5.5 Breach of a PSPO without a reasonable excuse is an offence discussed further under point 5.13.
- 5.6 As detailed in 3.1, the maximum duration of a PSPO is three years, but at any point before expiry the Local Authority can extend or vary a PSPO by up to three years if they consider that it is necessary to prevent the original behaviour from occurring/recurring, or if there is a need to alter/remove an existing prohibition or requirement, or to introduce a new one.
- 5.7 A PSPO banning alcohol consumption within Restricted Areas, as detailed in Appendices 2-6, came into effect on 1st February 2022. This was for a period of three years and, if not renewed, will expire on 31st January 2025.
- 5.7.1 The PSPO assists with a preventative approach in de-escalating ASB and assists with engagement for those requiring support and diversion.
- 5.7.2 Street drinking had previously led to unsatisfactory levels of ASB within the locality, which in turn had made certain areas of the District unsavoury to frequent. Whilst the current PSPO is very effective in its control of this issue, it is recognised that there remains an entrenched group of street drinkers in the Cannock Chase District. The PSPO provides a strong tool for dealing with the associated behaviours effectively and its continuance is necessary to prevent a recurrence of the behaviour (thereby satisfying s.60 of the Act regarding renewal).
- 5.7.3 There is also ongoing evidence as highlighted through the Community Safety Partnership linking consumption of alcohol in parks to County Lines, association with gangs, risk taking behaviour and wider criminality.
- 5.7.4 In relation to safe policing of the night-time economy, a PSPO would continue to be preventative in nature as it would allow for the removal of alcohol from those drinking outside the controlled environment of a licenced premises, thus

preventing the possibility of ASB and significant violence where bottles etc. could be used as weapons.

- 5.7.5 The alcohol restrictions would not apply if within the curtilage of a licensed premises pursuant to s.62 of the Act (i.e. a licensed bar, restaurant, shop, off license or marquee licensed with a Temporary Events Notice, as a one-off event).
- 5.7.6 The PSPO would provide police officers or authorised persons with powers to require any person who is causing, or who is likely to cause, anti-social behaviour to cease consumption of alcohol and to surrender the alcohol, (or what is reasonably believed to be alcohol or a container for alcohol). Failure to comply is an offence. This is expanded in point 5.13.
- 5.8 The first new proposed prohibited activity within the PSPO would look to tackle ASB caused by motorised vehicles. We are seeking to prohibit any person within the District from engaging, assisting, or causing anti-social behaviour connected to the use of a mechanically propelled vehicle in any publicly accessible space.
 - 5.8.1 We are also proposing to prohibit the use of e-scooters (and e-bikes which do not meet the standard requirements of an Electronically Assisted Pedal Cycle) in public spaces within the District.
 - 5.8.2 The Police and the Community Safety Team have been aware of an increase in ASB linked to motor vehicles within the District over the past twelve months - this includes ASB involving cars, e-bikes, e-scooters, off road motorbikes and quad bikes.
 - 5.8.3 There have been 102 reports to Police linked to this behaviour in a rolling 12-month period - with reports across Cannock, Heath Hayes, Chadsmoor, Rugeley, Hednesford and Wimblebury.
 - 5.8.4 Behaviour has included up to 100 cars congregating and racing on highways, revving of engines, stunts such as handbrake turns and donuts being performed, loud music and dangerous operation of vehicles in parks, along with criminal damage. The behaviours often represent a significant risk to the health and safety of the general public, whilst also causing noise, alarm, and distress to the community.
 - 5.8.5 The PSPO would greatly strengthen the Community Safety Partnership's response to this issue and complement existing tools and powers (Community Protection Warnings, vehicle seizures under s.59 of the Police Reform Act 2002 and seizure for non-insurance under s.165 of the Road Traffic Act 1988). The use of PSPOs as a robust mechanism to tackle this issue has been specifically recommended by specialist Roads Policing Teams across the country.
 - 5.8.6 A breach would constitute an offence as detailed in 5.13.
- 5.9 The second new proposed prohibited activity within the PSPO would seek to prevent ASB and criminality as a result of unauthorised incursions onto buildings/rooftops within Restricted Areas, as detailed in Appendices 1, 2, 4 and 5.
 - 5.9.1 There is an increasing issue within Cannock and Rugeley linked to young adults accessing rooftops and elevated buildings without consent. There have been 27

reports from the general public to Police in the last 12 months, and CCTV operators have made an additional 36 reports during the same period.

- 5.9.2 This behaviour often leads to ASB and/or Criminal Damage, whilst causing high levels of concern and complaints from residents and businesses. It also places those partaking at substantial risk of injury or death.
- 5.9.3 Behaviour appears to be encouraged as a result of social media trends and the increased popularity of parkour and free-running.
- 5.9.4 Significant work has already been undertaken by the Community Safety Team and Designing Out Crime Officers to target harden vulnerable locations across the two locations, thus making them less accessible and appealing to this activity. Initiatives have included gating and the application of anti-climb paint and prick-strips on specific locations. These works have led to a noted reduction in access and associated ASB, but the topography of the two town centres leads to some areas being unable to be protected, and therefore in need of further tools and powers to address the issues.
- 5.9.5 A breach would constitute an offence as detailed in 5.13.
- 5.10 The third new proposed prohibited activity within the PSPO would seek to prevent public urination/defection, and unsafe disposal of drug paraphernalia, including hypodermic needles within Restricted Areas, as detailed in Appendices 1-4.
 - 5.10.1 This is an issue which has begun to affect all three town centres within the district, but particularly Cannock Town Centre. There have been 18 known instances in the previous 6-month period.
 - 5.10.2 This behaviour and associated waste creates unappealing town centres, whilst also presenting a risk to public health within the community, including the potential transmission of blood borne viruses.
 - 5.10.3 The offences listed in 5.10 are not specifically covered by legislation, although they can be components of other offences, for example Drunk and Disorderly, Indecent Exposure, Public Order Offences etc.
 - 5.10.4 A PSPO would enable the Police and authorised officers to address the behaviour more adequately, whilst also enabling a greater understanding of any vulnerabilities, and providing an opportunity to engage and sign-post to appropriate support agencies.
 - 5.10.5 A breach would constitute an offence as detailed in 5.13.
- 5.11 The fourth new proposed prohibited activity within the PSPO would seek to prevent ASB/public health issues linked to abandoned items in the Restricted Areas as detailed in Appendices 1-4, where such items are posing a public health risk, or are blocking, for example, public thoroughfares, entrances to buildings, properties and fire exits.
 - 5.11.1 As with 5.10, this is an issue which has begun to affect all three town centres within the District, but particularly Cannock Town Centre and Hednesford Town Centre.

- 5.11.2 It is crucial to note, as stated in 3.6 that the PSPO must directly address the behaviours which themselves are causing ASB, rather than any activities which may not, in themselves, be detrimental to the community's quality of life. We do not seek to unduly pursue individuals who are not causing any harm, or criminalise any person who is homeless, or is in need of additional support.
- 5.11.3 A breach would constitute an offence as detailed in 5.13, but engagement, signposting and support would be the preferred initial responses.
- 5.12 The fifth new proposed prohibited activity within the PSPO would seek to prevent loitering, in circumstances where this is causing, or is likely to cause ASB, within Restricted Areas as detailed in Appendices 1-6.
- 5.12.1 Loitering linked to ASB is becoming an increasing problem across the District, particularly in the three town centres and main parks.
- 5.12.2 5 dispersal orders have been issued by Police in these locations over the previous 12-month period, pursuant to s.34 of the Act, to proactively prevent significant ASB occurring.
- 5.12.3 A dispersal order requires the pre-approval of a Police Inspector, whereas a PSPO would provide an immediate solution to any behaviour which is causing or is likely to escalate to ASB. Both tools would therefore complement each other and provide a graded response to any ASB being experienced.
- 5.12.4 A breach would constitute an offence as detailed in 5.13.
- 5.13 It would be an offence for any person, without reasonable excuse, to engage in any activity which is prohibited by this PSPO. Any person who is found to be in breach of this PSPO shall be liable on summary conviction to a maximum penalty of Level 2 on the Standard Scale, (currently £500) for breach of Alcohol Restrictions or to a maximum penalty of Level 3 (currently £1,000) for all other restrictions. Payment of a Fixed Penalty Notice (FPN) where issued, currently £100) within the prescribed time period as specified in the Notice, will discharge any liability to conviction for the offence.
- 5.14 It will not always be appropriate to issue FPNs, or to prosecute. Warnings may often be sufficient and in many circumstances, this will be the initial preferred response.
- 5.15 If the offence does proceed to court, and following conviction, the Council and/or Police could apply for a Criminal Behaviour Order which can contain both prohibitions and positive requirements for the individual, including banning them from certain locations.
- 5.16 If approved at Cabinet, Legal Services will formally draft an Order and a consultation process must take place before the new PSPO is implemented. The legislation sets out a number of requirements for consultation and communication before the Order is introduced. Local authorities are obliged to consult with the local Chief Officer of Police; the Police and Crime Commissioner; owners or occupiers of land within the affected area where reasonably practicable, and appropriate community representatives. Any county councils (where the Order is

being made by a district), parish or community councils that are in the proposed area covered by the PSPO must also be notified.

- 5.17 The consultation would also be published on the Council's website and across social media channels. This would be for a period of 6 – 8 weeks. If any objections are received, these would be considered, and the draft Order amended if necessary. If this is the case, Cabinet would need to make a further decision on the amendments.
- 5.18 Once the final Order is made it will need to be published on the Council's website (permanently for the three-year period it is in force). Also, appropriate signage will need erecting within the areas affected.
- 5.19 The validity of a PSPO may be challenged by way of application to the High Court within six weeks of the Order being made. For that appeal to be successful it would have to show that the Council did not have the power to make the Order, as the issue covered has not been demonstrated, usually by empirical evidence, to be a significant enough issue to justify the restriction. The other grounds for the appeal would be to demonstrate that the consultation process was inadequate. Only those who are directly affected by the restrictions (i.e. persons who live in the restricted area or regularly work or live there) are able to challenge the PSPO.
- 5.20 A PSPO can be rescinded, amended, or extended at any point during its operation. Any amendment or extension will need to follow the agreed consultation process. There is no limit on the number of times an Order may be reviewed and renewed.

6 Implications

6.1 Financial

Existing resources will be utilised. Partnership Officers and officers from Communications will assist with consultation and details of the proposed order. There will be some additional costs in terms of new signage. This is expected to be in the region of £2,000 and shall be met by the Community Safety Team's ASB prevention budget.

Any income gained from the issuing of FPNs shall be retained by the Community Safety Team, and any court costs shall be initially financed by the Community Safety Team's ASB prevention budget.

6.2 Legal

Legal have been, and will continue to be, consulted with for advice on the wording and details of the proposed order to ensure complete compliance with legislation.

6.3 Human Resources

None.

6.4 Risk Management

Failure to renew the PSPO and agree new proposals may result in an increase in ASB and criminality within the District.

The Community Safety Partnership has a statutory duty to formulate and implement strategies to reduce crime and disorder - and the use appropriate tools and powers contained within the Anti-Social Behaviour, Crime and Policing Act 2014 is one strand of this strategy.

6.5 Equalities and Diversity

At present, it is not considered necessary to take any particular steps to prevent the negative impact on any particular protected groups, as defined by the Equality Act 2010, as a result of the introduction of this proposed PSPO.

6.6 Health

The impact of ASB and criminality on individuals and communities is well documented and is known to impact upon both physical and mental health. By seeking to address these issues, it is hoped that these negative effects shall be minimised, both for those partaking in the acts, and for the wider community.

6.7 Climate Change

None.

7 Appendices

Appendix 1: Schedule of Restricted Areas

Appendix 2: Map of Restricted Area - Cannock Town Centre and Park

Appendix 3: Map of Restricted Area - Hednesford Town Centre and Park

Appendix 4: Map of Restricted Area - Rugeley Town Centre

Appendix 5: Map of Restricted Area - Rugeley - Fernwood and Surrounds

Appendix 6: Map of Restricted Area - Ravenhill Park, Brereton.

8 Previous Consideration

The initial PSPO was agreed at Cabinet on 8th July 2021.

9 Background Papers

None.

Contact Officer: Oliver Greatbatch

Telephone Number: 01543 464 477

Ward Interest: All

Report Track: Cabinet: 22/08/24

Key Decision: Yes

Schedule of Restricted Areas

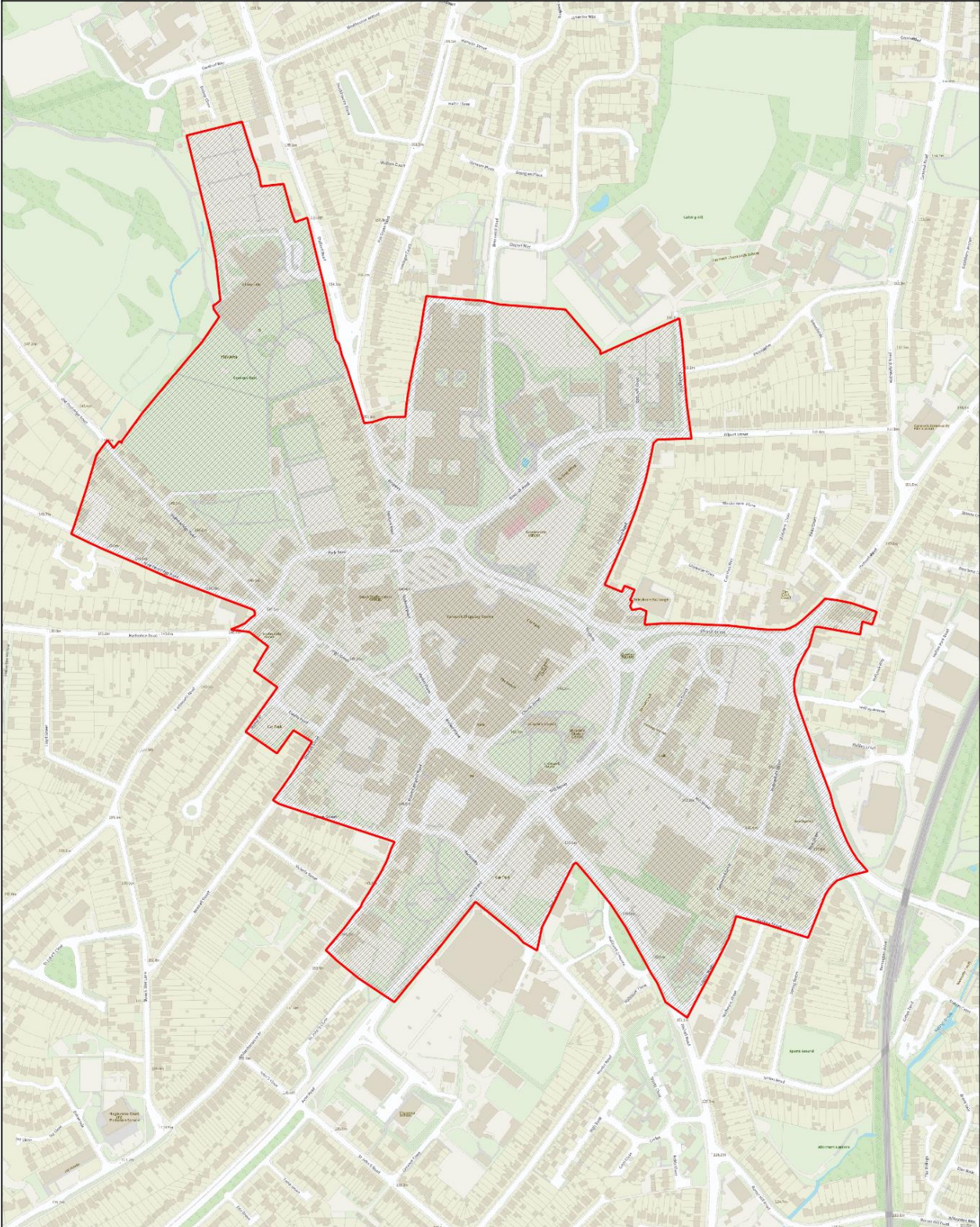
Location	Nature of Prohibition/Requirement	Map Number/Ref
The whole District of Cannock Chase (any place to which the public have access)	<ul style="list-style-type: none"> • Vehicle Prohibitions (see Paragraph 5.8 of this Report) 	N/A
Cannock Town Centre and Park	<ul style="list-style-type: none"> • Alcohol Prohibition (see Paragraph 5.7 of this Report) • Urination/defecation/hypodermic needles Prohibition (see Paragraph 5.10 of this Report) • Abandoned items Prohibition (see Paragraph 5.11 of this Report) • Unauthorised access onto properties/buildings Prohibition (see paragraph 5.9 of this Report) • Loitering Prohibition (see Paragraph 5.12 of this Report) 	Appendix 2
Hednesford Town Centre and Park	<ul style="list-style-type: none"> • Alcohol Prohibition (see Paragraph 5.7 of this Report) • Urination/defecation/hypodermic needles Prohibition (see Paragraph 5.10 of this Report) • Abandoned items Prohibition (see Paragraph 5.11 of this Report) • Loitering Prohibition (see Paragraph 5.12 of this Report) 	Appendix 3
Rugeley Town Centre	<ul style="list-style-type: none"> • Alcohol Prohibition (see Paragraph 5.7 of this Report) • Urination/defecation/hypodermic needles Prohibition (see Paragraph 5.10 of this Report) • Abandoned items Prohibition (see Paragraph 5.11 of this Order) • Unauthorised access onto properties/buildings Prohibition (see paragraph 5.9 of this Report) • Loitering Prohibition (see Paragraph 5.12 of this Report) 	Appendix 4

Location	Nature of Prohibition/Requirement	Map Number/Ref
Rugeley – Fernwood and Surrounds	<ul style="list-style-type: none">• Alcohol Prohibition (see Paragraph 5.7 of this Report)• Unauthorised access onto properties/buildings Prohibition (see paragraph 5.9 of this Report)• Loitering Prohibition (see Paragraph 5.12 of this Report)	Appendix 5
Ravenhill Park, Brereton	<ul style="list-style-type: none">• Alcohol Prohibition (see Paragraph 5.7 of this Report)• Loitering Prohibition (see Paragraph 5.12 of this Report)	Appendix 6

Restricted Area - Cannock Town Centre and Park

1:6000

Cannock Chase Council
Cannock Town Centre and Park



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Date Created:
13-10-2021

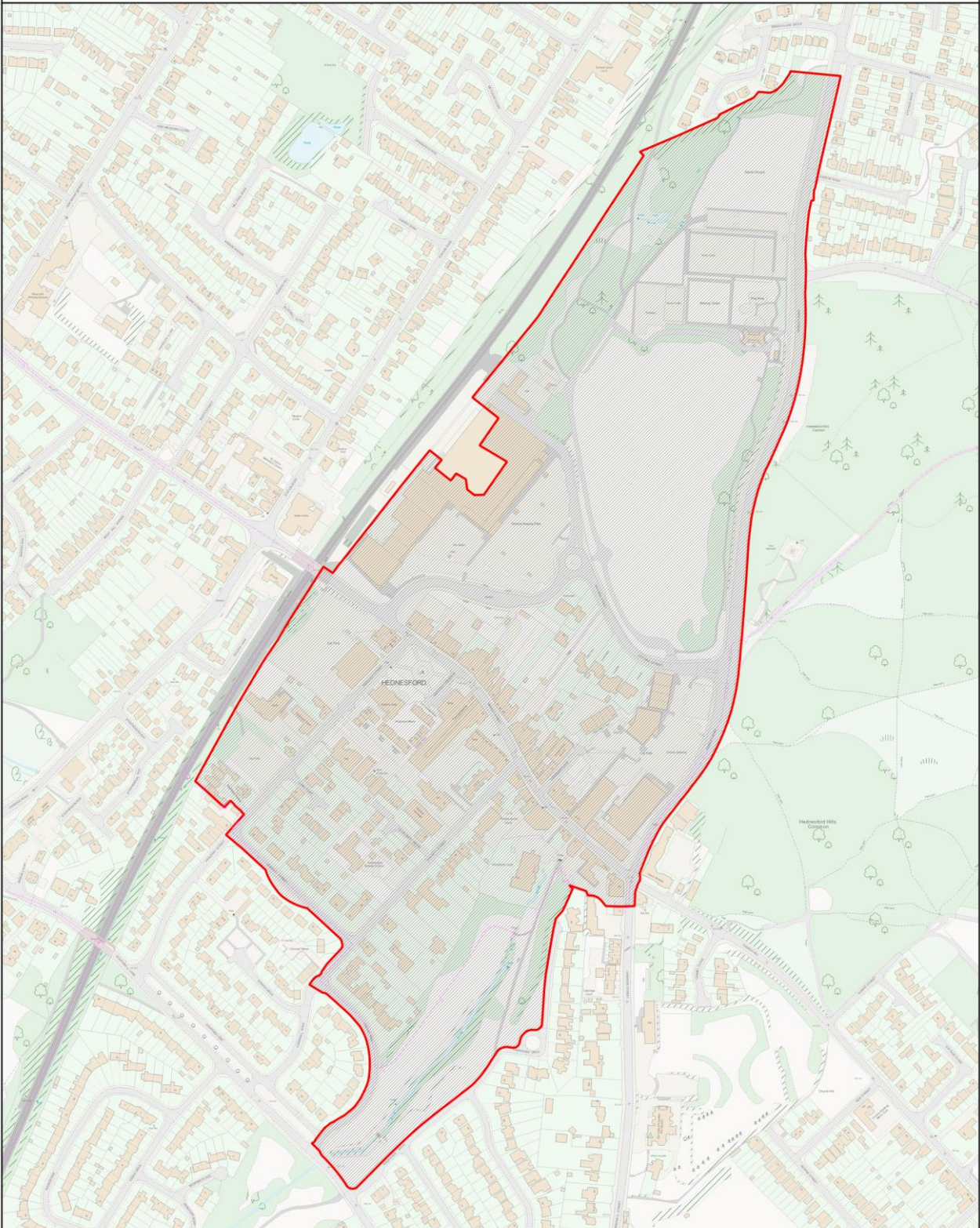
0 100 m



Restricted Area - Hednesford Town Centre and Park

1:4500

Cannock Chase Council
Hednesford Town Centre and Park



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13-10-2021

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Restricted Area - Rugeley Town Centre

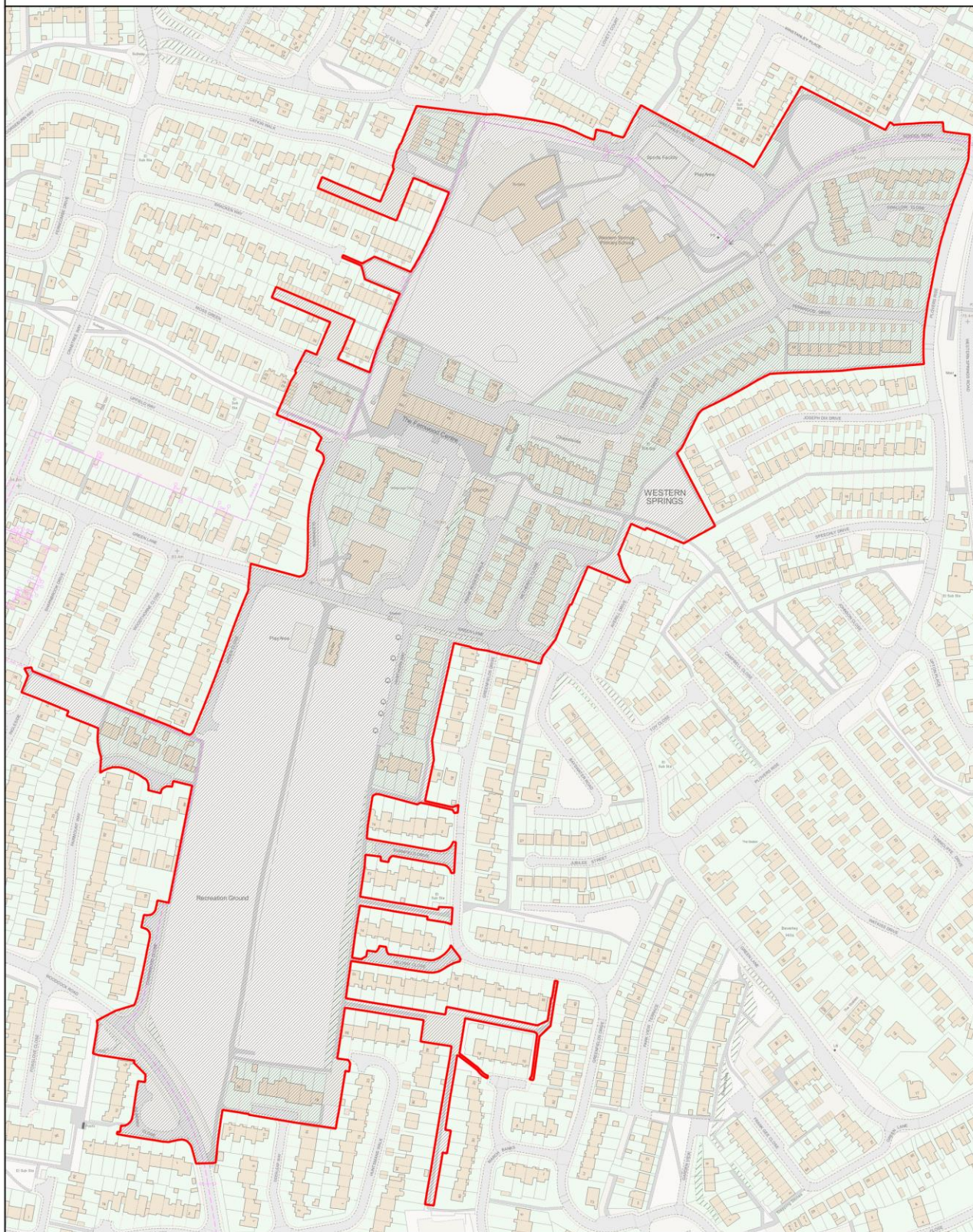


Restricted Area - Fernwood and Surrounds

1:3200

Cannock Chase Council

Fernwood and Surrounds



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Date Created:
13-10-2021

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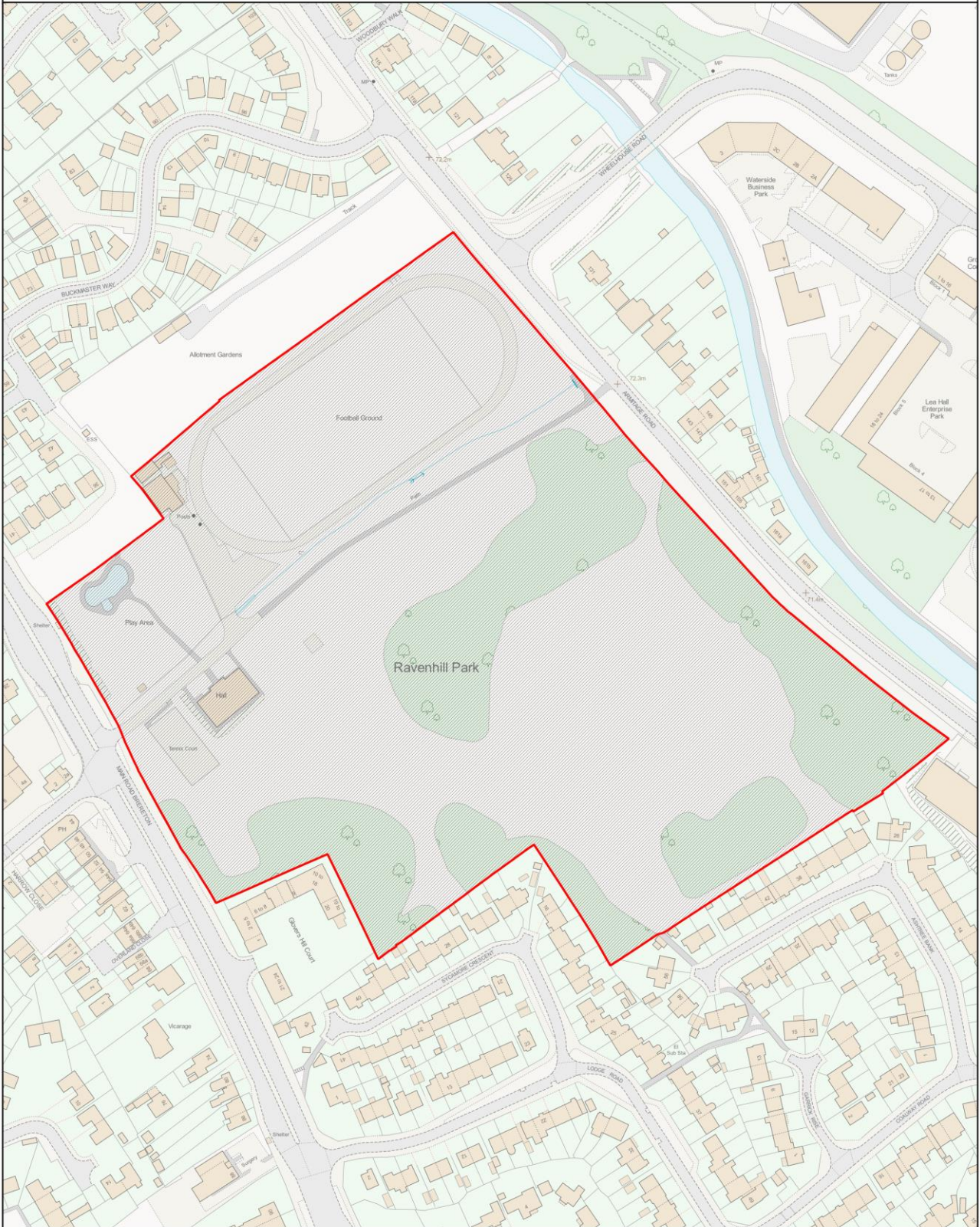


Restricted Area - Ravenhill Park, Brereton

1:2250

Cannock Chase Council

Ravenhill Park



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Date Created:
13-10-2021

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Flaxley Road Play Area - Refurbishment

Committee:	Cabinet
Date of Meeting:	22 August 2024
Report of:	Head of Operations
Portfolio:	Parks, Culture and Heritage

1 Purpose of Report

- 1.1 To seek members approval to proceed with the proposed improvement to the play area and public open space at Flaxley Road, Rugeley. As set out in the attached proposals at appendix 1.
- 1.2 To seek members approval for permission to spend S106 funds to deliver the proposed improvements. As set out in the attached proposals at appendix 1 and to add the scheme to the councils approved capital programme

2 Recommendations

- 2.1 That Cabinet grants approval to proceed with the proposed improvements to the public open space at Flaxley Road, Rugeley. As set out in this report and the proposals attached to appendix 1.
- 2.2 That Cabinet approves a new capital budget of £141,770 in the 2024/25 General Fund capital programme to be financed by an existing S106 receipt.
- 2.3 That Cabinet grants permission to spend up to £141,770 to deliver the Flaxley Road play area refurbishment proposals projects as set out in this report.
- 2.4 That Cabinet delegates authority to the Head of Operations in consultation with the Portfolio Leader for Parks, Culture and Heritage to enter into the required contractual arrangements, to agree the project details and take such actions as necessary to progress the above recommendations within approved budgets.

Reasons for Recommendations

- 2.5 The site at Flaxley Road occupies an area of 0.1 Hectares and is located within the Brereton and Ravenhill ward, on the Pear Tree Estate, Rugeley. Staffordshire.
- 2.6 Flaxley Road play area sits within an area of Rugeley and Staffordshire where the number of children living in deprived families & The amount of households with children where there are no adults in employment are above the district and county level. Whilst also the percentage of children attaining KS2 in reading and math's is well below the County average.
- 2.7 The existing play area some, 218 Sqm in size is not inclusive. It has eight pieces of individual formal play equipment, which was installed in 1997 some 27 years ago. The old equipment is now dilapidated and getting replacement parts more

difficult each year. The life expectancy of the remaining equipment is less than 10 years.

3 Key Issues

3.1 The project includes the replacement of the existing equipped play area with a new accessible play area, circular walkway/ pathway for walking and young children to practice cycling / skating. Tree and hedge planting on the periphery of the site to both soften the development but also to contribute to the council's climate agenda. All aimed at encouraging the site to be used more constructively for sport, recreation and socializing.

3.2 Budget cost estimates and a draft scheme have been prepared which include the following items of work:

1. Play area removal / security	£ 14, 868.82
2. New pathway construction	£ 13, 710.59
3. New play area and fencing	£ 96, 802.74
4. Tree and hedge planting and establishment	£ 5, 631.75
5. Site furniture (Benches and bins)	£ 4,000.00
6. Contingency	£ 6, 750.69
TOTAL	£ 141,764.59

3.3 Whilst draft budget estimates and plans have been drawn up, a detailed scheme will be designed by the winning contractor. To go out to consultation with local residents and school for their views and opinions. This will lead to a final design, producing a scheme that has community and ward members' support.

Costs and Funding

3.4 The itemised costs together with the funding requested for this scheme can be broken down as follows:

Pre-tender cost estimate - Flaxley Road	£
Play area removal / security	14,868
New play area, pathway and fencing	110,513
Tree and hedge planting and establishment	5,632
Site furniture	4,000
Contingency	6,751
TOTAL SPEND	141,764
Funding as requested as per this report	
Q274 - Land at Pye Green Valley (S106)	141,764
TOTAL FUNDING	141, 764

4 Relationship to Corporate Priorities

4.1 This report supports two of the Council's Corporate Priorities:

Priority 2 - Health and Wellbeing

- Work with partners to address health inequalities across the district
- Provide opportunities for residents to lead Healthy and active lifestyles and recognise the importance of mental health and wellbeing.
- Create opportunities for all our residents to lead healthy lifestyles - be it walking or playing in our parks or cycling around the district
- Encourage residents to walk or cycle to and from work and school.

Priority 3 - The Community

- Ensure our communities are well designed, accessible and are inclusive environments

5 Report Detail

5.1 Councils have a major role in the provision of good quality outdoor spaces for recreation, socialising, and community. There are high expectations around creating, and maintaining to a good standard, inclusive play areas, as well as public open spaces, that encourage active play and participation, but are also sustainable, safe, and meet the needs of local communities.

5.2 Access to the site and play area is via a 1.5m wide tarmac access path coming directly from two car parking spaces. This is not an acceptable site access. There is no formal vehicle access onto the site for maintenance staff or vehicles. However, there is plenty of parking immediately adjacent the site on the East and West boundary.

5.3 The play area itself has two pedestrian access gates at opposite ends. The access could easily be improved and creating a circular walking and riding area would be more beneficial and add variety to the play space and site as a whole.

5.4 Upgrading and thereby improving the public open space will provide an opportunity to not only install new modern play equipment but also to enhance and improve the open space. Making it a more useable and pleasant site.

5.5 Significant housing development has taken place across the district in the last 10 years and developments at Pye Green have resulted in significant S106 funding being identified to deliver new and improved social and community facilities within the Cannock Chase district.

5.6 A contribution has been sought of £141,764.59 from the Council's S106 fund, collected following the residential development on land at Pye Green valley site that has been identified to be used ***"for social and community facilities contribution"***.

5.7 This project will be overseen and managed by the Council's Capital Projects Officer working in collaboration with the Parks and Open Spaces Team.

5.8 The project's estimated timeline is as follows:

1	Finalise project brief, specification and procurement and contract documentation	Quarter 1 - 2024/25
2	Issue Tender	Quarter 1 - 2022/25
3	Submit Tender	Quarter 2 - 2024/25
4	Evaluate Tenders and contract award	Quarter 2 - 2024/25
5	Consultation and review of design	Quarter 3 - 2024/25
6	Start on Site	Quarter 4 - 2024/25
7	Completion	Quarter 4 - 2024/25

6 Implications

6.1 Financial

This report is seeking approval for a new Capital Budget to be added to the 2024/25 General Fund Capital Programme of £ 141,770. This budget is to be financed by an existing S106 contribution Q274

At this stage it is envisaged that ongoing site maintenance of the renovated play site facilities will be met from existing revenue budgets. Should this position change as the details of the scheme are clarified, further reports to Cabinet may be necessary.

6.2 Legal

The council will ensure that the necessary legal agreements and details of the works to be carried out are in place before any works are undertaken, especially dealing with gaining access to Council and/or other land.

Any contracts relating to these works will be let in accordance with the Council's Procurement Regulations and the Public Contract Regulations 2015. All contracts will need to be drafted to cover the obligations imposed on all parties involved including provisions for agreed specifications for works and/or services. Timescales will need to consider the time needed for tender exercises and contract preparation work.

6.3 Human Resources

There are no identified human resource implications arising from this report.

6.4 Risk Management

The main risks involved in such a project relate to the provider not being able to deliver the proposed improvements; not being able to deliver them to the required quality standard; or within the allocated budget for the works. However, the Council's involvement in the design, content and the layout proposals will assist

in the mitigation of such risks, and where relevant, elements of the project will be reviewed in order to keep within the existing budget.

6.5 Equalities and Diversity

It is anticipated that the redevelopment, including the provision of inclusive play equipment, will have a positive impact in relation to equality and diversity.

6.6 Health

By enhancing the play provision at Flaxley Road, we will encourage more children to play and socialise in a safe and secure environment.

Leading to an increase in the type, amount and character of play currently available. Having added health and social benefit (through active play participation) for all site users. Providing a circular pathway will encourage more walking and also provide a space for young children to learn to skate and cycle in a safe environment, continuing the legacy of the 2022 Commonwealth games

6.7 Climate Change

The tree planting works as recommended in this report will enhance the natural environment and will contribute towards the council's climate change agenda.

7 Appendices

Appendix 1: Proposals plan

Appendix 2: Programme

Appendix 3: Budget cost estimates

8 Previous Consideration

None

9 Background Papers

None

Contact Officer:	Colin Donnelly
Telephone Number:	01542 464 520
Ward Interest:	Brereton & Ravenhill
Report Track:	Cabinet: 22/08/24
Key Decision:	No

Appendix 1

Existing hedge to be trimmed back to 2m from boundary and maintained at a height of 2m

Existing access to be retained and yellow hatching applied to road surface to demarcate No Parking. Pathway to play area 3m width with vehicle access gate

New triangular play area to include the following :

- 1.2m high/steel hoop top fencing complete with 1 x pedestrian gate and 1 x maintenance gate
- 2 benches / seats
- various play equipment to include - swings (various) /slide / junior & toddler climbing frame /round about
- new safety surfacing

old play area surfacing and equipment to be removed from site and disposed off in a suitably licensed tip

Site boundary

New circular pathway 1.5m wide tarmac path with recycled plastic edging. Pathway entrance realigned, to include new litter bin and wider access.

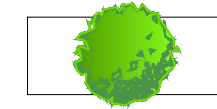
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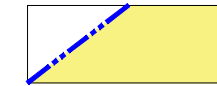
Site boundary



Existing hedge to be retained and hatched where cutting back is required



New tree planting, native species. Trees size 10-12cm with stakes



New Play area, with hoop top fencing and safety surfacing



New pedestrian depth tarmac path with solid edging

Site Location plan 1:1250 @ A3



Pyrus Grove

Coppice road

Flaxley road



Pathway entrance realigned, to include new litter bin and wider access. Singular bollard to be removed

New street tree planting, to include stakes, ties and watering tubes. Size 10-12cm girth and species such as Ash, Birch and Hornbeam

Flaxley road refurbishment



Civic Centre
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Beecroft Road
Cannock
Staffordshire
WS11 1BG

Tel: (01543) 462621
Fax: (01543) 462317
www.cannockchasedc.gov.uk

Scheme : Flaxley Road Play area - refurbishment	
Drawing Title : Appendix 1 - Development proposals Draft development plan	
Drawing No : ST/9/FR/4/FRR 24/- 002	Scale : 1:250 @ A3
Drawn By : CWD	Date : 14th May 2024
Checked By : N / A	Date : N / A

FLAXLEY ROAD PLAY AREA - Section 9 - Schedule of Quantities May 2024

Schedule of Quantities

Budget cost estimates

Bill Ref No	Description	Quantity	Unit	Rate	Amount
SUMMARY SHEET					
1.1	PRELIMINARIES	1	Item	£1,000.00	£1,000.00
1.2	SITE SECURITY & ACCESS	1	Item	£930.00	£930.00
2.0	PLAY AREA REMOVAL	1	Item	£12,938.82	£12,938.82
3.0	PATHWAY CONSTRUCTION	1	Item	£18,403.47	£18,403.47
	Pathway framework discount	1	Item	-£4,692.88	-£4,692.88
4.0	PLAY AREA INSTALLATION	1	Item	£107,558.60	£107,558.60
	Play area installation discount	1	Item	-£10,755.86	-£10,755.86
4.4	LANDSCAPE WORKS	1	Item	£2,031.75	£2,031.75
5.0	SITE FURNITURE	1	Item	£4,000.00	£4,000.00
6.0	LANDSAPE ESTABLISHMENT	1	Item	£3,600.00	£3,600.00
SUB TOTAL					£135,013.90
6.0	Contingency figure	1	Item	£6,750.69	£6,750.69
TOTAL					£141,764.59

Aelfgar Development Scheme

Committee:	Cabinet
Date of Meeting:	22 August 2024
Joint Report of:	Deputy Chief Executive (Resources) & S151 Officer and Head of Housing & Corporate Assets
Portfolio:	Housing and Corporate Assets

1 Purpose of Report

- 1.1 To seek Cabinet approval to utilise Right to Buy (RTB) 1-4-1 receipts to fund all 29 Council homes for rent at the Aelfgar development scheme alongside other HRA Capital Resources.
- 1.2 To note that Homes England Affordable Homes Grant will not be applied for from the Affordable Homes Programme 2021 to 2026 for the development.
- 1.3 To receive an update on the progress of the Aelfgar housing development.

2 Recommendations

- 2.1 That Cabinet approve the use of Right to Buy (RTB) 1-4-1 receipts to part fund the 29 Council homes for rent at the Aelfgar development scheme.
- 2.2 That Cabinet note that an application for grant to the Homes England Affordable Homes Programme 2021 to 2026 for the Aelfgar development will not be made.

Reasons for Recommendations

- 2.3 The original Aelfgar development approved budget profile was to apply relevant 1-4-1 receipt balances within the correct timeframe against 12 units. There is an option to finance the current Aelfgar site differently by applying 1-4-1 receipts against the full 29 units and not pursuing Homes England Grant for this project. This approach would apply relevant 1-4-1 receipts within the correct timeframe. Homes England grant cannot be applied alongside units being funded by 1-4-1 receipts.

3 Key Issues

- 3.1 Cabinet on 26 January 2023 gave scheme approval and permission to spend for the Aelfgar Housing scheme. At that time it was anticipated that the scheme would be funded by an application to Homes England for grant of approximately £850K for 17 units only, 1-4-1 RTB receipts for the remaining 12 units which wouldn't be eligible for grant funding and other HRA capital resources.
- 3.2 Local Authorities were informed on 31st March 2023 for the two financial years, 22-23 and 23-24, local authorities are permitted to retain the share of RTB receipts that has been previously returned to the Treasury. This can be retained on the same conditions as their additional receipts. In 22-23 Cannock retained £523k not

previously forecasted (deadline to spend by end of 27-28) and similar for 23-24 (deadline to spend by end of 28-29).

- 3.3 The original Aelfgar approved budget profile was to apply relevant 1-4-1 receipt balances within the correct timeframe for up to 25-26 deadlines. There is now a forecasted shortfall of £36k 1-4-1 receipts not being applied by the end of 24-25 deadline and future 1-4-1 balances unallocated. It is there proposed that applying 1-4-1 receipts to all 29 units will apply correct 1-4-1 receipts required in 24-25 and will also apply an apportion of future years 1-4-1 balances which currently have no committed spend.

4. Relationship to Corporate Priorities

- 4.1 This report supports the Council's Corporate 2022-26 Priorities of Community:
- (i) Encourage residents to live a sustainable lifestyle.
 - (ii) Improve the housing offer across the District.

5. Report Detail

Background

- 5.1 In April 2012, the government raised the maximum cash cap on Right to Buy (RTB) discounts to £75k and confirmed that receipts generated by additional sales resulting would be used to fund replacement stock on a one-for-one basis nationally. At the same time, the government offered to enter into an agreement with any local authorities that wished to retain their own receipts from additional RTB sales so that they could reinvest them in new affordable housing themselves. Under this agreement, authorities can retain receipts arising from additional RTB sales provided the authority spends a sufficient level of those receipts on replacement social housing.
- 5.2 If an authority cannot spend the required amount within 5 years it must send the receipts to the Department for Levelling Up, Housing and Communities (DLUHC) through a process known as Local Authority Housing Capital Receipts Pooling.
- 5.3 Local authorities can fund 40% of the cost of a new home using Right to Buy receipts, the remaining 60% cannot include other forms of grant and certain other funding sources such as Homes England.

1-4-1 Balances

- 5.4 Each year in which the Council receives additional receipts, the authority is given 5 years to spend those receipts on replacement social housing.
- 5.5 For the first 5 years, there is no requirement to return any retained receipts. At the end of the fifth year, unused retained receipts from the first year must be returned with interest.
- 5.6 Interest is incurred from the date of receipt until the day the returnable amount is actually paid back. It is calculated at 4% above base rate on a day-to-day basis; it is compounded quarterly up to 30 April 2021 and annually after that date.

Aelfgar Proposed Change in Financing

- 5.7 The original Aelfgar approved budget profile was to apply relevant 1-4-1 receipt balances within the correct timeframe. However, there is now a forecasted shortfall of £36k 1-4-1 receipts not being applied by the end of 24-25 deadline. This unspent balance would be required to be returned with interest.
- 5.8 This report is seeking to finance the current Aelfgar site differently, applying 1-4-1 receipts against the full 29 units (alongside other HRA Capital Resources) and not pursuing Homes England Grant for this project. This would prevent return of 1-4-1 receipts plus interest in 24-25 and will also apply future years 1-4-1 balances which currently have no committed spend.

Aelfgar Current Approved Financing:

	2023-24	2024-25	2025-26	Total
	£000	£000	£000	£000
1-4-1 Receipts	13	546	333	892
MRA (HRA Minimum Revenue Allowance)	65	2,754	-	2,819
RCCO (HRA Revenue Contribution to Capital)	-	-	831	831
Homes England Grant	-	-	850	850
	78	3,300	2,014	5,392

Aelfgar 23-24 Outturn and Proposed Revised Financing:

	2023-24	2024-25	2025-26	Total
	£000	£000	£000	£000
1-4-1 Receipts	29	1,322	806	2,157
MRA (HRA Minimum Revenue Allowance)	43	1,984	-	2,027
RCCO (HRA Revenue Contribution to Capital)	-	-	1,208	1,208
Homes England Grant	-	-	-	-
	72	3,306	2,014	5,392

Aelfgar Development Update

- 5.9 Our development partner, Lovell, were procured via the Constructing West Midlands Framework and diligent collaborative working has taken place to ensure that the housing scheme meets the needs of the District and importantly, that the Council properties for rent meet the Future Homes Standard (FHS).
- 5.10 The Government issued a consultation paper on the FHS in 2023 but definitive guidance has yet to be published. However, it's still anticipated that building to the FHS will be mandatory from 2025. The Aelfgar development will therefore be a flagship development for the District and will be commencing building to the FHS ahead of the requirement to do so. Discussions with Lovell have therefore been

detailed and lengthy due to the requirements demanded from the build and ensuring value for money for the Council.

- 5.11 The Council homes will incorporate new technologies such as air source heat pumps, mechanical ventilation heat recovery, solar panels, electric car chargers together with a fabric first approach with high levels of insulation and triple glazing to achieve the high energy efficiency ratings in the standard. The homes will also contribute to the district's carbon reduction objectives as the homes will not require a gas supply. The scheme will create a sustainable neighbourhood that integrates fully into the local area.
- 5.12 Following full planning approval on the 3rd July 2024 the housing scheme is due to start on site late Summer 2024 and all 58 homes (29 Council homes for rent, 29 market sale) will complete by Spring 2026.
- 5.13 The Council homes will consist of 15 x2 bedroom houses, 12 x3 bedroom and 2 x4 bedroom and a site layout is at Appendix 1.

6. Implications

6.1 Financial

The original Aelfgar approved budget profile was to apply relevant 1-4-1 receipt balances within the correct timeframe in 24-25 and 25-26. There is now a forecasted shortfall of £36k 1-4-1 receipts not being applied by the end of 24-25 deadline. This unspent balance would be required to be returned with interest.

This report is seeking to finance the current Aelfgar site differently, applying 1-4-1 receipts against the full 29 units and not pursuing Homes England Grant for this project. This would prevent return of 1-4-1 receipts plus interest in 24-25 and will also apply future years 1-4-1 balances which currently have no committed spend.

6.2 Legal

The Council has previously entered into an agreement with the Secretary of State under s.11(6) Local Government Act 2003 to use receipts from the Right to Buy sales for provision of social housing. The Right to Buy receipts must be applied in accordance with the agreement and relevant legislation.

The Council must ensure that works or services for which the money has been allocated are carried out and paid for within the permitted period for spending receipts.

6.3 Human Resources

None.

6.4 Risk Management

If RTB 1-4-1 receipts are not applied to all 29 Council homes for rent, there is a risk of accumulated receipts being sent back to Central Government with interest.

6.5 Equalities and Diversity

Development of the Aelfgar Housing Scheme has been subject to an Equality and Diversity Impact Assessment and no negative implications have been identified.

6.6 Health

Access to good quality housing with high energy efficiency standards contributes to positive health outcomes.

6.7 Climate Change

The Council homes will be built to the Future Homes Standard which will provide high levels of energy efficiency and reduced carbon footprint.

7. Appendices

Appendix 1 - Site Layout

8. Previous Consideration

Cabinet - 30 January 2020 - Housing Investment Fund - Aelfgar Site

Cabinet - 18 March 2020 - Housing Investment Fund Programme

Cabinet - 26 January 2023 - Aelfgar Housing Scheme

9. Background Papers

None

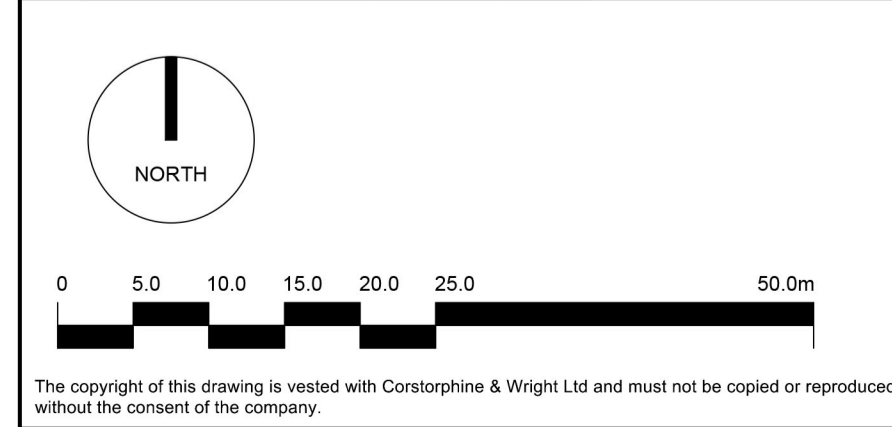
Contact Officer:	Louise Tandy
Telephone Number:	01543 464 348
Ward Interest:	Western Springs
Report Track:	Cabinet: 22/08/24
Key Decision:	No



SCHEDULE OF ACCOMODATION			
OPEN MARKET	area(sqft)	no.units	total area(sqft)
gove - 2 bed, 2 storey	763	6	4,578
lambourne - 3 bed, 2 storey	859	5	4,295
leaside - 3 bed, 2 storey	898	5	4,490
newbury - 3 bed, 2 storey	1016	2	2,032
puttenham - 3 bed, 2 storey	1016	3	3,048
eaton - 4 bed, 2.5 storey	1209	2	2,418
stockwood - 4 bed, 2 storey	1261	3	3,783
richmond - 4 bed, 2 storey	1438	3	4,314
open market total:		29	28,958
AFFORDABLE			
henbury+ - 2 bed, 2 storey	848	15	12,720
lightcliffe+ - 3 bed, 2 storey	961	6	5,766
newbury+ - 3 bed, 2 storey	1016	6	6,096
ramsay+ - 4 bed, 2 storey	1130	2	2,260
affordable total:		29	26,842
overall total:		58	55,800

SITE AREA		
	hectares	acres
site area (gross):	1.94	4.79
site area (net):	1.54	3.81
density (plots / net area):	37.66	15.22
coverage (ft ² / net area):	36,234	14,646

- Site Boundary
- * Affordable units
- Existing Cat A trees
- Existing Cat B trees
- Existing Cat C trees
- Existing Root Protection Areas
- Existing trees to be removed
- Proposed new tree planting
- BCP - Bin Collection Points
- Rotary Dryers
- Refuse Storage
- Maintenance Access Barrier



Rev.	Description	Date	Drw.	Chk.
08	Access Barriers added to private drives for fire access from Taylor's Lane. Plots 18/19 and 44/45 repositioned to increase back to back distance. Parking spaces for Almshouses as 'AH' not 'V'.	06.10.23	AW	LL
07	Amendments made to layout and accommodation in line with Planning Officer's comments received on 22.09.2023.	27.09.23	AW	LL
06	Rotary dryers removed from open market dwellings. Brick pillars added to refurbished railings at northern site entrance. Additional layout amendments carried out as per Client's request.	13.09.23	AW	LL
05	Layout amended to suit client's comments.	08.09.23	AW	LL
04	Layout and Acc. Schedule amended to suit alterations to all house types. Rear Garden Footpaths, refuse storage/collection and rotary dryers shown on plan.	04.09.23	AW	LL
03	1 x Footpath to northern corner of the site added along boundary - 1 x added adjacent plot 58.	28.08.23	AW	LL
02	Layout amended to suit Client's comments. Schedule of Accommodation altered.	12.08.23	AW	LL
01	Red line boundary updated in accordance with Outline consent	24.05.23	LL	LL

Client
LOVELL HOMES

Project
AELFGAR SITE, CHURCH STREET RUGELEY

Drawing Title
PROPOSED SITE LAYOUT

Drawing Status
PLANNING

Corstorphine & Wright

Stourbridge Studio
The Old Library, Hagley Road, Stourbridge, West Midlands, DY8 1QH
01384 909 850
corstorphine-wright.com

Drawing No.
22690-301

Revision
08

Drawn: AW | Checked: LL | Paper Size: A1 | Scale: 1:500 | Date: APRIL 2023

Housing Services

Committee:	Cabinet
Date of Meeting:	22 August 2024
Report of:	Head of Housing and Corporate Assets
Portfolio:	Housing and Corporate Assets

1 Purpose of Report

- 1.1 To advise Cabinet of the issues relating to responsive repairs around the increase in repair service requests, the increase in Disrepair claims and the knock-on effect.
- 1.2 To request an increase the available funding to acquire trade operatives either on fixed term contracts, through the agency route or - subject to successful framework - procurement of a support contractor, to assist in reducing the backlog of repair orders.

2 Recommendations

- 2.1 That Cabinet note the implications of the impact of regulatory requirements with regards repairs and maintenance response KPI's, the impact of Disrepair Claims and the issues surrounding the implementation of the new NEC IT system.
- 2.2 That Cabinet approve the request for additional budget allocation as described in this report with funds allocated from the HRA reserves.

Reasons for Recommendations

- 2.3 To ensure Cannock Chase District Council, can deliver a repairs service that delivers on our promises, our vision and commitments to our tenants.
- 2.4 To reduce the existing backlog of repairs that impact on service delivery, additional resources and funding is required to procure the additional resources requirement.

3 Key Issues

- 3.1 Historically, Housing Maintenance Repairs receive on average a little over 15,000 service requests for repairs annually. This figure fluctuates year on year.
- 3.2 An increase in repair requests during 23/24 and a projected forecast of repair orders for 24/25 has - and is expected to - place more pressure on front line and back-office colleagues to deliver the repairs service in a timely fashion, within targets and complying with regulatory standards, and so providing an excellent service for our tenants. (Our commitment to deliver on priority repairs has not diminished and the Housing Maintenance Manager is happy to report that Priority repairs are 'on track' and are meeting or above target KPI's).

- 3.3 The recent trend of disrepair claims has increased the need to comply with legal processes that place timing restrictions on operative availability, reducing our capacity to respond to 'day-to-day non urgent' repairs.
- 3.4 The implementation of NEC Northgate 'Console' has not enabled a smooth transition from previous IT systems and has resulted in workarounds to 'make the system work' in a number of cases.

4 Relationship to Corporate Priorities

- 4.1 This report supports the Council's Corporate Priorities as follows:

Priority 2 Health and Wellbeing

- To encourage and support residents to lead healthy and independent lives"

Priority 3 The Community

- Improve the housing offer across the district.

By maintaining our housing stock, we will deliver on our priority to have a district that is an attractive and safe place to live.

5 Report Detail

- 5.1 The Housing Maintenance Team historically have received - on average - a little over 1,300 service requests for repairs in all categories per month (excluding Empty Properties) during the years April 2016 to March 2023 (see appendix 1, Table 1).
- 5.2 Post COVID-19, the demand for repairs generally has increased across the sector with statistics being evidenced that shows landlords have endured an increase of circa 20% more on maintenance costs.
- 5.3 In the financial year 23/24, CCDC saw an increase in a significant number of repair and inspection requests between April 23 and March 24 that has placed pressure on the repairs service to supply the demand.
- 5.4 This increase has resulted in a monthly average rising to 1,615 requests per month during 23/24 (see Appendix 1, Table 1), with projections (pro rata) for 24/25 showing a forecast of repair requests to be in excess of 20,000 for the year should trends continue (1,899 requests received during April 24 (see Appendix 1, Table 1)
- 5.5 Coupled with the demand for day-to-day repairs, there has been an increase in the works required for disrepair claims following the untimely passing of Awaab Ishak and the implementation of Awaabs Law during 2024 and the regulatory requirements of the Social Housing (Regulation) Act 2023 which places more onus on Landlords to take more responsibility for Damp and Mould in our housing stock. The timeframe for response and works to commence will place more pressure due to the regulatory requirement to inspect **within** 14 days and start works within a further 7 days from the inspection.
- 5.6 The combined results of the above has meant that the housing repairs team have at times had to deliver within timescales while the requests for repairs to be carried out have increased but the resources available have remained constant.

- 5.7 Although the number of available resources has remained static, the establishment has flexed to accommodate the peaks and troughs throughout the process by bringing in agency labour resources to suit, and re-evaluating skills requirements when colleagues retire or leave.
- 5.8 The implementation of the NEC IT system has not been without its teething issues that are all too common (across the sector) when installing new IT systems. The increase in repair requests (highlighted in 5.4 above) has resulted in a number of repairs now creating a backlog that requires addressing by increasing the labour resources availability in order to reduce the backlog at the earliest opportunity whilst we continue to work with NEC and consultants to resolve any remaining issues. Unfortunately, we are guided by and limited to NEC on resolutions and timescales. We are also exploring alternative options of IT systems should the strategic decision be made to move to alternative providers.
- 5.9 Currently, there are circa 3,500 works orders 'in the NEC system' whereas we would normally run on a monthly basis circa 1,500. The additional 2,000 orders being a consequence and a combination of factors described above.
- 5.10 The internal repairs team are working to capacity and require additional resources to reduce the backlog to a more acceptable and manageable figure and it is proposed to seek approval to either: -
- Enlist the assistance of an external contractor to be allocated works orders and to manage this 'contract' utilising existing supervision with support from a short-term additional supervisor (This is the preferred option).
 - Bring in additional labour either by fixed term or agency contracts and allocate the labour to specifically target the trade and skill requirements to reduce the backlog by initially targeting the older jobs first (This will require a recruitment drive and there is no guarantee that labour will be available).
- And to:-
- Secure additional funding for the above as the forecast on spend is anticipated to be in excess of our current allocation/figures.
- 5.11 Due to the timeframe and numbers involved in the backlog of orders, it is advised that a large proportion of these orders will have breached their target date for completion by the time the properties have been attended and works have been completed, and so it is anticipated that the non-urgent KPI figures will be impacted as a result. As previously mentioned in item 3.2, priority (Emergency repairs) are at 100%.
- 5.12 In Appendix 1 Table 3, the numbers of live jobs are shown having removed any trades where it is not felt support is required - this reduction brings the number of live jobs requiring additional resources to circa 3,200. The remainder of the jobs have been allocated on approximately a 50/50 basis.
- 5.13 The estimated costs are based on current Internal Repairs Team costings and would relate to an estimated expenditure of circa £231,300.00 plus an estimated £15,000 for supervision, however, calling off from a framework may see a reduction in this estimation and, currently, Housing Maintenance are carrying out a procurement exercise through a framework provider to have the facility to call off a support contractor to support other works that has budget allocation already

in place and this procurement exercise would see a support contractor being readily available to call on.

- 5.14 It is anticipated, that once complete and with a robust and fully functioning IT system, we will be able to manage the workflows and have a clear sight of the status of workflows and be in a position to once again manage the monthly turnover of repair service requests with our existing workforce.
- 5.15 Subject to approval to proceed, this will bring the live number of jobs back in line with the average trends for the internal team to continue to deliver.
- 5.16 Should recent leaflet drops for 'no win no fee' claims or changes in legislation (given the change in Central Government) with regards Disrepair Claims show a marked increase going forward, or the recent trends of repair requests increase exponentially, the Housing Maintenance Manager will report to Leadership Team on the effects and implications of staffing and budgets for consideration.

6 Implications

6.1 Financial

Increasing resource requirements in the short term will require additional funding.

A breakdown of trades and average costs in Appendix 1 gives an indication of those funds that will be required to combat the backlog of orders to bring the numbers to a manageable number.

There is currently no approved budget to finance this additional work. Appendix 1 Table 3 shows an estimated cost of £231k to cover the proposed backlog of jobs with an estimated £15,000 to cover back office Supervisory support (**£246,000.00 total**).

The increase in complaints may result in an increase in compensation payments being made in order to resolve complaints appropriately. Any costs arising from increased compensation payments can be met from within existing budgets.

6.2 Legal

Failure to respond to Disrepair claims (which impact resources) will result in regulatory targets being breached and may result in inspections by the regulator.

If found to be in breach, this may result in fines and reputational damage for CCDC. Additionally, any failure to complete works agreed as part of a disrepair claim within the relevant timescale will result in additional disrepair breach compensation claims being issued, along with associated legal costs. This will result in a further financial burden to the Council.

As detailed above, the Council is obliged to adhere to the requirements of the Housing Ombudsman as a registered member.

6.3 Human Resources

The requirement for additional trades will impact on the management of an increased number which will necessitate in additional back-office management requirements.

6.4 Risk Management

The risks currently are in the reputation of the council being able to deliver an excellent service to our tenants.

Failure to address the backlog will increase the risk of complaints and having to redeploy colleagues onto 'the complaint' thus looking to reduce stage 1 complaints but impacting again on the delivery process of the repairs service.

6.5 Equalities and Diversity

No impact.

6.6 Health

Priority 2 of our Corporate Plan 22-26 is "To encourage and support residents to lead healthy and independent lives" and in ensuring all repairs are carried out within reasonable and acceptable timeframes will not only support our residents but will also ensure that our stock is kept in a good and healthy condition and be fit for the future.

6.7 Climate Change

No significant impact.

Additional resources will require transportation to attend properties, but this will be equivalent to normal day to day activities.

7 Appendices

Appendix 1:

Table 1: Figures showing repair and inspection requests.

Table 2: Figures showing repairs completed by trade per year.

Table 3: Figures showing the breakdown of jobs that are live in the system and the number and estimated cost of jobs to be allocated to approved support labour/contractor with costing.

8. Previous Consideration

None

9. Background Papers

None

Contact Officer: Gary James
Telephone Number: 01543 456 289
Report Track: Cabinet: 22/08/24
Key Decision: Yes

Table 1

Yearly total of service requests by priority

	16/17 Total	17/18 Total	18/19 Total	19/20 Total	20/21 Total	21/22 Total	22/23 Total	23/24 Total	24/25 Total
Emergency	2879	2844	2701	2931	3810	3737	4254	3870	375
Urgent	1648	1529	1533	1621	2213	1802	1570	1214	135
Five Day	2034	2078	1893	2037	1157	1292	1385	1120	132
Routine	7592	6815	6744	6628	3382	6217	6475	9182	791
Planned	40	338	566	797	697	1077	522	810	111
Inspection	2459	2166	2274	2575	1697	2704	2518	3176	355
Sum:	16652	15770	15711	16589	12956	16829	16724	19372	1899

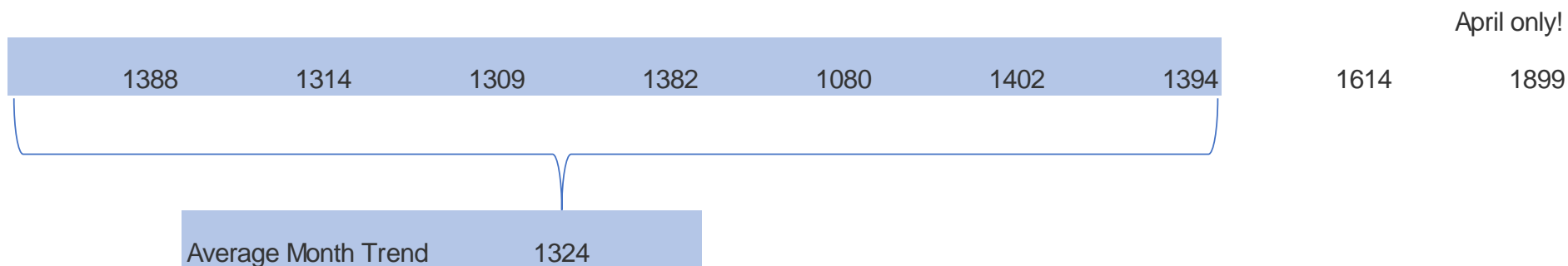


Table 2

Repairs completed by trade April 2016 to March 2024

	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	22/23 Total	23/24 Totals	2024/25
BRICKLAYER	1152	1138	1058	1160	1002	1250	991	1223	104
CARPENTER	3711	3508	3593	3464	2583	3141	3147	2973	260
DAMP	0	0	0	0	0	0	47	379	76
ELECTRIC	2680	2826	2530	2806	2397	2983	3098	3062	206
FENCER	0	0	0	0	0	0	0	307	50
FINISH	523	469	388	432	227	418	424	380	28
FLTILING	89	101	99	75	45	79	90	54	11
GLAZING	223	307	339	325	286	319	329	296	33
INSPECTOR	2666	2269	2295	2757	1584	2764	2509	2468	308
JOINER	180	147	140	144	108	89	15	3	0
LABOURER	1028	948	1000	865	880	1104	1157	1220	129
OOH	829	851	754	836	764	764	846	844	62
PAINTER	294	260	273	260	147	273	288	361	66
PLUMBER	3567	3497	3124	3597	2858	3644	3491	3456	331

Table 3

Live jobs with allocation and costing to support labour

Average charge per job per trade per year

	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	Average charge per job 2016-2024	Live jobs	Jobs to be covered by support	Est charge per trade.
BRICKLAYER	£ 129.76	£ 163.97	£ 186.18	£ 156.69	£ 153.67	£ 179.68	£ 189.02	£ 149.71	£ 163.58	435	200	£ 32,716.92
CARPENTER	£ 118.40	£ 108.43	£ 114.61	£ 127.75	£ 159.79	£ 124.71	£ 126.35	£ 121.23	£ 125.16	757	350	£ 43,805.89
DAMP	These jobs are only charges as 0.01p in order to raise the order.											
ELECTRIC	£ 73.70	£ 57.62	£ 74.28	£ 67.00	£ 66.50	£ 63.35	£ 85.83	£ 96.29	£ 73.07	582	270	£ 19,729.01
FENCER								£ 122.19	£ 313.59	505	250	£ 78,398.15
FINISH	£ 249.06	£ 394.68	£ 282.82	£ 278.01	£ 364.76	£ 263.57	£ 225.87	£ 349.23	£ 301.00	134	65	£ 19,564.93
FLTILING	£ 106.69	£ 77.26	£ 94.26	£ 122.44	£ 164.18	£ 108.43	£ 185.07	£ 208.40	£ 133.34	22	10	£ 1,333.41
GLAZING	£ 117.36	£ 69.05	£ 86.90	£ 88.73	£ 94.62	£ 63.79	£ 89.82	£ 67.71	£ 84.75	96	50	£ 4,237.39
INSPECTOR	These jobs are only charges as 0.01p in order to raise the order.											
JOINER	£ 26.56	£ 55.67	£ 23.40	£ 1.99	£ 3.42	£ -	£ 39.79	£ 305.01	£ 65.12	1	0	£ -
LABOURER	£ 0.01	£ -	£ 1.50	£ 33.38	£ 34.21	£ 35.74	£ 38.60	£ 47.60	£ 23.88	35	0	
OOH	£ 32.06	£ 33.76	£ 44.81	£ 91.76	£ 90.28	£ 91.72	£ 100.71	£ 104.17	£ 73.66	0	0	£ -
PAINTER				£ 133.10	£ 212.94	£ 120.68	£ 139.36	£ 242.10	£ 169.64	286	140	£ 23,748.94
PLUMBER	£ 20.59	£ 19.20	£ 22.81	£ 61.75	£ 76.48	£ 65.26	£ 66.76	£ 55.32	£ 48.52	357	160	£ 7,763.13
										3210	1495	£ 231,297.77