

Cannock Chase Council: Cannock Chase Local Plan Representation Form



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Part B: Representation Form

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Part B: Representation

Name and Organisation:	Neil Cox, Evolve Planning & Design (on behalf of Cameron Homes)
------------------------	---

Q1. To which document does this representation relate? (Please tick one box)

- 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

Q2. To which part of the document does this representation relate?

Para-graph:	1.1	Policy:		Site:		Policies Map:	
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Q3. Do you consider the Cannock Chase Local Plan is:

- A. Legally compliant Yes: No:
- B. Sound Yes: No:
- C. Compliant with the Duty to Co-operate Yes: No:
(Please tick as appropriate).

For office use	Part B reference	B0068A
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Cannock Chase Local Plan
Representation Form



Q4. 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.

Concern is however raised that the plan period only looks to 2040 and emerging policy is unsound as a result. Paragraph 21 of the NPPF states that 'strategic policies should look ahead over a minimum 15 year period from adoption.' The Council's Local Development Scheme 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)

(Please continue on a separate sheet if necessary)

Q5. 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.

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It is therefore recommended the plan period should be extended to 2042 to ensure a clear 15 years from the 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)

(Please continue on a separate sheet if necessary)

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Q6. If your representation is seeking a modification to the Regulation 19: Pre-Submission Draft of the Cannock Chase Local Plan, do you consider it necessary to participate in examination hearing session(s)?

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Cannock Chase Council:
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Representation Form



participate.

- No, I do not wish to participate in hearing session(s)
 Yes, I wish to participate in hearing session(s)

(Please tick one box)

Q7. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

To explore matters of soundness.

(Please continue on a separate sheet if necessary)

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Signature: [REDACTED]

Date: 18/03/24

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Cannock Chase Local Plan
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For office use	Part B reference	B0068B
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(see separate submission)

(Please continue on a separate sheet if necessary)

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(see separate submission)

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Q6. If your representation is seeking a modification to the Regulation 19: Pre-

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Submission Draft of the Cannock Chase Local Plan, do you consider it necessary to participate in examination hearing session(s)?

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No, I do not wish to participate in hearing session(s)

Yes, I wish to participate in hearing session(s)

(Please tick one box)

Q7. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

To explore matters of soundness.

(Please continue on a separate sheet if necessary)

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Q2. To which part of the document does this representation relate?

Para-graph:		Policy:	SO3.3	Site:		Policies Map:	
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- A. Legally compliant Yes: No:
- B. Sound Yes: No:
- C. Compliant with the Duty to Co-operate Yes: No:
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For office use	Part B reference	B0068C
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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.

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)

(Please continue on a separate sheet if necessary)

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Remove reference to M4(2) dwellings and provide evidence to support introduction of NDSS.

(see separate submission)

(Please continue on a separate sheet if necessary)

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Para-graph:		Policy:	SO7.7	Site:		Policies Map:	X
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Cameron Homes supports the release of Green Belt land to the south of Lichfield Road, Cannock (SH1) however objects to the proposed boundary.
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)

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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)

(Please continue on a separate sheet if necessary)

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Yes, I wish to participate in hearing session(s)
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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)

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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)

(Please continue on a separate sheet if necessary)

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CANNOCK CHASE LOCAL PLAN REVIEW

REGULATION 19

LAND AT CANNOCK ROAD, HEATH HAYES

CONTENTS:

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APPENDIX 1: Concept Masterplan



1. Introduction

- 1.1 This representation, submitted on behalf of Cameron Homes, responds to the Regulation 19 'Local Plan Pre-Submission Regulation 19' consultation document and accompanying published evidence, having regard to the national and local planning policy context. It relates specifically to Land at Cannock Road, Heath Hayes where Cameron Homes has secured land interests. A Masterplan is attached at **Appendix 1** which provides further details of this site.
- 1.2 The representations are framed in the context of the requirements of Local Plans to be legally compliant and sound. The tests of soundness are set out in the National Planning Policy Framework (NPPF), paragraph 35. For a Development Plan to be sound it must be:
- **Positively prepared** – providing a strategy which, as a minimum, seeks to meet objectively assessed needs, and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
 - **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
 - **Effective** – deliverable over the Plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
 - **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in the Framework and other statements of national planning policy, where relevant.
- 1.3 These representations also give consideration to the legal and procedural requirements associated with the plan-making process.

2. Planning Policy Context

- 2.1 Cameron Homes supports Cannock District Council in progressing with a review of the current adopted Local Plan.
- 2.2 The National Planning Policy Framework (NPPF 2023) requires local planning authorities to keep policies in their Local Plans up to date by undertaking a review at least once every five years reflecting Regulation 10A of the Town & Country Planning Regulations 2012.
- 2.3 Cameron Homes supports the Council's proactive approach in continuing with a review of the Local Plan to ensure that an up-to-date policy framework exists within the district to guide growth to 2040 and to ensure that development is genuinely plan-led.
- 2.4 Support is also offered for the recognition that there is a significant housing shortfall across the Greater Birmingham and Black Country Housing Market Area, and as one of the 14 LPAs in this area, Cannock Chase Council will need to play a role in helping to address this.

3. Local Plan Vision & Objectives

- 3.1 Cameron Homes supports the Strategic Objectives, including Strategic Objective 3, 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. There is a significant affordable housing need within the District and an ageing population requires a rebalancing of the housing stock.
- 3.2 Cameron Homes supports the reference in the Spatial Strategy for Cannock/Hednesford/Heath Hayes that recognises this is the main priority area for new residential and commercial development.
- 3.3 Concern is however raised that the plan period only looks to 2040 and emerging policy is unsound as a result. Paragraph 21 of the NPPF states that 'strategic policies should look ahead over a minimum 15 year period from adoption.' The Council's Local Development Scheme 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. It is therefore recommended the plan period should be extended to 2042 to ensure a clear 15 years from the 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.

4. Local Plan Policy Options

Provision for New Homes

- 4.2 Policy SO3.1 (Provision for new homes) seeks to establish a housing requirement of a minimum of 5,808 dwellings (net) over a plan period from 2018 to 2040. In light of Cameron Homes' objection to the proposed plan period, the policy should be amended to include housing need to 2042. This would result in an increased housing requirement from 5,808 dwellings to a minimum of 6,336 dwellings (excluding any further contribution to unmet needs arising within Birmingham and the Black Country).
- 4.3 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 adopted and emerging Local Plans across the 14 local planning authorities within this HMA.
- 4.4 Cameron Homes supports the recognition that brownfield opportunities for meeting housing needs are finite and that new locations, adjacent to existing settlements, will be required to demonstrate the proposed housing requirement can be delivered within the plan period.
- 4.5 Cannock/Hednesford/Heath Hayes are identified as the focus for future development growth within the Spatial Strategy and this approach to delivering sustainable growth is supported.

Housing Choice

- 4.6 Cameron Homes supports Policy SO3.2 (Housing Choice) which recognises that a wide choice of homes should be delivered to create housing choice and to meet local needs, having regard to the Council's Housing Need Assessment.
- 4.7 The 35% affordable housing requirement identified for Heath Hayes is supported and Cameron Homes can confirm that this level of affordable housing can be supported by development of land at Lichfield Road, Heath Hayes.

High Quality Housing

- 4.8 Policy SO3.3 (Delivering High Quality Housing) seeks to ensure all housing development delivers high quality having regard to design and resilience.

- 4.9 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. The Council must satisfy itself that this has been fully evidenced in line with guidance set out in the PPG (need, viability and timing).
- 4.10 Policy SO3.3 also pursues an approach of requiring 100% of all homes to meet optional M4(2) requirements. M4(2) dwellings are described as making:
- “reasonable provision for most people to access the dwelling and incorporate features that make it potentially suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users.”
- 4.11 The Government’s Raising Accessibility Standards for New Homes consultation response in 2022 concluded that the best way to achieve better accessibility standards in new homes was to make M4(2) dwellings mandatory through building regulations.
- 4.12 Cameron Homes considers that the requirement for accessible and adaptable homes should be led by changes to building regulations rather than local policy.
- 4.13 In addition to the above, Policy SO3.3 requires at least 5% of open market homes and 10% of affordable homes to be delivered to M4(3) standards. This appears to be broadly aligned to evidence set out in the Local Housing Needs Assessment and is therefore supported as sound.

Green Belt

- 4.14 Policy SO7.7 (Amendments to the Green Belt) proposes a number of amendments to the Green Belt boundary. Cameron Homes concurs that there are exceptional circumstances to release land from the Green Belt to meet housing need in a sustainable manner.
- 4.15 Cameron Homes supports the release of Green Belt land to the south of Lichfield Road, Cannock (SH1) however objects to the proposed boundary.
- 4.16 The NPPF states at paragraph 148 that when defining Green Belt, plans should:
- a) ensure consistency with the development plan’s strategy for meeting identified requirements for sustainable development;*
- b) not include land which it is unnecessary to keep permanently open;*

- c) where necessary, identify areas of safeguarded land between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;*
- d) make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following an update to a plan which proposes the development;*
- e) be able to demonstrate that Green Belt boundaries will not need to be altered at the end of the plan period; and*
- f) define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.*

- 4.17 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. The proposed eastern boundary appears to follow a brook course (Newlands Brook) that is not readily recognisable (within an existing woodland block) and instead should follow the extent of Newlands Lane. Newlands Lane provides a more robust, permanent and readily recognisable boundary.
- 4.18 The Council's proposed Green Belt amendment would also result in the retention of land between the proposed allocation (SH1) and existing built development to the east, between Cannock Road and Newlands Lane, being retained within the Green Belt. This land would serve no Green Belt purpose and therefore this relatively modest parcel of land would be unnecessary to keep permanently open.
- 4.19 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.
- 4.20 The Council's evidence base recognises that the release of land to the south of Cannock Road, as defined by the proposal set out in **Appendix 1**, would only result in a minor additional impact. In addition, harm would be reduced through the introduction of new woodland belts or woodlands being planted to the south and east.
- 4.21 The illustrative masterplan contained at **Appendix 1** demonstrates that additional landscape features, including woodland planting, can be

accommodated as part of a development proposal along the southern boundary.

Supporting a Greener Future

- 4.22 Policy SO8.2 (Achieving Net Zero Carbon Development) sets out an approach that is not supported by Cameron Homes.
- 4.23 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 that states *"the Government does not expect plan-makers to set local energy efficiency standards for buildings that go beyond current or planned building regulations. The proliferation of multiple, local standards by local authority area can add further costs to building new homes by adding complexity and undermining economies of scale."*
- 4.24 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.

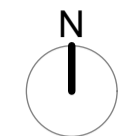
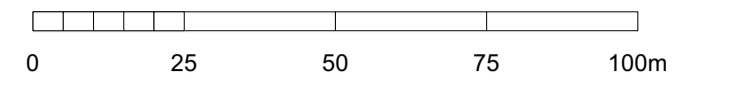
Site Allocations

- 4.25 In light of matters of unsoundness relating to the extend of the plan period and proposed amendments to the Green Belt boundary to the south of Cannock Road, Heath Hayes, Cameron Homes considers land south of Cannock Road (as defined in **Appendix 1**) should represent an additional housing allocation.
- 4.26 Land south of Cannock Road (**Appendix 1**) could deliver in the region of 132 dwellings and could assist in meeting an element of the housing requirement shortfall to 2042. The site is within a sustainable location and exceptional circumstances have been identified by the Council for Green Belt release.
- 4.27 Allocation of the site would allow for a new logical Green Belt boundary to be established along the extent of Newlands Lane and further strengthened through additional planting to the southern boundary.

APPENDIX 1

Capacity Masterplan

NOTES
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- KEY
- Site Boundary 7.8ha
 - Allocated Site for Residential Development
 - Residential Development 3.3ha (c.132 Dwellings @ 40dph)
 - ↕ Access Points
 - ✱ Potential connections to land promoted by others
 - Main Access Road
 - Pedestrian/Cycle Route
 - Existing Pond
 - Existing Vegetation
 - Proposed Vegetation
 - Sustainable Urban Drainage
 - Open Space
 - Areas allocated for BNG
 - ✱ Play Areas



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