

Cannock Chase Council:
Cannock Chase Local Plan
Representation Form



C. Compliant with the Duty to Co-operate Yes: No:
(Please tick as appropriate).

For office use	Part B reference	
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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.

(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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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:

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Signature: [Redacted]	[Redacted]
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Date: 19 th February 2024	
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Part B: Representation Form

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Part B: Representation

Name and Organisation:	Cannock Wood Parish Council
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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:	Para-graphs 1.3 and 2.11	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	B0003A
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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.'

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The full Cannock Chase District Council meeting held on 24th January 2024 voted unanimously to approve Cannock Wood's Neighbourhood Plan, following the referendum held on 4th January 2024. **The Local Plan should be corrected to reflect the adoption of Cannock Wood's Neighbourhood Plan.**

(Please continue on a separate sheet if necessary)

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Signature: [Redacted]	[Redacted]	[Redacted]	2024
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Name and Organisation:	Cannock Wood Parish Council
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- 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:	Section 5	Policy:		Site:		Policies Map:	
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- C. Compliant with the Duty to Co-operate Yes: No:
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For office use	Part B reference	B0003B
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There are several factual inaccuracies relating to Cannock Wood in the document as published. These should all be corrected before the plan is put forward for Examination. You have said 'Some of the factual errors are due to the time it has taken for the report to go through the Council processes since it was written e.g. the Neighbourhood Plan has been adopted since it was written and shop closures/bus routes may have changed since we last did a local facilities audit a few years ago, hence the consultation process helps to point these changes out.'

1. 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'.

2. 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'.

3. Updated profile of rural areas (page 25).

It is stated that 'Slitting Mill and Cannock Wood have no timetabled bus service'.

(Please continue on a separate sheet if necessary)

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There are factual inaccuracies relating to Cannock Wood in the document as published. All factual inaccuracies should be corrected before the plan is put forward for Examination.

1. 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.

2. 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.

3. 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.

(Please continue on a separate sheet if necessary)

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

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

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Signature: [Redacted]	[Redacted]
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Date: 11 th March 2024	
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Part B: Representation

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- Sustainability Appraisal of the Cannock Chase Local Plan 2018-2040
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Q2. To which part of the document does this representation relate?

Para-graph:		Policy:		Site:	GT1	Policies Map:	
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- B. Sound Yes: No:
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- (Please tick as appropriate).*

For office use	Part B reference	B0003C
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There are factual inaccuracies in the document as published.

Site allocations Gypsy and Traveller (page 194).

Site GT1 is said to be at Cannock Wood, Rawnsley.

(Please continue on a separate sheet if necessary)

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All factual inaccuracies should be corrected before the plan is put forward for Examination.

Site allocations Gypsy and Traveller (page 194)

Elsewhere this site is correctly described as Cannock Wood Road, Rawnsley.

The word 'Road' should be inserted here too.

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Signature: [REDACTED]	[REDACTED]
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Date: 11 th March 2024	
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Key development consideration include two problematic considerations:

1. Provide access from Hayfield Hill
2. Existing forklift truck to be retained.

There are important omissions from the key development considerations which should be included:

3. Ancient woodland
4. Importance of the site to the AONB (National Landscape)
5. Withdrawal of permitted development rights.

The planning history of this site is that the buildings were originally ancillary to the dwelling at 84 Hayfield Hill (storage, garage, stables etc), apart from a later small building to accommodate a forklift truck. A fence was put up on the sale of the dwelling at 84 Hayfield Hill to separate off what is now shown on page 228 of this plan as Hill Farm. The site lies within the Green Belt and in a prominent position within Cannock Chase National Landscape (formerly AONB) and should the current employment use of the site be discontinued, the site should either revert to its former use in a manner that is 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.

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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.**

The following have been omitted as key development considerations and should be included:

3. Ancient woodland

The site lies immediately next to Ancient Woodland. This is the largest area of Ancient Woodland in Cannock Chase District which has not been replanted (see Defra Magic map) and needs to be given the maximum possible protection in planning policy. **The 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. The guidance includes the following:

'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). Where assessment shows other impacts are likely to extend beyond this distance, the proposal is likely to need a larger buffer zone.'

[Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/ancient-woodland-ancient-trees-and-veteran-trees-advice-for-making-planning-decisions)

There should be a key development consideration specifically requiring a buffer zone of at least 15 metres from the boundary of the woodland, which is the site boundary.

<p>4. Importance of the site to the AONB (National Landscape)</p>	<p>This was emphasised in the AONB’s response to the most recent planning application for that site (CH/22/0190):</p> <p>‘Hayfield Hill is a main gateway into the AONB offering panoramic views of the AONB’s farmland fringes that flank the wooded plateau and Gentleshaw Common. The site forms an important element of the view in this approach.’</p> <p>and the</p> <p>‘Impact of ... development on the site on the landscape and scenic beauty of the AONB’.</p> <p>The importance of the site to the AONB (National Landscape) should be recognised as a key consideration.</p>
<p>5. Withdrawal of permitted development rights</p>	<p>A previous planning decision (CH/19/173) withdrew permitted development rights for this site, as follows:</p> <p>‘Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no development within Part 3 of Schedule 2 Class PA shall be carried out without an express grant of planning permission, from the Local Planning Authority, namely:</p> <p>Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class B1(b) (research and development) and B1 (c) (light industrial) of the Schedule to the Use Classes Order to a use falling within Class B1 (a) (offices) and Class C3 (dwelling-houses) of that Schedule.</p> <p>Reason</p> <p>The Local Planning Authority considers that such development would be likely to adversely affect the amenity of neighbouring occupiers and the landscape character of the area. It is considered to be in the public interest to require an application to enable the merits of any proposal to be assessed and to ensure compliance with Local Plan Policy CP3 - Chase Shaping - Design and the National Planning Policy Framework.’</p> <p>The withdrawal of permitted development rights for this site should be recognised as a key consideration.</p>

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