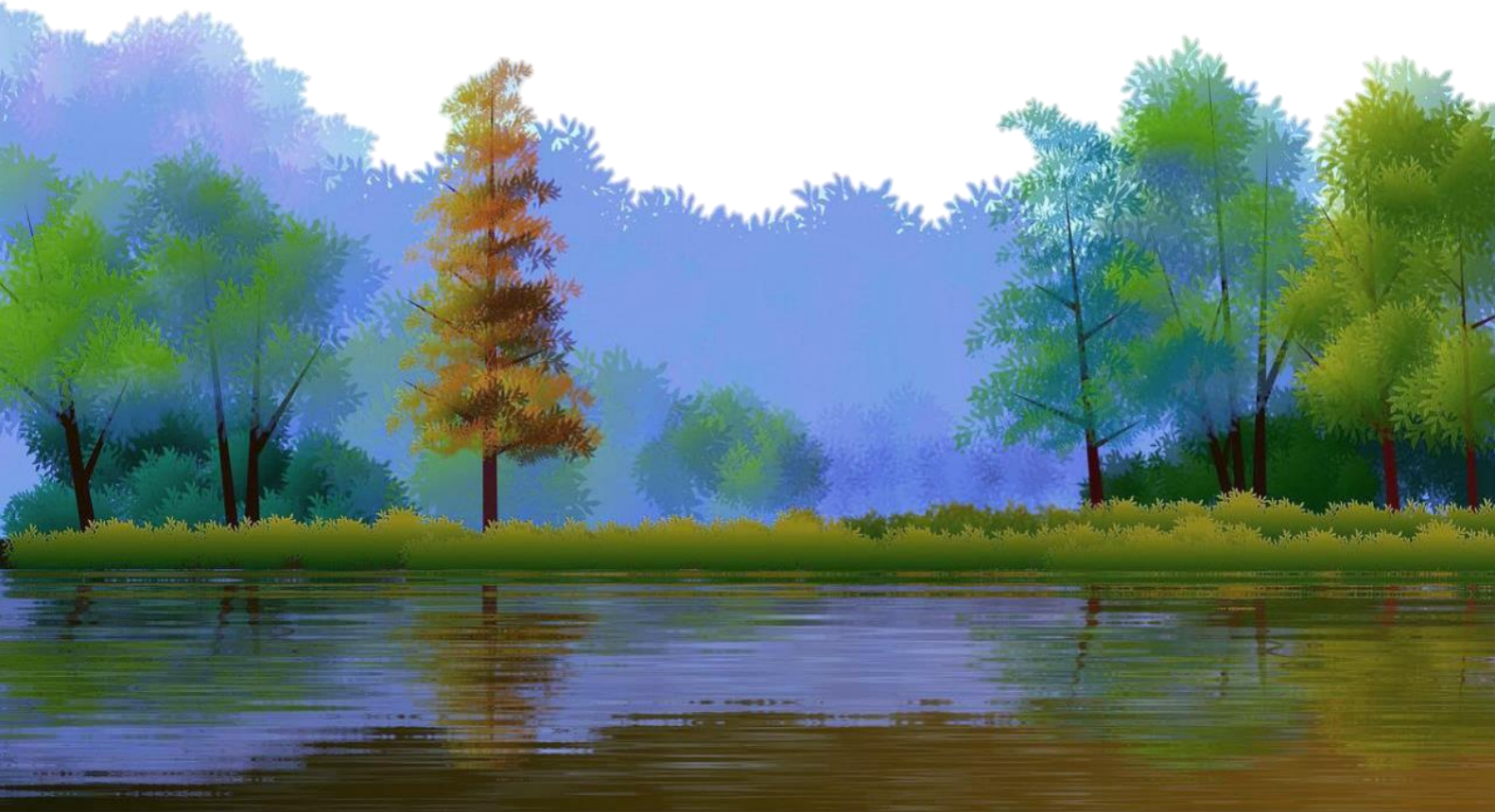




**Cannock Chase District Local Plan
Pre-Submission (Regulation 19) - Non-Technical Summary
December 2023**

**Public Consultation
5th February - 5pm 18th March 2024**



WHAT IS THE LOCAL PLAN?

Cannock Chase Council is currently working on a new plan to replace the adopted Cannock Chase Local Plan (2014).

The Cannock Chase District Local Plan will guide and manage the development of the District during the period to 2040. The Local Plan will identify land to meet the needs of the economy and to ensure that a sufficient number of homes can be built. New development will be well-designed and safe, and will have good access to schools, health services, parks and green spaces, leisure facilities and other services. New development will be accommodated whilst protecting and enhancing the natural, built and historic environment.

The Council began producing the Local Plan in 2018 and has held public consultations on versions of the Local Plan as it has developed. The first version of the plan sought views on what elements should be covered by the Local Plan through an 'Issues and Options Consultation' in May 2019. The responses, and evidence were taken into account in the development Local Plan 'Preferred Options' consultation document (spring 2021). The 'Preferred Options' document set out the preferred strategy, policy direction and site allocations. This was refined in the preparation of this final version of the Local Plan. This document; the Pre-Submission Draft Local Plan identifies the proposed Spatial Strategy, sites proposed for new development, and the policies that will guide and manage the development of the District throughout the plan period.

The Local Plan is designed to form part of the overall Development Plan for the District, together with plans for minerals and waste prepared by Staffordshire County Council, and neighbourhood plans. 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.

Throughout the preparation of the Local Plan, the Council has engaged with partner organisations, statutory consultees, and other relevant Local Authorities under the legal Duty to Co-operate.

THE DISTRICT CONTEXT

1.1. Cannock Chase District lies within Southern Staffordshire on the northern edge of the Black Country areas. At the heart of the District lies the nationally significant Cannock Chase National Landscape (Formerly Cannock Chase Area of Outstanding Natural Beauty (AONB) and referred to as 'National Landscape' in this document) and around 60% of the District is designated Green Belt.

1.2. The document includes a 'District Profile' which sets out information about the characteristics of the population (health, education, deprivation); the place (housing, employment, town centres, transport and infrastructure); and the environment (Green Belt, climate change).

STRATEGIC OBJECTIVES

1.3. The Local Plan includes eight Strategic Objectives:

- To deliver high quality development that protects the historic environment and is appropriate, distinctive, attractive and safe;
- To create community facilities and healthy living opportunities across the District;
- To deliver a sufficient supply of homes to provide for housing choice and ensure all people are able to live in a decent home; To encourage a vibrant local economy and workforce;
- To support the provision of sustainable transport and communications infrastructure;
- To create attractive Town and Local Centres;
- To protect and enhance the natural environment; and
- To support a greener future.

THE SPATIAL STRATEGY

1.4. Cannock Chase District will meet the development needs arising from the district and provide a contribution towards the Housing Market Area shortfall. In order to meet these needs, the Spatial Strategy of the Pre-Submission Draft Local Plan proposes that:

- Development will be located in the most sustainable locations, be focussed on the existing urban areas, and will protect and enhance Green Belt land and the National Landscape;
- Adverse environmental impacts of development will be minimised and mitigated where unavoidable;
- Housing and employment requirements will be met where possible within urban areas or in accessible and sustainable expansions to the urban areas;
- The reuse of previously developed sites will be optimised, and natural assets will be protected;
- Cultural and heritage assets will be protected and local distinctiveness and sense of place will be maintained and strengthened through quality design;
- Green Belt release in order to provide sufficient land to meet Cannock Chase District's housing need with an element of flexibility;
- A minimum 5,808 dwellings will be delivered to meet the district's housing need between 2018 and 2040 at an average rate of 264 dwellings per annum;
- A further 500 dwellings will be delivered to help meet a shortfall arising from the wider housing market area, (increasing total delivery 6,303 dwellings at a rate of 283 dwellings per annum;

- Up to 69 hectares of employment land will be provided to meet the District's requirements;
- 10 hectares of this will be at the West Midlands Interchange; and
- Look to meet our development needs beyond the plan period.

LOCAL PLANNING POLICIES

1.5. The 'Pre-Submission Draft Local Plan contains a number of local planning policies which are designed to deliver the Vision and Strategic Objectives. These policies will be used to help determine planning applications.

STRATEGIC OBJECTIVE 1: TO DELIVER HIGH QUALITY DEVELOPMENT THAT PROTECTS THE HISTORIC ENVIRONMENT AND IS APPROPRIATE, DISTINCTIVE, ATTRACTIVE AND SAFE

1.6. The 'Pre-Submission Draft Local Plan includes Policies that will:

- Protect, conserve and enhance our distinctive historic environment and avoid adverse impacts on our Conservation Areas, Scheduled Monuments, Listed Buildings, Locally Listed buildings, and Sites of Archaeological Interest (Policy SO1.1).
- Enhancing the quality of the built environment by retaining and enhancing the distinct and separate character of each of the District's settlements, and delivering the highest quality of building design and layout (SO1.2).
- Create safe places which deter crime and reduce the fear of crime by designing out crime without detracting from attractive, high quality design (SO1.3).

STRATEGIC OBJECTIVE 2: TO CREATE COMMUNITY FACILITIES AND HEALTHY LIVING OPPORTUNITIES ACROSS THE DISTRICT

1.7. The Pre-Submission Draft Local Plan includes Policies that will:

- Safeguard the provision of community facilities (such as schools and health centres) and ensure that development contributes towards new community facilities which are easily accessible to the local community (SO2.1).
- Safeguard health and amenity by ensuring that new development provides for satisfactory daylight, sunlight, outlook, and privacy, and protects residents, workers and visitors from noise, smell, litter, dust or other unacceptable impacts (SO2.2).
- Provide open space, sports and recreational buildings and land, including playing fields by ensuring that development proposals contribute to meeting the demands generated by the development (SO2.3).
- Protect existing, and provide new, allotments and community food growing sites (SO2.4).

- Create accessible development (SO5.1) by integrating walking and cycling routes, co-locating community facilities in accessible locations, and providing multifunctional open spaces (SO2.5).

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

1.8. The Pre-Submission Draft Local Plan includes Policies that will:

- Provide for a minimum of 5,808 dwellings to meet local housing needs, and an additional 500 dwellings to meet unmet needs of neighbouring areas, and ensure a sufficient supply of deliverable and developable land is available (SO3.1).
- Deliver housing choice to widen opportunities for home ownership, meet needs for social and rented housing, and create sustainable, inclusive and mixed communities (SO3.2).
- Deliver high quality housing of sufficient size and layout to meet the needs of their occupants, and suitable housing for households with health problems or disabilities (SO3.3).
- Consider proposals for new sites for Gypsies, Travellers and Travelling Showpeople to meet assessed needs (SO3.4).

STRATEGIC OBJECTIVE 4: TO ENCOURAGE A VIBRANT LOCAL ECONOMY AND WORKFORCE

1.9. The Pre-Submission Draft Local Plan includes Policies that will:

- Safeguard existing Employment Areas (as listed in the Supporting Text) for non-town centre offices, industry and warehousing (SO4.1).
- Provide for new employment uses with up to 69 hectares of land for office, manufacturing and distribution employment development during the period to 2040, with a range of sizes and types of employment to meet business needs (SO4.2).
- Provide for the sustainable development of tourism and the rural economy (SO4.3).
- Support proposals for the development of live work spaces within residential areas (SO4.4).
- Require major employment development proposals to develop Employment and Skills Plans to support local workers (SO4.5).

STRATEGIC OBJECTIVE 5: TO SUPPORT THE PROVISION OF SUSTAINABLE TRANSPORT AND COMMUNICATIONS INFRASTRUCTURE

1.10. The Pre-Submission Draft Local Plan includes Policies that will:

- Provide for accessible development which is located where it can provide convenient access for all sections of the community to work, shopping, health, education, leisure, green space and other facilities (SO5.1).

- Require development proposals to demonstrate how they will deliver communications technologies and digital connectivity (SO5.2).
- Provide for low and zero carbon transport by ensuring development contributes to the reduction of the reliance on carbon-intensive modes of transport, for example by supporting the take-up of ultra low emission vehicles and developing electric vehicle charging networks (SO5.3).
- Maintain and improve the transport system by continuing work between the District Council and the local highway authority, transport stakeholders, other partners, business and the local community (SO5.4).
- Protect the Hatherton Canal Restoration Corridor from development that would prevent the future implementation of the canal restoration project (SO5.5).
- Safeguard proposed recreational footpath and cycle routes from development that will prevent the future implementation of the proposed schemes (SO5.6).
- Ensure that development makes appropriate off-street parking provision in accordance with the relevant Local Design Guide (SO5.7).

STRATEGIC OBJECTIVE 6: TO CREATE ATTRACTIVE TOWN AND LOCAL CENTRES

1.11. The Pre-Submission Draft Local Plan includes Policies that will:

- Maintain the established hierarchy of Town and Local Centres and ensure development proposals for Main Town Centre Uses are appropriate to the role, scale, and historic character of the settlement (SO6.1).
- Require proposals for Retail and Leisure Uses outside designated Primary Shopping Areas to be accompanied by an impact assessment where the floorspace exceeds the set floorspace thresholds (SO6.2).
- Safeguard existing town centre services which occupy active street frontages/ground floor level within a designated Primary Shopping Area (SO6.3).
- Create an attractive and safe environment through good design to ensure the growth and resilience of our town centres (SO6.4).
- Identify redevelopment opportunity sites in Cannock Town Centre (SO6.5).
- Identify redevelopment opportunity sites in Rugeley Town Centre (SO6.6).
- Identify redevelopment opportunity sites in Hednesford Town Centre (SO6.7).

STRATEGIC OBJECTIVE 7: TO PROTECT AND ENHANCE THE NATURAL ENVIRONMENT

1.12. The Pre-Submission Draft Local Plan includes Policies that will:

- Protect, conserve and enhance biodiversity and geodiversity of designated sites, ecological networks and priority habitats and species, and ensure that development takes opportunities to improve biodiversity, especially where this can secure measurable net gains (SO7.1).

- Ensure development delivers at least a 10% measurable net gain in biodiversity (SO7.2)
- Ensure development does not lead directly or indirectly to an adverse impact upon a Special Area of Conservation (SO7.3).
- Protect, conserve and enhance landscape character (SO7.4).
- Protect, conserve and enhance landscape areas within the Cannock Chase National Landscape from damaging or inappropriate development (SO7.5).
- Protect, conserve and enhance the Green Belt area within the Cannock Chase District with the highest degree of protection from development and safeguard areas required for compensation of Green Belt losses (SO7.6).
- Identify areas of safeguarded land and amendments to the Green Belt and ensure that any loss of Green Belt is suitably mitigated (SO7.7).
- Protecting and improving green infrastructure within the District (SO7.8).

STRATEGIC OBJECTIVE 8: TO SUPPORT A GREENER FUTURE

1.13. The Pre-Submission Draft Local Plan includes Policies that will:

- Support development proposals for appropriate low and zero carbon energy and heat production installations, including solar photovoltaic, wind energy, and air and water source heat pumps (SO8.1).
- Help achieve net zero carbon development by ensuring that development proposals 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. Further advice will be given in a Design SPD and Local Design Guides. (SO8.2).
- Encourage sustainable design by requiring development proposals to include a Sustainability Statement to set out how the design will achieve sustainability (SO8.3).
- Manage flood risk within the Plan Area by directing development away from areas at highest risk (SO8.4).
- Avoid air, water, noise or light pollution and soil contamination or, if not possible, mitigate the impacts (SO8.5).
- Prioritise the use of suitable brownfield and despoiled land and under-utilised land (SO8.6).
- Safeguard mineral reserves and ensure that development will maximise the contribution that substitute or secondary and recycled material can make as an alternative to primary minerals (SO8.7).
- Manage waste and require development proposals to be supported by a site waste management plan demonstrating that waste prevention is the first priority (SO8.8).

SITE ALLOCATIONS

1.14. The Pre-Submission Draft Local Plan includes a number of site allocations for housing, employment and Gypsy and Traveller accommodation. The sites are identified on the Policies Map and accompanied by maps in the plan.

1.15. A number of strategic allocations are identified, which will be critical to delivering the Spatial Strategy. These sites are accompanied by detailed policy requirements and concept diagrams to help inform the planning application stage, and to ensure infrastructure is provided. The majority of sites are non-strategic, but still essential to meeting the identified development needs over the plan period. These sites are accompanied by development considerations.

MONITORING FRAMEWORK

1.16. The effectiveness of planning policies will be monitored over the plan period. Policies will be assessed against the monitoring framework and reported in the Authority's Monitoring Report.

HOW TO COMMENT

The consultation will take place from **Monday 5th February until 5pm Monday 18th March 2024**. The document is supported by a Sustainability Appraisal and an Equalities & Health Impact Assessment which you can also comment on.

The easiest way to respond is to comment online using our representation form available at:

<https://www.cannockchased.gov.uk/residents/planning-and-building-control/planning-policy> [Planning Policy | Cannock Chase District Council \(cannockchasedc.gov.uk\)](https://www.cannockchased.gov.uk/residents/planning-and-building-control/planning-policy)

You can also write to us at Cannock Chase Council, Civic Centre, Beecroft Road, Cannock, Staffordshire WS11 1BG

You can also come and see us at our consultation events. We will put copies of the timetable for these in the Civic Centre and local libraries and will also put all information on our website.

WHAT HAPPENS AFTER THE CONSULTATION HAS FINISHED?

We will review everyone's comments and summarise the main findings of the consultation. We will then submit the Local Plan to the Planning Inspectorate for independent examination. The examination normally involves a series of public hearing sessions so that the Inspector can be satisfied that the final plan has been fairly and clearly prepared, is based on robust evidence and can be delivered.

Alongside the Local Plan we have also published evidence which has helped to inform the Local Plan. We have a series of topic papers on a range of subjects showing how this evidence has informed the Local Plan.