

Cannock Chase Council: Cannock Chase Local Plan Representation Form



Yes No

Notifications: If you consent to be notified about progress on the Local Plan your details will be added to the consultation database. Your personal data will be held securely and processed in line with our privacy notice www.cannockchasedc.gov.uk/privacynotices. Contact will be limited to information regarding planning policy and your data will not be shared. You may unsubscribe at any time by email or writing to us using the details on this form. Data will only be held until adoption of the Cannock Chase Local Plan.

Making a representation: We cannot accept anonymous representations. You must provide your contact details but only your name and comments will be published on the website. Your personal data will be held securely and processed in line with our privacy notice www.cannockchasedc.gov.uk/privacynotices. Once the plan is submitted your comments will be shared with the Planning Inspectorate and an independent inspector will review representations. You have the right to withdraw your representation and your data will be destroyed. Data will only be held until adoption of the Cannock Chase Local Plan.

Part B: Representation Form

Please complete a separate **Part B Representation Form** (this part) for each representation that you would like to make. One **Part A Representation Form** must be enclosed with your **Part B Representation Form(s)**. We have also published a separate **Guidance Note** to explain the terms used and to assist in making effective representations.

Part B: Representation

Name and Organisation:	Andrea Muckley – Councillor CCDC – Cabinet member for Environment and Climate Change I confirm that these are my personal comments and are not those of the council or of the Green Party political group.
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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:	See below	Policy:	See below	Site:	See below	Policies Map:	See below
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Q3. Do you consider the Cannock Chase Local Plan is:

- A. Legally compliant Yes: No:
- B. Sound Yes: No:

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C. Compliant with the Duty to Co-operate
(Please tick as appropriate).

Yes:

No:

For office use	Part B reference	B0055A
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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.

In my opinion this local plan does not go far enough to ensure that the inequality gap is bridged, it does not help the council meet its carbon neutrality ambitions and it does not do enough to protect our local environment.

At the heart of our wonderful district is the Cannock Chase National Landscape (formerly AONB) and c.60% is designated green belt but, rather than celebrate this, the current draft of the local plan feels like it considers this to be a hinderance to be overcome. I have raised my concerns with officers and they are aware of the representations I am making.

Public Open Space

I note that in other districts, 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: e.g. Shropshire states that a developer is required to provide 30metres square of public open space per bedroom; in South Staffs this is 0.01 hectares per dwelling. Children need open space to play and interact with their peers; private gardens are not enough.

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. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.”

This local plan is therefore not sound.

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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.

As stated above, Cannock Chase district is located within an area of green belt and National Landscape. We have a duty nationally, through the NPPF to: *“protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”* (para 9C)

This draft local plan fails to comply with paragraph 9C of the NPPF and is therefore fundamentally unsound. 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 rather than e.g. gas heating. Perhaps homes in the countryside / green belt, would need to be built to Passivhaus standards? I am aware that developers will have to submit a sustainability statement but, having spent a number of years on the planning committee and having spoken to a local architect, I understand that the majority of developers are not acting in a philanthropic manner; developers are looking to get the highest financial gain with the smallest financial outlay. I have seen developers being given planning consent without having to pay s.106 monies because they contend that the project is financially unviable if they are forced to pay. 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.

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).

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. We have a responsibility to ensure our lowland heath is protected, that our protected species are encouraged to thrive and that we, as residents of the district, are able to enjoy the diversity of flora and fauna for years to come.

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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 but, with such a high proportion of nationally and internationally significant designations, I would contend that doing this would not only be viable but would also be just.

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.

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.

(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.

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.

Please see above at Q4

(Please continue on a separate sheet if necessary)

Please note: In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make

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submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues they identify for examination.

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)?

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to 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:

The local plan is too passive with regards environmental issues and the co-benefits that would come from a more robust use of language. I believe that someone should speak for the environment.

(Please continue on a separate sheet if necessary)

Please note: The Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

Signature: [REDACTED]

Date: 17/03/2024