

Cannock Chase Council:
Cannock Chase Local Plan
Representation Form



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:	Ginetta Adams Clerk Norton Canes 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:	Page 25 Updated District Profile for Norton Canes & Page 37 Spatial Strategy for Norton Canes; and Sp.Strat. for Rural areas	Policy:	SE2; SO4.4; SO4.5	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	
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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.

Neighbourhood Plan Context

As the Local Plan acknowledges, Norton Canes Parish Council is currently preparing a Neighbourhood Plan for its parish. The Neighbourhood Plan process started in 2019 and has been delayed first by the Covid pandemic and latterly by the need to align with the strategic proposals of the Local Plan which has been under review and has itself been delayed. Nevertheless, since 2021, the emerging policies of the NP have been published on the Parish Council's website and have been the subject of informal consultation. Several surveys have also been carried out. 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 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"*. Because of allocations in the 2014 Local Plan, since 2017 some 790 houses have been built or are under construction on sites which are part of the Norton Canes urban area. Despite providing a significant proportion of the District's strategic housing allocation since 2014 (approx. 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, an increasing number of nursery and primary age children are having to travel outside of the Norton Canes area for their education.

Modifications required:

- 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 2023 Updated (IDP). The Local Plan is unsound without the inclusion of a project 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.

The fourth bullet correctly notes *“Improvements to transport networks will include improved links to Kingswood Lakeside via a recreational cycle/footpath route and a further crossing route across the A5 to provide a safe recreational cycle/footpath route to Grove Colliery via the Cannock Extension Canal towpath.”* These are welcomed and align 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. The emerging proposals are shown on this link: <https://nortoncanesparishcouncil.gov.uk/neighbourhood-plan/sustainable-travel> and received support in consultation on the emerging NP.

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 (Site Allocation SE2, 5.5ha Extension to Watling Street Business Park); 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.

However, the supporting text to Policy SO7.7 Amendments to the Green Belt (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. This is far too late, potentially pushing back this essential infrastructure by 15 years.

Modifications required:

- 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 (Grove), (see also separate representation)

The sixth bullet notes *“Enhancement of the historic landscape and other heritage assets at Grove Colliery and support for appropriate open recreation, leisure and tourism uses.”*

This is welcomed. Grove has a significant mining history and is unique in Cannock Chase District in having an intact canal wharf and a number of former mining and canal buildings, albeit some in disrepair. 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 (Updated District Profile, Key Issues p.23). 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 (NP). This ambition is also shared by the landowner.

The Local Plan references the Grove in the supporting text to Policy SO4.4: Sustainable Tourism and the Rural Economy. It is used as an example of *“.. longer term opportunities*

for restoration ..” (para. 6.145, p.85). 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.

Modifications required:

- 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 National Planning Policy Framework (NPPF) notes that plans “...*should provide a positive vision for the future of each area; a framework for meeting housing needs and addressing other economic, social and environmental priorities; and a platform for local people to shape their surroundings.*” They should also “*be prepared positively, in a way that is aspirational but deliverable;*” (Section 3. Plan Making).

The work on the Neighbourhood Plan (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.** (See also separate representation on this item)

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 for 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 and separate community.**

The Local Plan notes that “*..the Cannock Chase Local Housing Needs Assessment ... shows there will be a need for around 4% of new homes to be for nursing homes and other residential institutions.*” (Updated District Profile p.18). 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 75-84 age bracket than the England average; a significantly lower proportion of households who have access to a car (compared to England); 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. Elderly residents must leave the community for this

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type of care. Work on the Neighbourhood Plan has shown there is considerable support for the provision locally of a specialist housing scheme for the elderly.

c. 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. Yet the opportunities for better use of these routes are great. The work on the emerging Neighbourhood Plan (NP), has identified a core network of circular footpaths/cycleways with a hub in the village centre, and a future hub at Grove Colliery. These are shown on the link below and are intended to be a priority for investment.

<https://nortoncanesparishcouncil.gov.uk/wp-content/uploads/2022/07/CircularFootpathRoutes-June21-1320x1302.jpg>

Modifications required:

The Spatial Strategy for Norton Canes should be modified to reflect these important community matters. The following should be added:

- d. 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 unauthorised Gypsy and Traveller encampments from the bridleways in Norton Canes will be a priority.
- e. 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.

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(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.

The matters at issue with the Spatial Strategy, the evidence for them and the suggested modifications required are set out in Q4 above. The modifications considered necessary are repeated below.

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.

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(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 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:

To provide appropriate representation of the community of Norton Canes on matters which are of concern to them.

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(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:	
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Date:	18/03/2024
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Part B: Representation Form

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Part B: Representation

Name and Organisation:	Ginetta Adams Clerk Norton Canes 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:	Pages 159 - 164	Policy:	SH1	Site:	Site Allo- cation SH1 – Land South of Lichfield Road, Cannock	Policies Map:	SH1 and relation- ship with the cur- rent ur- ban area of Norton Canes
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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 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.

Neighbourhood Plan Context

As the Local Plan acknowledges, Norton Canes Parish Council is currently preparing a Neighbourhood Plan for its parish. The Neighbourhood Plan process started in 2019 and has been delayed first by the Covid pandemic and latterly by the need to align with the strategic proposals of the Local Plan which has been under review and has itself been delayed. Nevertheless, since 2021, the emerging policies of the NP have been published on the Parish Council's website and have been the subject of informal consultation. Several surveys have also been carried out. 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.

Policy SH1: Land South of Lichfield Road Cannock

The guidance at Policy SH1 states "*The site is adjacent to areas with local designations to protect biodiversity, and it is anticipated that the new community park will support green infrastructure and ecological network linkages.*" (p.159) Regarding the community park "... [it] will be delivered as a compensatory improvement to enhance the remaining Green Belt in accordance with the provisions of the NPPF." (p.160). And "*The existing Public Right of Way will be retained and new surfaced circular routes created to facilitate recreational use of the site.*" (p.162). 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.

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. For example, there is no connection made with delivery of the proposed west-east cycle route (CP10 on the current Local Plan) it is merely safeguarded, and no specific reference to improvements to routes 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 has commissioned Staffordshire Wildlife Trust to produce an Ecology Strategy to support the Neighbourhood Plan and has so far produced detailed baseline data in map form showing the wide range of habitats in the Parish together with priorities for improvement including in connectivity. 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. In short, the proposed Community Park

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should not be the only compensatory requirement relating to removing this land from the Green Belt.

Modifications are required to improve the site's sustainability by delivering enhanced footpath and cycle routes to Norton Canes and the Kingswood 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: Accessible Development; Policy SO7.7 Amendments to the Green Belt; and Policy SO7.8: Protecting, Conserving and Enhancing Green Infrastructure.

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(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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Modify Policy SH1: Land South of Lichfield Road Cannock to require:

- 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.

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(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)?

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:

One or more Parish Councillors will wish to participate in hearing sessions in order to represent the views of their constituents.

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Signature:	
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Date:	18/03/2014
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Part B: Representation

Name and Organisation:	Ginetta Adams Clerk Norton Canes Parish Council
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Q1. To which document does this representation relate? (Please tick one box)

- Cannock Chase Local Plan 2018-2040
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- Habitats Regulations Assessment of the Cannock Chase Local Plan 2018-2040

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

Para- graph:	Pages 189 - 191	Policy:	SE2	Site:	Extension to Watling Street Business Park	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).*

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Policy SE2: Watling Street Business Park Extension

Policy SE2 says that to conform with national planning guidance, “... *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.*” However, the policy gives no indication of what these compensatory improvements might be. It 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. Instead, in the supporting text to Policy SO7.7 Amendments to the Green Belt (p.136), 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). This is far too late potentially pushing back these necessary infrastructure improvements by up to 15 years.

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 (eg the canal, Grove Colliery, and the local green infrastructure network). For clarity, reference should also be made to requiring compliance with Policy SO5.1: Accessible Development; Policy SO7.7 Amendments to the Green Belt; and Policy SO7.8: Protecting, Conserving and Enhancing Green Infrastructure.

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Modify Policy SE2: Watling Street Business Park Extension to require:

- 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.

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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)

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One or more Parish Councillors will wish to attend hearing sessions to make representations on behalf of their constituents.

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- Cannock Chase Local Plan 2018-2040
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- Habitats Regulations Assessment of the Cannock Chase Local Plan 2018-2040

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

Para-graph:	Pages 185 - 188	Policy:	SE1	Site:	King- swood Lakeside Extension 2, Norton Canes	Policies Map:	Pro- posed amend- ment
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Q3. Do you consider the Cannock Chase Local Plan is:

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(Please tick as appropriate).

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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.

Neighbourhood Plan Context

As the Local Plan acknowledges Norton Canes Parish Council is currently preparing a Neighbourhood Plan. The process started in 2019 and has been delayed first by the Covid pandemic and latterly by the need to align with the strategic policies and proposals of the Local Plan which has been under review and has itself been delayed. Nevertheless since 2021, the emerging policies and proposals of the NP have been published on the Parish Council's website and have been the subject of informal consultation. Several surveys have also been carried out. This representation on the Local Plan draws on the evidence gathered via the Neighbourhood Plan process to date.

Kingswood Lakeside Extension 2, Norton Canes

Much of the guidance at Policy SE1 is welcomed. As well as requiring a new community park, it also aims to integrate the development with the wider network in the remaining Green Belt. This includes identifying opportunities to link to the wider green infrastructure corridors and expand connectivity with ecological corridors; also providing pedestrian and cycle ways to connect to and integrate with the existing employment site and the Norton Canes urban area.

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. Work on the emerging Neighbourhood Plan has looked at sustainable travel routes to and from Norton Canes and has identified an indicative route to deal with this issue (see route 5 in the link below). 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.

<https://nortoncanesparishcouncil.gov.uk/neighbourhood-plan/sustainable-travel>

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(Please continue on a separate sheet if necessary)

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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.

Cannock Chase Council:
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(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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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:

One or more Parish Councillors will wish to participate in hearing sessions in order to represent the views of their constituents.

(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:	
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Date:	18/03/2024
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Cannock Chase Council: Cannock Chase Local Plan Representation Form



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:	Ginetta Adams Parish Clerk Norton Canes 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:		Policy:	SO3.4 Gypsies Travel- lers and Travel- ling Show People	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:

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.

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Neighbourhood Plan Context

As the Local Plan acknowledges, Norton Canes Parish Council is currently preparing a Neighbourhood Plan for its parish. The Neighbourhood Plan process started in 2019 and has been delayed first by the Covid pandemic and latterly by the need to align with the strategic proposals of the Local Plan which has been under review and has itself been delayed. Nevertheless, since 2021, the emerging policies of the NP have been published on the Parish Council’s website and have been the subject of informal consultation. Several surveys have also been carried out. 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.

SO3.4 Gypsies Travellers and Travelling Show People

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.

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.

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. There is a potential solution to this – see answer to Q5 below.

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(Please continue on a separate sheet if necessary)

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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

Cannock Chase Council: Cannock Chase Local Plan Representation Form



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. The District Council may wish to update its evidence on this issue to reflect the current position.

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.

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.

Cannock Chase Council:
Cannock Chase Local Plan
Representation Form



(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)

(Please tick one box)

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One or more Parish Councillors may wish to be heard in order to represent the views of their constituents.

(Please continue on a separate sheet if necessary)

Please note: The Inspector will determine the most appropriate procedure to adopt to hear

Cannock Chase Council:
Cannock Chase Local Plan
Representation Form



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:	
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Date:	18/03/2024
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Cannock Chase Council: 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.

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The Former Grove Colliery Site (Grove), (see also separate representation on Spatial Strategy)

The support for the Gove site in the Spatial Strategy (sixth bullet p.37) and in the supporting text to Policy SO4.4: Sustainable Tourism and the Rural Economy (para. 6.145, p. 85) is welcomed. However, the reference to Grove in the supporting text to Policy SO4.4 as an example of “.. *longer term opportunities for restoration* ..” is insufficient to meet the vision for Norton Canes in the Spatial Strategy, and the ambition of the Parish Council and the emerging Neighbourhood Plan to see heritage-led regeneration of the Grove progress during the lifetime of the Local Plan.

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, on 2nd October 1930, 14 men lost their lives in an underground explosion. It is unique in Cannock Chase District in having an intact canal wharf and a number of former mining and canal buildings, albeit some in disrepair.

This historical site, with the remaining former colliery buildings, the canal basins, bridges and workshop building, is an heritage asset under the terms of the National Planning Policy Framework (NPPF). 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 (Updated District Profile, Key Issues p.23).

From the start of work on the NP the Grove was identified as a significant opportunity for heritage-led regeneration, notwithstanding its location in the Green Belt. It has a supportive location, in one of the best historic rural landscapes within Cannock Chase District.

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 cheek by jowl combination of industrial, canal and rural heritage assets is unique in Cannock Chase District and merits active conservation and regeneration.

Cannock Chase Council: Cannock Chase Local Plan Representation Form



Consultation on the emerging policies of the NP, drew support for the regeneration of the site. Work with the landowner, Little Wyrley Estates, produced a concept plan for the site in November 2020. The Grove has significant potential as a leisure and recreation hub for the open countryside and canal which adjoin it. Routes emanate from the site providing towpath, footpath, bridleway and cycleway opportunities linking to the Beacon Way long-distance route. Wyrley Common, to the east of the site, has potential for a variety of outdoor leisure activities. 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 link below, taken from work on the NP, shows the site's potential as a hub for rural recreation routes.

<https://nortoncanesparishcouncil.gov.uk/wp-content/uploads/2022/07/CircularFootpathRoutes-June21-1320x1302.jpg> The concept plan produced in 2020 is also attached.

Some parts of Policy SO4.4 may apply to the Grove. For example, “*Visitor and recreational facilities of an appropriate scale and nature which contribute positively to the long-term sustainability and vitality of the rural economy*”. However, the policy as it stands is insufficient to give confidence that it will support the regeneration of the scale of the heritage assets on the site. Without modification, the policy is unlikely to deliver the vision for the site in the Norton Canes Spatial Strategy, nor 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. 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.

Modifications required:

- 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.
- 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.

Cannock Chase Council:
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(Please continue on a separate sheet if necessary)

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The evidence and justification for why the policy applying to the former Grove Colliery site is unsound is set out in Q4 above along with the suggested modifications. The modifications considered necessary are repeated below.

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.

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.

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Cannock Chase Local Plan
Representation Form



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**Cannock Chase Council:
Cannock Chase Local Plan
Representation Form**



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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 provide appropriate representation of the community of Norton Canes in respect of this site;
The complexity of the Grove site may require further explanation.

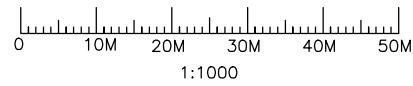
(Please continue on a separate sheet if necessary)

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Signature:	
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Date:	18/03/2024
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**ROBERT WILKINSON
RE LOCATION OF
TRAVELING SHOW PEOPLE SITE
FROM FORMER GROVE COLLIERY**



154.3m

154.7m

A5 WATLING STREET

Lay-by

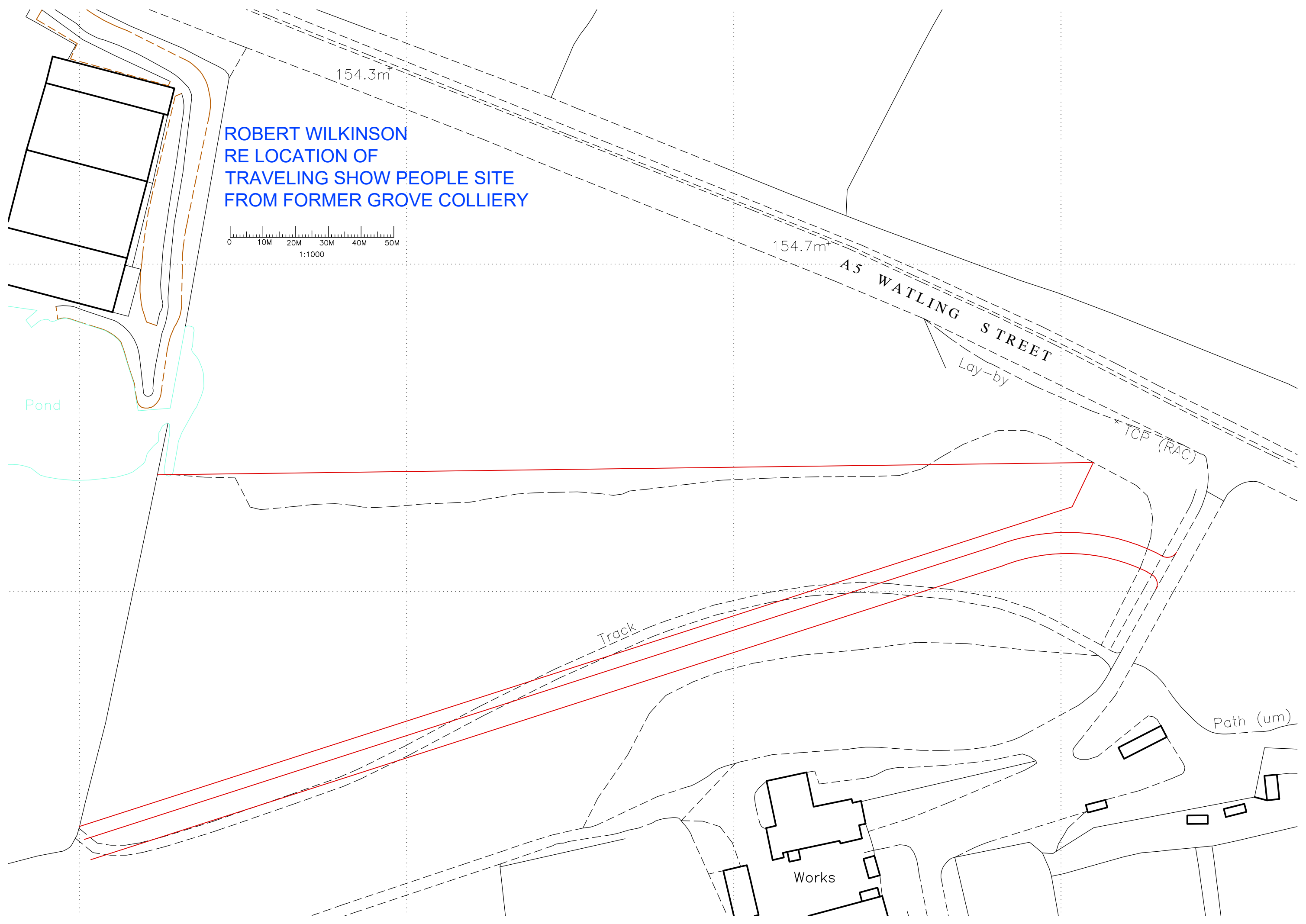
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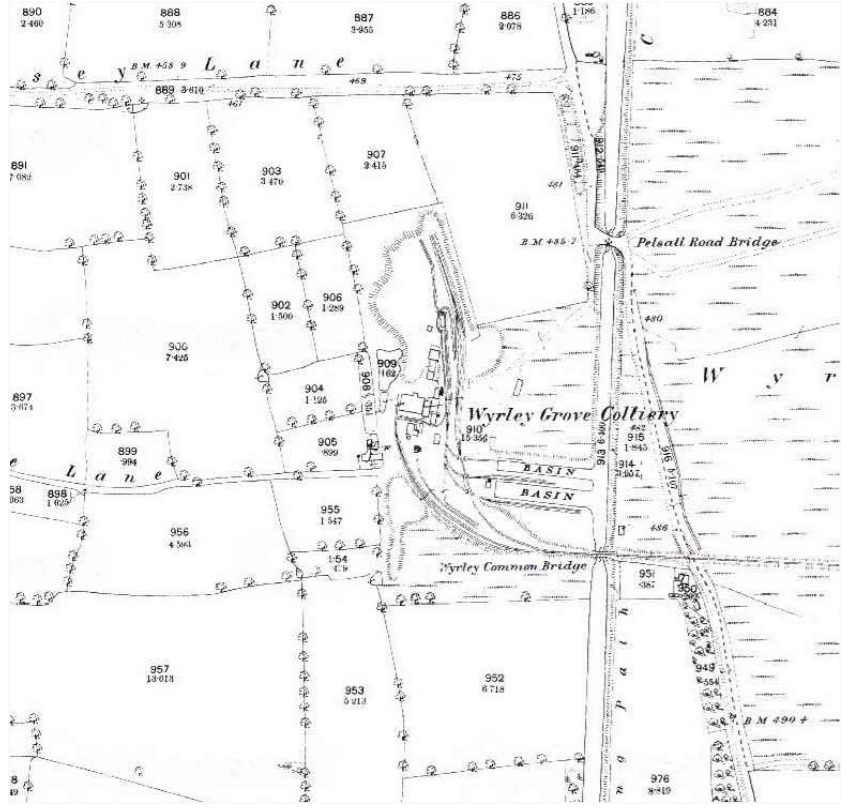
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Path (um)

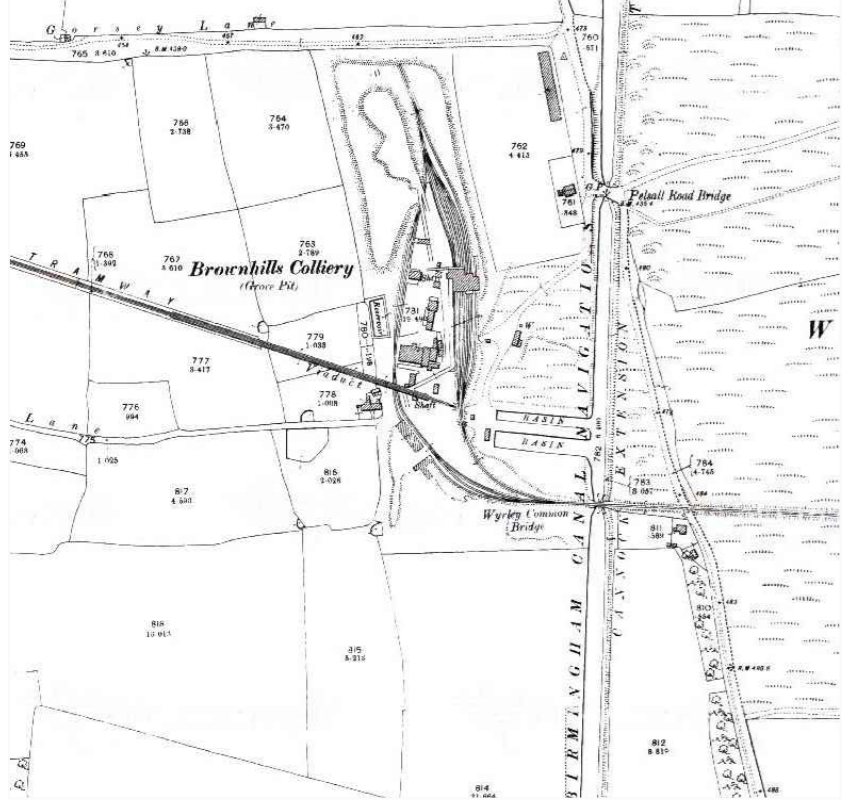
Works

Pond

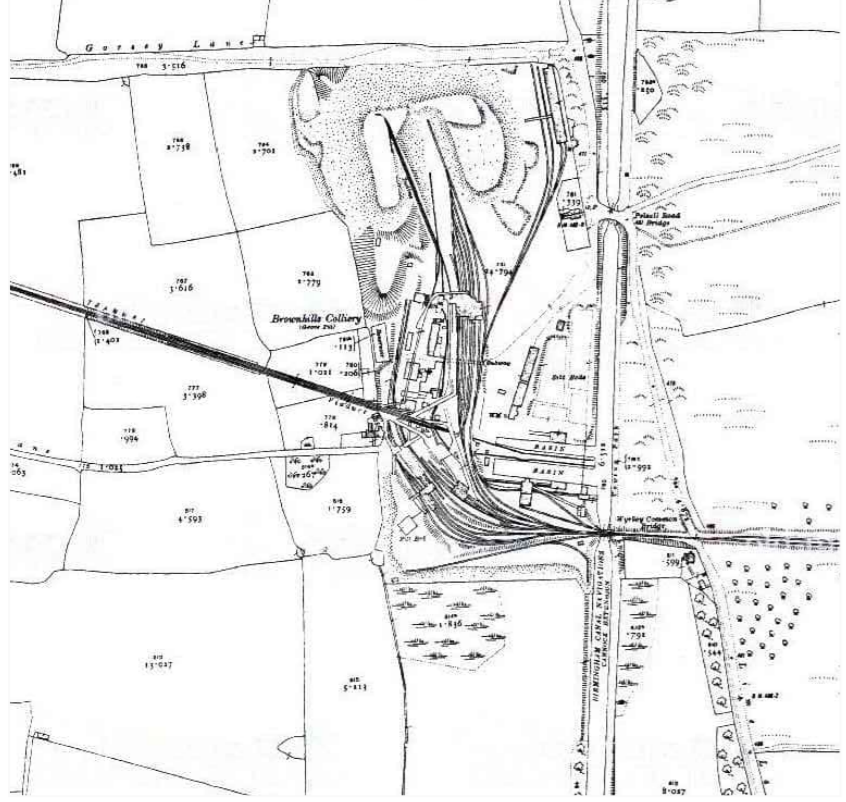




1884 Mapping



1902 Mapping



1919 Mapping

DEVELOPMENT OPPORTUNITIES

- Utilise existing vehicular access and upgrade to adoptable standards;
- A potential new heritage centre for Grove Colliery utilising existing the colliery office building and managers residence (below). Supported by new cafe and car parking facilities.



- New starter/ local business units (new build);
- Potential segway/cycle hire facility;
- Grove colliery memorial located at the convergence of former siding routes;
- New outdoor sports facility for local football club(s) including new pavilion/ clubhouse utilising footprint off former colliery building;
- Live/work units (new build) - reinstating footprint of former colliery buildings;
- Possible location for new canal bridge to enhance accessibility and connections to the existing towpath/ public footpath network;
- A new canal and wildlife centre utilising the existing building (below);



- Residential development (new build) to complement canalside setting;
- New country park with circular recreational and riding routes;
- Potential longer distance route for cycles and segways utilising former tramline route.
- Ecology enhancement areas (incl biodiversity offsetting);
- Equestrian centre (possibly utilising existing building (below)); and



- Outdoor educational/ fitness trail utilising alignment of former colliery sidings.



KEY

- Site location
TBC
xx Acres
xx Hectares
- Existing
landscape
(Indicative)
- Extents of
SSSI and
SAC
- Approximate
location of
former railway
sidings
- Approximate
location of
former
colliery buildings
- Existing public
footpaths and
recreational
routes
- Circa 5m
land
contours
- Potential key spaces
and opportunities for
community hubs
- Existing
waterbodies
- Potential
ecological
sensitivity
- Approximate
location of
former tram
line
- Notable
buildings of
architectural
and local
interest
- Existing
vehicular access
points
- Approximate
land fill area
- Key
views

REVISION: D: C: DATE:

GA1

CLIENT:
RICHBOROUGH ESTATES LTD

PROJECT:
**LAND AT WYRLEY GROVE
NORTON CANES**

DRAWING TITLE:
SITE AND CONTEXTUAL
ANALYSIS
JOB NUMBER:
33046

D: C
C: J: L
DRAWING NUMBER:
1
REVISION:
-

PURPOSE
OF ISSUE:
PRELIMINARY

DATE:
06.11.2020
SCALE:
1:1250GA1

