



Statement of Common Ground between
Cannock Chase District Council and
Staffordshire County Council

Cannock Chase Local Plan (2018-2040)
October 2024

1. Purpose of Statement of Common Ground

This SoCG sets out details of the agreement between Cannock Chase District Council (CCDC) and Staffordshire County Council (SCC) hereafter referred to as ‘the parties’ in relation to the Cannock Chase Local Plan (2018-2040). Both parties have worked jointly on the proposed allocation and are committed to delivering quality development over the Plan period.

This SoCG has been prepared in accordance with national guidance and is intended to cover matters of strategic importance relevant to the parties. It documents those matters agreed by the parties with regard to the Cannock Chase Local Plan and any areas which remain subject to further discussion.

SCC have made detailed representations on the Local Plan. This Statement of Common Ground only concerns representation (**A0087 B0087A**) which provides general comments on the Local Plan.

2. Planning Area Covered by SoCG

This SoCG covers the Local Authority area of Cannock Chase District Council.

3. Engagement

This SoCG reflects discussion over the period of joint working during the production of the emerging Cannock Chase Local Plan beginning in 2018. The parties have engaged throughout the plan making process in meetings, calls and written correspondence as well as during the formal consultation periods.

Cannock Chase District Council published consultation material and invited comments relating to its Local Plan process at the following stages:

Stage	Timeframe
Issues and Scope	2 nd July - 28 th August 2018
Issues and Options	13 th May - 8 th July 2019
Preferred Options (Regulation 18)	19 th March -30 th April 2021
Pre-Submission (Regulation 19)	5 th February - 18 th March 2024

SCC has provided a detailed written response at each stage of consultation on the Draft Plan. The written responses at Preferred Options Stage (M3 and M3a) and Pre-Submission have been published (**A0087 B0087A**).

Amendments have been suggested by SCC in the response to the Reg 19 Local Plan (B0087A). These have been considered and those subject to agreement are listed in Section 5 Agreed Proposed Amendments.

4. Key Strategic Matters

Education

The Staffordshire Education Infrastructure Contributions Policy (SEICP) produced by SCC sets out an agreed approach to identifying the impact of new residential development on education infrastructure and the necessary mitigation to make developments acceptable in planning terms. It provides the basis for calculating likely education infrastructure contributions. CCDC supports the SEICP and has suggested an amendment to provide recognition to the policy in the emerging Local Plan.

The parties have worked cooperatively to determine the future demand for school places arising from growth proposed in the Local Plan. SCC provided detailed information in the written response at Preferred Options stage of consultation on the emerging Local Plan based on the proposed distribution of growth and strategic allocations outlined in the document. The plan has been further refined on the basis of this information to develop the Reg. 19 Local Plan.

The parties acknowledge that the timing of the delivery of the two strategic allocations in Heath Hayes: Land south of Lichfield Road SH1 and Land east of Wimblebury Road SH2 is critical with regard to the provision of infrastructure necessary to serve both developments. Representatives from the Education team and Transport team at SCC were invited to a meeting with developers Taylor Wimpey and Richborough in November 2023 to discuss infrastructure requirements for the proposed strategic allocations. They were also invited to comment on the draft text for policies SH1 and SH2 prior to publication of the Reg 19 Local Plan.

The parties will continue to work together to ensure the delivery of the proposed new 2FE school site on Land south of Lichfield Road SH1 to serve new pupils prior to any substantive completions of housing on either strategic site SH1 or SH2 in line with the agreed policy text.

Transport

The Cannock Chase Integrated Transport Strategy (produced by SCC) will sit beneath the emerging Local Transport Plan for Staffordshire (LTP), 2026 - 2050. It will take into account the proposed strategic allocations in the emerging Local plan and will identify the transport priorities within Cannock Chase to be delivered as resources permit through public funds and potential external funding, including developer contributions. CCDC has provided input and feedback on the Strategy, where requested.

The parties have worked cooperatively to consider the proposed policies relating to transport as well as the transport impacts of proposed options for growth and development in the Local Plan over the course of its production. SCC have provided feedback on emerging policies at each stage of consultation and have attended a session of the Local Plan Member Officer Working Group to discuss transport issues

The greatest potential impact of growth proposed in the Local Plan is concentrated in and around Heath Hayes, aside from the former Rugeley Power Station site. There

are known capacity issues at junction Five Ways roundabout in Heath Hayes. This area has been the focus of transport evidence to support the Local Plan, as the former Power Station Site has already been subject to significant transport assessments to support the approved planning application for development. In June 2022, Staffordshire County Council (SCC) prepared a report assessing the traffic impact of the proposed housing sites located near to Five Ways roundabout. The report was updated in October 2022 to account for the reduced number of sites and dwellings proposed in the Reg 19. Local Plan. CCDC also commissioned an Air Quality Assessment to assess the potential impacts of additional traffic associated with sites allocated in the Local Plan on future air quality in the vicinity of the Air Quality Management Area AQMA (Five Ways Island). The AQMA was revoked on 1st May 2023.

On the basis of evidence produced to date, the parties agree that a link road connecting Wimblebury Road to A5190 E through the proposed site allocation Land to the east of Wimblebury Road SH2 is necessary to create additional headroom at Five Ways roundabout and mitigate the developers' impact. This is referred to in the Draft Plan as the Wimblebury Road Relief Road (WRRR). In addition, an improvement to an arm of the Five Ways roundabout utilising land to the southwest (ATS frontage) is required to enable development to come forward through the Local Plan in this location.

As detailed in the section on Education; meetings and correspondence has occurred to develop the Local Plan policies SH1 and SH2. The final wording of these policies ensures that no substantive housing completions should occur [on either site] until the funding and phasing of critical infrastructure is agreed by the applicant, Local Planning Authority and Staffordshire County Council.

The parties will continue to work together on plans for the delivery of the proposed new WRRR on Land east of Wimblebury Road and for necessary improvements to the Five Ways roundabout. The Councils Infrastructure Delivery Plan will be updated accordingly.

SCC raised an issue with regard to transport evidence to support Policy SE2: Watling Street Business Park Extension in their latest representation on the Reg 19 Local Plan (BOO87A). CCDC have liaised with the developer and SCC to ensure that the necessary evidence will be provided. The parties are satisfied that this issue can be satisfactorily resolved, subject to consideration of the findings of the evidence.

Comments raised by SCC in regard to Policy SE1. Strategic Site-Specific Policy – Kingswood Lakeside are addressed in a separate Statement of Common Ground.

Ecology, Environment and Landscape and Historic Environment

The plan policies have been informed by comments from the specialist teams within SCC at relevant stages of consultation on the Cannock Chase Local Plan. Where applicable, specific advice has been sought and CCDC has utilised evidence available to inform evidence such as the use of the Historic Environment Record to support the Cannock Chase Heritage Impact Assessment (HIS2).

Minor amendments are proposed to address comments made in representation B0087A.

Employment and Economy and Skills

The parties support the identification of two Strategic employment sites in the Local Plan which represent extensions to existing business parks.

SCC has been working with District/Borough, and Stoke-on-Trent City Council colleagues to prepare an Employment and Skills Plan Framework that will provide advice and structure on the preparation of Employment and Skills Plans associated with new development across Staffordshire. This is supported by Policy SO4.6 Provision for Local Employment and Skills in the Reg 19. Cannock Chase Local Plan

Public Health and Housing

SCC has provided data and evidence to support the Housing Needs Assessment which underpins policies on housing in the plan as well as the Housing Topic Paper. Information and comments provided by the Public Health and Housing teams has informed the development of plan policies including for address the needs of the older population and those with disabilities. The parties are working collaboratively on projects outside the Local Plan process such as the Cannock Chase Can Programme to support residents to improve their health and wellbeing. CCDC will utilise more specific advice from the Public Health team to inform the Design Guidance to support the Local Plan.

Sustainability & Climate Change

The parties worked collectively with other local authorities in Staffordshire to develop evidence on climate change: Climate Change Adaptation and Mitigation Baseline Report 2020 (CC1) and Climate Change Adaptation and Mitigation Final Report 2020 (CC2). This was used to inform Local Plan policies. The parties are signatories on Staffordshire's Climate Emergency Shared Statement on Planning Policy Commitments which commits to fully exploring the proposed policy directions set out in the 2020 study in emerging plans. The parties will continue to explore whether there is a need for further focused evidence or updates to evidence in future to progress the net zero agenda through working collaboratively with local authorities in Staffordshire.

Minerals and Waste

SCC is the Minerals and Waste Planning Authority for Staffordshire (other than for Stoke-on-Trent and areas covered by the Peak District). The Cannock Chase Local Plan has been produced to align with the Minerals Local Plan for Staffordshire (2015-2030) and the Staffordshire and Stoke-on-Trent Waste Local Plan (2010-2026).

Flood Risk and SUDs

CCDC produced a Strategic Flood Risk Assessment and Water Cycle Study in partnership with five Local Authorities in Southern Staffordshire which supported the

policies and site selection process in the Local Plan. The plan has been informed by comments from SCC as the Lead Local Flood Authority.

5. Agreed proposed modifications

The following proposed amendments represent suggested amendments to the Reg 19. Local Plan.

Education

Page	Section/ para/ policy	Proposed Change	Reason
54	Policy SO2.1 Supporting Text	Add new bullet point and wording in supporting text under heading 'List of Relevant Evidence': <ul style="list-style-type: none"> <u>The Staffordshire Education Infrastructure Contributions Policy (SEICP)</u> 	Aids implementation of policy
174	Policy SH3 Land to the Rear of Longford House, Watling Street	Add new wording as a separate paragraph before final paragraph of Policy SH3: <u>The proposed development will provide an appropriate Education Contribution as requested by Staffordshire County Council.</u>	Factual amendment
182	Policy SM1: Former Rugeley Power Station, Rugeley	Amend wording in eleventh paragraph of Policy SM1: The site will provide an appropriate education contribution as requested by Staffordshire County Council, which will deliver either an 'All Through School', or a 2FE Primary School and financial <u>contributions towards</u> provision for secondary school improvements.	For clarity
216	Site Specific Policy: H66	Add new bullet point and wording to Site Specific Policy: H66 under the sub heading 'Key Development Considerations': <u>Provide an appropriate Education contribution as requested by Staffordshire County Council</u>	Factual amendment

Transport

Page	Section/ para/ policy	Proposed Change	Reason
90	Policy SO5.1	Amend wording in final paragraph of Policy SO5.1 and split into two paragraphs: All major developments will set out how the development will meet the requirements of this	To clarify that the wording applies to both minor and major developments

Page	Section/ para/ policy	Proposed Change	Reason
		<p>Policy as part of a Design and Access Statement.</p> <p><u>Any proposed D</u>developments which generates significant amounts of movements will be required to submit Transport Assessments and Travel Plans to set out clearly how the proposals they include will be implemented, monitored and evaluated.</p>	
177	Policy SH6 Former Hart School, Burnthill Road, Rugeley (Hagley Park)	<p>Amend wording in fourth paragraph of Policy SH6:</p> <p>Transport Statement <u>Transport Assessment and Travel Plan</u> will be required detailing an appropriate access and junction arrangement as required in consultation with Staffordshire County Highways. The site should also promote active travel, providing new or enhanced cycle and footpath linkages.</p>	Factual amendment
212	Policy H61 Site Allocation, Cannock High School	<p>Add new bullet point and wording to Site Specific Policy: H61 under the sub heading 'Key Development Considerations':</p> <ul style="list-style-type: none"> • A Transport Assessment/Travel Plan may be required 	Factual amendment

Employment, Economy and Skills

Page	Section/ para/ policy	Proposed Change	Reason
134	Policy SO7.6	<p>Amend wording in final paragraph of Policy SO7.6:</p> <p>In association with the large strategic site allocations SH1 Land south of Lichfield Road, Cannock and SE1 Kingswood Lakeside Business Park Extension, land indicated on the Policies Map will be safeguarded for the delivery of public open space as a community parkland and green infrastructure links and pedestrian and cycle links to adjacent safeguarded land.</p>	Factual correction

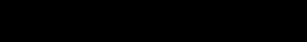
Signatures

We confirm that the information in this Statement of Common Ground reflects the joint working to address identified strategic matters that has been undertaken between Stafford Borough Council and Cannock Chase District Council. The authorities will continue to work together to address cross-boundary issues on an ongoing basis.

Staffordshire County Council

Name: James Chadwick

Position: Principal Planning Policy Officer

Signature: 

Date: 26 November 2024

Cannock Chase District Council

Name: Dean Piper

Position: Head of Economic Development & Planning

Signature: 

Date: 26 November 2024