




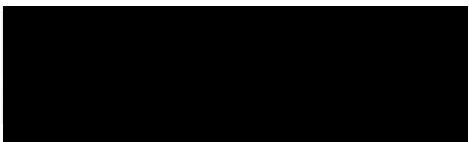
Statement of Common Ground between
Cannock Chase District Council and
Staffordshire County Council in relation to
Kingswood Lakeside Extension

Cannock Chase Local Plan (2018-2040)
November 2024

1. Parties Involved

- Cannock Chase District Council (CCDC)
- Staffordshire County Council (SCC)

2. Signatories

Signed: 	Signed: 
Name: Dean Piper	Name: John Flynn
Position: Head of Economic Development & Planning	Position: Head of Regeneration & Strategic Projects
Organisation: Cannock Chase District Council	Organisation: Staffordshire County Council
Date: 26/11/2024	Date: 12/11/2024

3. 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) in relation to the proposed strategic allocation in the Local Plan, referred to as Kingswood Lakeside Extension, Cannock (SE1). Both parties have worked jointly on the proposed allocation and are committed to delivering quality development over the Plan period.

SCC have made detailed representations on the Local Plan. This Statement of Common Ground only concerns representation (**A0086** B0086A) which relates to Policy SE1.

4. Planning Area Covered by SoCG

This SoCG covers a parcel of land which is to the east of the existing Kingswood Lakeside Business Park in Cannock, accessible via Blakeney Way as shown on the Concept Diagram (Figure 1).

5. Background

The site is primarily low-quality grazing land but the proposed site also includes a farm access track and some public open space. The site used to be part of the Kingswood open cast coal mine which was closed in the mid 1980's and since that time has been used for agricultural purposes.

9.4 hectares of the proposed site was within the curtilage of the opencast coalmine but hadn't been mined directly, 12.1 hectares of the proposed site was subject to the open cast coal mining. The public open space area was created as part of the Kingswood Lakeside Phase 2 scheme circa 2005. The area was the repository for surplus material from that scheme and then underwent landscaping to create the public open space.

The site featured as part of an indicative wider area for growth in the Issues and Options consultation document published in February 2018 as 'Option C1 Green Belt Sites - 'In combination with the options for the Urban Areas and former Rugeley Power Station consider Green Belt sites, prioritise extensions to Kingswood Lakeside followed by extensions to other existing employment sites'. It also featured in Option C2 'In combination with the options for the Urban Areas and former Rugeley Power Station consider all Green Belt site options across the District with no prioritisation to Kingswood Lakeside'. However, the site did not feature as a proposed allocation in the Preferred Options consultation document published in March 2021. At this time the employment requirement was lower and the site was not required to meet the identified employment land need.

The employment requirement was increased as a result of updated evidence in the final Regulation 19 Local Plan consultation document published December 2023. At this stage the site was subject to proposed allocation accompanied by a site-specific policy SE1 with concept diagram. There has been opportunities for public engagement as well as comments from statutory consultees including infrastructure providers over the course of the development of the Local Plan.

6. Engagement

The Council reviewed site submissions from SCC with regard to the proposed extension to the business park and information has been shared in correspondence leading up to the formation of the draft policy in the pre-submission Local Plan document including a detailed transport assessment.

A meeting was held between CCDC and the Kingswood Lakeside Steering Group comprised of SCC officers in September 2023 to discuss preparatory work for the next stages including submission of the plan and potential pre-application steps. Correspondence has continued outside formal meeting dates via email and both parties have been open to discussion and engagement throughout the latter stages of development of the Local Plan.

7. Agreed Strategic Matters

Land use principles

Both parties agree that the proposed allocated site SE1 can provide deliverable employment land for approximately 500,000ft² and form a logical extension to the existing business park at Kingswood Lakeside. The site is suitable for industrial and logistics floorspace (E(g)iii), B2 and B8 floorspace.

Access

Primary access is from Blakeney Way with multiple accesses into the development area from the principle access road. There are two bus stops on Blakeney Way within 100m of the anticipated junction locations of the access road to the Kingswood Lakeside Extension scheme.

The Traffic Assessment concludes that there is no transport reason based on the evidence presented within this high-level TA why the proposed development site cannot come forward through the emerging Cannock Chase Local Plan.

Infrastructure

Necessary infrastructure to serve the site will be provided in accordance with Policy SE1. To compensate for the release of land from the Green Belt improvements will be required to the enhancement of publicly accessible open space and the adjacent Site of Biological Importance.

Deliverability

Land required for the proposed Kingswood Lakeside Extension (SE1) is available and can be delivered over the Plan period. The proposed allocation area is owned by Staffordshire County Council including the access to the site. Staffordshire County Council is committed to delivering development in this location. Preliminary work has been undertaken to support the sale of the site for development including a detailed Transport Assessment and Feasibility Study which identified which parts of the site were subject to constraints arising from former uses and natural features.

Figure 1 Concept Diagram (Cannock Chase Local Plan Pre Submission Reg. 19, Policy SE1)

Concept Diagram



Key

- | | |
|------------------------------------|--|
| Site Boundaries | Potential Active Travel Routes&Connections |
| Existing Streets | Indicative Location for Enhanced Screening |
| Existing PProWs | Indicative Location for Employment Use |
| Existing Area of Woodland | Indicative Location for Additional Employment Infrastructure |
| Indicative Vehicular Access Points | |

8. Agreed proposed modifications

The following proposed amendments represent factual corrections to proposed Policy SE1 in the Reg 19. Local Plan. The parties agree that subject to the following amendments being made to the Local Plan the issues raised in representation B0086A are resolved and there are no outstanding objections to the policy.

Page	Section/ para/ policy	Proposed Change	Reason
185	SE1 Supporting text	Amend wording in supporting text under heading 'Indicative Floorspace': Up to 500,000sqm <u>Approximately 500,000 ft²</u>	Factual correction
185	SE1 Supporting text	Amend wording in supporting text under heading 'Net developable area (Hectares)': 8.6 <u>14.54</u>	Factual correction
185	SE1 Supporting text	Amend wording in supporting text under heading 'Description of site', third paragraph: To compensate for the loss of land from the Green Belt, a new community park will be created which <u>will development proposals will enhance the existing habitats and increase biodiversity on the Site of Biological Importance site whilst providing improvements to the publicly accessible areas of the site for recreation and leisure use.</u>	Factual correction
185	SE1 Supporting text	Amend wording in supporting text under heading 'Description of site', fourth paragraph: The site is sustainably located and promotes active travel; A bus route serves the existing employment site. A public right of way also crosses the site.	Factual correction
185	SE1 Supporting text	Amend wording in supporting text under heading 'Description of site', fifth paragraph: The northern part of the site lies within an area of Historical Contamination (Historic Landfill) <u>according to GIS records. The site used to be part of the Kingswood open cast coal mine and some parts of the site contain former opencast mining overburden material.</u> The land will be subject to remediation.	Factual correction
185	SE1 Supporting text	Amend wording in supporting text under heading 'Description of site', final paragraph: 'This site will be released from the Green Belt for an extension to the existing employment land, with a net developable area of circa <u>14.54ha (67.6% of the gross site area).</u> 8.6 ha (40% of site).	Factual correction
186	Policy SE1	Amend wording in the first paragraph of Policy SE1: 'Land at Kingswood Lakeside, shown as SE1 on the Policies Map, is allocated for employment floorspace up to 500,000sqm <u>approximately 500,000 ft²</u>	Factual correction

186	Policy SE1	Delete wording in the third paragraph of Policy SE1: 'Vehicular access will be via Blakeney Way, with a minimum of two primary points including access to the development from Blakeney Way. A Transport Assessment and Travel Plan will be required to support the application.'	Factual correction
186	Policy SE1	Delete wording in the sixth paragraph of Policy SE1: A bus stop on Blakeney Way to serve new employees will be delivered, subject to feasibility and viability considerations with the network provider. Applicants must demonstrate this option has been fully explored as part of the Design and Access Statement.	Factual correction
186	Policy SE1	Amend wording in the tenth paragraph of Policy SE1: 'A new community park will be created, <u>Development proposals will enhance</u> enhancing existing habitats and ecological features on sites including the ponds and woodlands. Public access will be retained to existing open space and enabled to less ecologically sensitive areas of the site. Opportunities to link with wider green infrastructure corridors and to expand connectivity with ecological corridors will be identified <u>identified</u> through the proposal'.	Factual correction

Appendix 1: CCDC Summary of SCC representation B0086A and response to issues raised.

Respondent						
Staffordshire County Council - E Henderson						
1	2	3	4	5	6	7
Part A Ref	Part B Ref	Relevant Document	Part of the Document Referenced	Legally Compliant	Sound	Compliant with Duty to Cooperate
A0086	B0086A	Local Plan	SO4.2/SE1	Yes	No	Yes
8						
Summary of Main Issue(s) Raised Within the Representation						
<p>Staffordshire County Council (SCC) as landowner promote an extension to Kingswood Lakeside Business Park as an accessible, deliverable site which will create jobs and build upon the success of previous phases of development. Support is expressed for the allocation (SE1) and identification in policy SO4.2, however they have detailed comments on aspects of the policy.</p> <ul style="list-style-type: none"> • The indicative floorspace is incorrect. It should be 500,000 ft² not m² • The net developable area is incorrect. It should be 14.5ha, not 8.6ha - this has previously been advised and is based on the site boundary and concept plans. • The reference to a new community park is incorrect. There is no capacity for this however the aim is to improve the SBI and publicly accessible area • There are no Public Rights of Way crossing the site • Disagrees with the text relating to Historical Contamination (Historic Landfill) on the northern part of the site and it is unlikely remediation will be required • The reference to release of Green Belt is incorrect in terms of the net developable area. • Clarifies the access point to the development. • There are already bus stops serving the site and further provision could not provide additional functionality. • Provides comments on intention for a hydrological management scheme as well as a drainage strategy and geotechnical assessment to inform sympathetic drainage measures. • Potential active travel routes will be informed by a transportation assessment. 						
9						
Summary of Main Proposed Modification(s)						
10						
Cannock Chase Council Response						
<p>Any factual inaccuracies regarding the site were unintentional and can be corrected through modifications to the plan. Some of the information will have been derived from GIS mapping data held by the Council so the policy addresses constraints which may require consideration at or prior to the planning application stage.</p> <p>The reference to community park was a reflection of the part of the site which is publicly accessible open space which should be enhanced through the development as compensatory mitigation for the loss of Green Belt land. The label 'community park' did not infer any additional enhancements beyond those agreed through joint working and can be removed if considered necessary by the Inspector to make the Local Plan sound.</p>						
11						
Proposed Minor Modification(s)						