

CANNOCK WOOD PARISH NEIGHBOURHOOD PLAN

2022 - 2039



Cannock Wood and Castle Ring photographed on 9 October 2008 ©Historic England Archive (20829/52)

CONSULTATION STATEMENT

September 2022

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1. Introduction

This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 relating to the Cannock Wood Parish Neighbourhood Plan. Section 15(2) of Part 5 of the Regulations sets out what a Consultation Statement should contain:

- (a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- (b) explains how they were consulted;
- (c) summarises the main issues and concerns raised by the persons consulted;
- (d) describes how these issues and concerns have been considered and, where relevant, amendments made to the proposed neighbourhood development plan.

2. Aims of the Cannock Wood Neighbourhood Plan consultation process

The Parish Council's Terms of Reference¹ tasked the Working Group with producing a consultation and engagement strategy, showing how the public would be involved throughout the process, and consulted as widely and thoroughly as possible during the process to ensure that the draft and final Neighbourhood Plan would be representative of the views of residents.

The strategy developed was principally based on distribution to every household in the parish of printed documents at various stages in the process. The same documents have been made available as pdfs on the Neighbourhood Plan pages of the Parish Council's website www.cannockwood.org. It was agreed that paper distribution was required to all households to ensure that there is no digital divide within the community. A full list of the paper documents circulated is provided in Appendix 1 and all have made clear that feedback and comment is welcome throughout and all opinions expressed would be considered in the round to inform the contents of the developing Neighbourhood Plan. The aim has been that the consultation be a two-way conversation including detailed and summary feedback of the survey results and ensuring engagement at critical points in the process.

3. Background to consultation on the Neighbourhood Plan

Cannock Wood Parish Council (PC) began exploring in late 2017 the advantages, disadvantages and the process of preparing a Neighbourhood Plan. In June 2018 the PC distributed a paper questionnaire to all households asking a range of simple questions based on guidance produced by central government. As the results of the questionnaire indicated that a clear majority of the residents had concerns over the village's potential development, both at the time and in the future. The Parish Council established that a Neighbourhood Plan with appropriate planning policies and guidance would be a good way to address some of these issues and formally decided on 20th September 2018 to develop a Neighbourhood Plan (the Plan) for the Parish.

Cannock Wood residents were interested in issues that could affect large parts of the Parish and so the Parish Council decided to apply to Cannock Chase District Council for the whole Civil Parish to be designated as the Neighbourhood Plan Area in May 2019. The District Council was therefore required to designate the Neighbourhood Area as requested and no public consultation on the application was required (in accordance with the Neighbourhood Planning Regulations (2012, as amended) Regulation 5A). On 6th June 2019, Cannock Chase District Council (via delegated authority) resolved to designate the Cannock Wood Parish as the Cannock Wood Neighbourhood Area.

Starting in 2019 the Parish Council requested residents to get involved with the process, both by printed paper flyers delivered to every household and online using the 'Nextdoor' forum. The pandemic caused a hiatus but, following a public meeting at the Village Hall in September 2021, the Cannock Wood Parish Council Working Group was established in October 2021 and detailed work began.

The Working Group benefitted from the unstinting assistance of Edward Taylor of PlanSpace to provide the technical guidance required to enable development of a Neighbourhood Plan based on the views of residents. In addition to the large-scale consultations outlined in section 4 below, information and further specialist professional advice was sought both in meetings and correspondence from many sources, but principally the following:

- **Cannock Chase District Council (CCDC)**
Preparation of the Plan was happening at the same time as Cannock Chase District Council's Local Plan was being reviewed and it was important to maintain a good dialogue with CCDC throughout the process. CCDC'S Planning Policy team helped in a variety of ways in accordance with the Duty to Support required by the Localism Act, and CCDC's Principal Landscape and Countryside officer provided valuable assistance.
- **Cannock Chase AONB**
As the whole of Cannock Wood lies within the Cannock Chase Area of Outstanding Natural Beauty the generous support of the AONB planning policy officer was key in the development of the Neighbourhood Plan.
- **Staffordshire Wildlife Trust**
The planning officer at Staffordshire Wildlife Trust has devoted much time and expertise to Cannock Wood in carrying out specialist surveys and providing insightful information.
- **Staffordshire County Council**
Strong support was also provided by various teams at Staffordshire County Council including Historic Environment, Rural Development and Public Rights of Way.
- **Historic England and Natural England**

4. Outline of the different stages of consultation

The Working Group has undertaken the following consultations to assist with the preparation of the Neighbourhood Plan:

Table 1: a short summary of each stage of consultation

When	Activity	Who was consulted
November 2021	Detailed survey and explanation of process and draft vision	Paper booklet delivered to every home and online.
December 2021 to February 2022	Full survey results published online and results relevant to local organisations provided to them in bespoke documents (paper and pdf by email supported by discussion in person where appropriate)	Online. Bespoke documents for four local pubs, the shop, the Village Hall and Playing Field committees, and the Vicar. Regarding Castle Ring ancient monument to Cannock Chase District Council's Principal Landscape & Countryside Officer.
February 2022	Survey feedback and draft objectives	Paper booklet delivered to every home and pdf online.
February 2022	Village Drop-in Event at the Village Hall	Publicised by invitations within survey feedback booklet, in a free newsletter (first edition was in Dec 2021) delivered through the village, and online through Nextdoor.
March 2022	Informal draft policy consultation	Paper booklet delivered to every home and pdf online and emailed to Cannock Chase District Council, Staffordshire County Council, Cannock Chase Area of Outstanding Natural Beauty AONB, Staffordshire Wildlife Trust SWT and Historic England
May to July 2022	Formal pre-submission consultation (Reg 14), both summary and full versions available.	Residents, statutory consultees and others (see section 4 below for full list).

Every public engagement document distributed to all homes in the parish has included an outline of progress with the development of the Neighbourhood Plan and what to look out for next. This has also been summarised in a timeline infographic shown on the Neighbourhood Plan section of the Parish Council website, along with more detail on the steps required and organised public engagement [Neighbourhood Plan milestones](#).

Please see Appendix 4 of the Neighbourhood Plan for more detail and photos of relating to community engagement.

5. List of all those consulted

Every household in Cannock Wood was consulted comprising those listed on the local authority list for council tax purposes and one household where the property was previously registered for business rates. Responses received from residents, comments and actions arising can be found in Appendix 2 for the informal draft policy consultation and Appendix 3 for the pre-submission (Reg 14) consultations.

The statutory consultees are listed in tables 2, 3 and 4 below, according to the nature of their relationship to Cannock Wood.

Table 2: Community groups and statutory organisations consulted during informal draft policy and pre-submission (Reg 14) consultation

Consultation Body	Informal draft policy consultee	Reference to section in Appendix 2 for comments made	Reg 14 consultee	Reference to section in Appendix 3 for comments made
Cannock Chase District Council CCDC	Yes	A2.2.1	Yes	A3.2.1
Staffordshire County Council SCC	Yes	A2.2.2 and A2.2.3	Yes	A3.2.2
Lichfield District Council	No	n/a	Yes	No reply
Longdon Parish Council	No	n/a	Yes	No reply
Burntwood Town Council	No	n/a	Yes	No reply
Environment Agency	No	n/a	Yes	Acknowledgement but no other reply
Natural England	No	n/a	Yes	Acknowledgement explaining 'If you do not receive a response from Natural England (or communication on a revised response date), we have no specific comments to make'. No further response to Reg 14 consultation.
Historic England	Yes	No reply	Yes	A3.2.3
Cannock Chase AONB	Yes	A2.2.4	Yes	A3.2.5
Staffordshire Wildlife Trust	Yes	A2.2.5	Yes	A3.2.4
South Staffs Water	No	n/a	Yes	Automated acknowledgement but no other reply
Western Power and WPD Telecoms	No	n/a	Yes	No reply
Severn Trent	No	n/a	Yes	No reply
Cadent Gas	No	n/a	Yes	No reply
Forestry Commission	No	n/a	Yes	No reply
The Woodland Trust	No	n/a	Yes	No reply

Consultation Body	Informal draft policy consultee	Reference to section in Appendix 2 for comments made	Reg 14 consultee	Reference to section in Appendix 3 for comments made
Rev Lynn McKeon (vicar)	Yes	No reply	Yes	No reply
Cannock Wood Methodist Church	No	n/a	Yes	No reply
The Cannock Wood and Gentleshaw Village Hall	No	n/a	Yes	No reply
Beaudesert Sports Field & Recreation Ground Trust	No	n/a	Yes	No reply

Table 3: Businesses consulted during informal draft policy and pre-submission (Reg 14) consultation

Business	Informal draft policy consultee	Comments received (and reference to Appendix 2)	Reg 14 consultee	Comments received (and reference to Appendix 3)
Park Gate Inn	Yes	No reply	Yes	No reply
The Rag	Yes	No reply	Yes	No reply
UK Architectural Antiques Ltd	No	n/a	Yes	No reply relating to NP policies. Request for summary document (omitted from email in error).
Beaudesert Trustees	No	n/a	Yes	A3.2.5
Court Bank Farm livery	Yes	No reply	Yes	No reply

Table 4: Non-resident landowners consulted during informal draft policy and pre-submission (Reg 14) consultation

Landowner	Informal draft policy consultee	Comments received (and reference to Appendix 2)	Reg 14 consultee	Comments received (and reference to Appendix 3)
Mr A Newton	No	n/a	Yes	No reply
Mr C Davis	No	n/a	Yes	No reply
Mr K Salter (until January 2022 a Parish Councillor who sat on the Working Group)	No	n/a	Yes	A3.2.5
Mr E Holford	No	n/a	Yes	No reply
Mr A Billingham	No	n/a	Yes	No reply
Mr G Small	No	n/a	Yes	No reply
Name unknown c/o planning agent Ms G Astbury	No	n/a	Yes	No reply

A Strategic Environmental Assessment & Habitats Regulations Assessment Screening Report² was prepared and distributed to the statutory environmental bodies for consultation. The responses received agreed with the report's conclusion that it is unlikely that any significant environmental effects will occur from the implementation of the Neighbourhood Plan that were not considered and dealt with by the Habitats Regulation Assessment carried out on the Cannock Chase Local Plan (Part 1) and as such the draft Cannock Wood NP does not require a further HRA work to be undertaken.

6. Issues and concerns raised during the consultations

The Neighbourhood Plan Survey promised every household feedback of the survey results, the draft objectives arising from that, and draft policies intended to work towards Cannock Wood's shared vision. It is clear from the survey responses that, for the majority of residents, we should keep any future development within the settlement boundary, maintain the rural character of the village and preserve the wonderful views which are so vital to the AONB setting of Cannock Wood. Other strong themes which emerged were the importance of biodiversity, landscape and natural heritage. Following on from the Survey Feedback and Draft Objectives booklet delivered throughout the village in early February 2022 and the Village Drop-in Meeting on 19th February 2022, there was some limited rewording of the draft objectives reflect comments made and to aid clarity. The fundamental aim of each objective remained the same.

Based on the survey results and consultation on the objectives, draft policies were developed to help achieve those objectives and build on what is already in place from National and Local Planning policy. The issues and concerns raised in both the informal draft policy and the pre-submissions (Reg 14) consultations were reviewed and the detailed lists of comments made in Appendices 2 and 3 set alongside responses including why changes have or have not been made to the Neighbourhood Plan and the changes made. All comments received from organisations and individuals were considered by Cannock Wood Parish Council's Working Group and used to develop and improve the Neighbourhood Plan as now presented. Comments have given rise to changes to the Draft Neighbourhood Plan in relation to a range of issues but none have required major amendments to draft policies. The nature of the changes can be summarised as amendments the wording of some components of policies and supporting paragraphs to provide detail, clarification or flexibility.

7. Conclusion

The publicity, engagement and consultation undertaken to support the preparation of the Cannock Wood Parish Neighbourhood Plan has been open and transparent, with several village-wide opportunities provided to contribute to the process, make comment, and to raise issues, priorities and concerns. All statutory requirements have been met and a significant level of additional consultation, engagement, and research has been completed. This Consultation Statement has been produced to document the consultation and engagement process undertaken in compliance with Part 5, Section 15(2) of the Neighbourhood Planning Regulations 2012.

Appendix 1: Engagement documents

A full list of the paper documents circulated is provided in Error! Reference source not found. below and all have made clear that feedback and comment is welcome throughout and all opinions expressed would be considered in the round to inform the contents of the developing Neighbourhood Plan.

Table 5: Engagement documents circulated

Detailed survey and explanation of process and draft vision	20 A4 pages	Printed and delivered to every house in the village and pdf online. Returns could be made to a central collection box or to the Village Hall. NP survey (cannockwood.org)	November 2021
Full survey results including every comment made	80 A4 pages	Pdf online. Pdf available for consultation at drop-in event provided to the Parish Council. Full survey results (cannockwood.org)	December 2021
Survey results relevant to local organisations provided to them in bespoke documents	Various	Pdf and paper and discussion in person: four local pubs, the shop, the Village Hall and Playing Field committees, and the Vicar. Regarding Castle Ring ancient monument to Cannock Chase District Council's Principal Landscape & Countryside Officer. Some of results were also incorporated into a Housing Needs Assessment prepared by AECOM.	December 2021 – February 2022
Survey feedback and draft objectives	16 A4 pages	Printed and delivered to every house in the village and pdf online Survey feedback and draft objectives (cannockwood.org)	February 2022
Draft policy consultation	16 A4 pages	Printed and delivered to every house in the village and pdf online. Draft policy consultation (cannockwood.org)	March 2022
Informal policy consultation: draft policies with purpose and justification	32 A4 pages	Distributed as pdf for comment to Cannock Chase District Council CCDC, Staffordshire County Council SCC, Cannock Chase Area of Outstanding Natural Beauty AONB, Staffordshire Wildlife Trust SWT and Historic England, as all have been contributed to the development of the Neighbourhood Plan.	March 2022
Formal pre-submission consultation	20 A4 pages	Printed and delivered to every house in the village and pdf online. Also to statutory consultees. Pre-submission consultation summary NP May 2022	May 2022
Full Plan, Character Assessment ³ and Design Code ⁴ .	183 A4 pages	PDF online. Reference copies were made at the local library and also by arrangement with the Parish Clerk. Pre-submission consultation full NP May 2022	May 2022

Appendix 2: Informal policy consultation

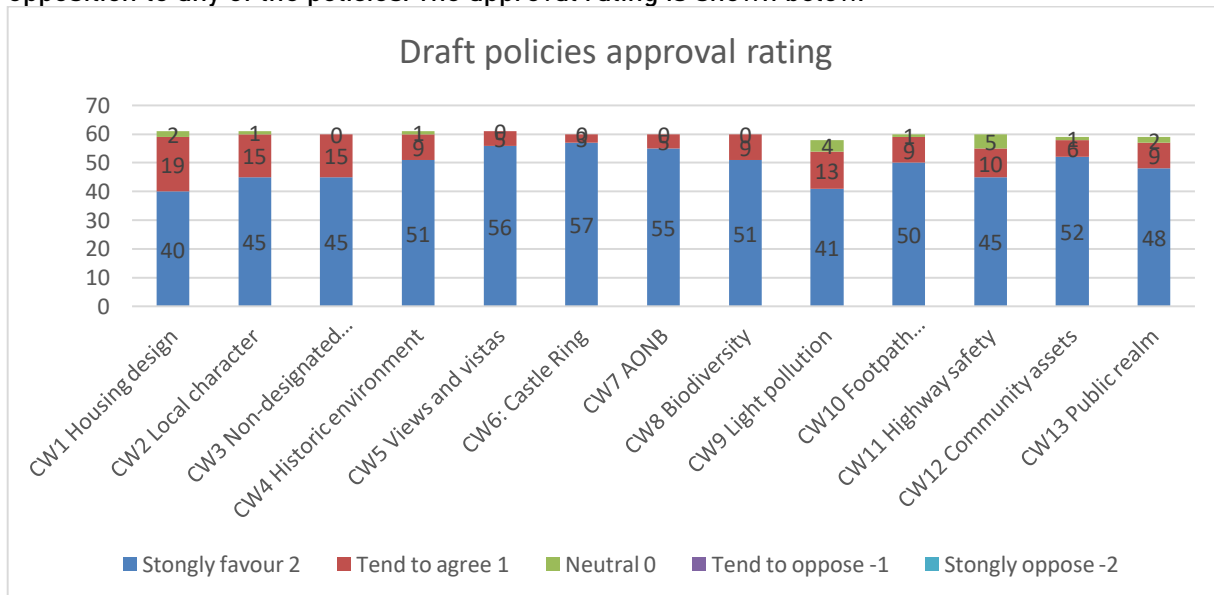
How the issues and concerns raised in the informal policy consultation have been considered and, where relevant, addressed in the proposed Neighbourhood Plan

A2.1 Feedback from residents on the informal draft policy consultation

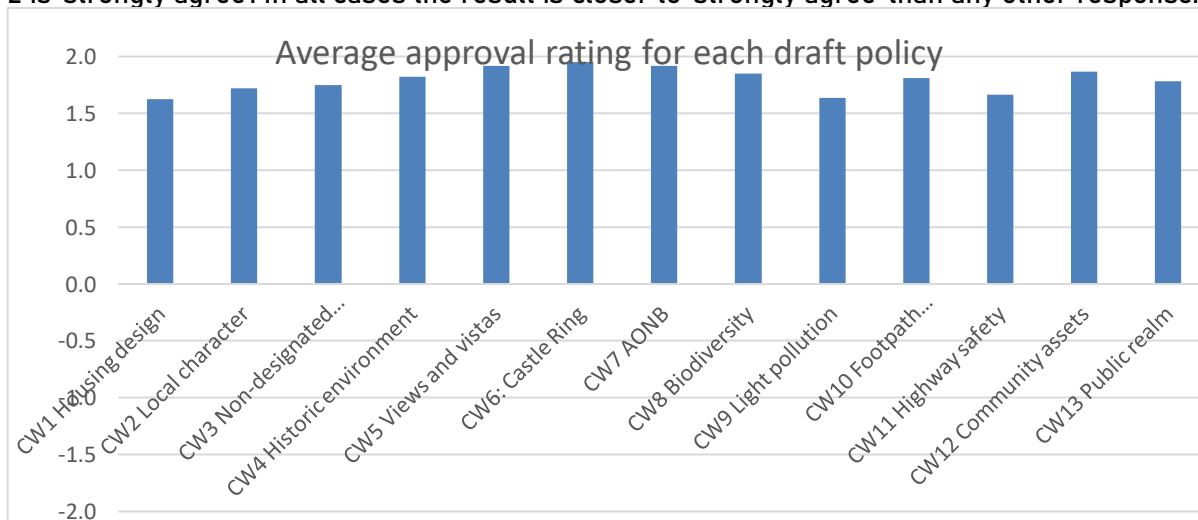
There were 61 sets of responses made by residents to the draft policies. Response was invited both by ticking a box to indicated opinion on the policy as worded and by providing space for freeform comments. In order to evaluate the overall response, analysis was carried out based on giving a score according to the tick box part of the feedback.

Stongly favour	2
Tend to agree	1
Neutral	0
Tend to oppose	-1
Stongly oppose	-2

Some of the responses received did not give opinions for all policies. There were no responses in opposition to any of the policies. The approval rating is shown below.



The average approval rating for each policy is shown below. A score of 1 is 'tend to agree' and a score of 2 is 'strongly agree'. In all cases the result is closer to 'strongly agree' than any other response.



The freeform written comments made are set out below, along with the action taken based on this feedback. Some of the comments relate to matters which cannot be addressed by NP policies and attention will be drawn to these issues in the next NP consultation document.

Policy	Comment	Action
CW1	Houses were built on Parkgate Road that are 3 storey and block our views. Plans were originally for 2.	Noted with sympathy. To the extent possible, the NP seeks to address this for the future.
CW1	Under 2, bullet point 7 change 'consider' to ' ensure ' for energy conservation features etc. And under 3, bullet point 3, provide safe access and adequate parking.	Moved this up to 1, so now it must be considered. Building Regulations refer to energy conservation and new rules come into force in June 2022. Changed as suggested.
CW1	Not sure that bin storage is a major priority	This has been deleted.
CW1	Not clear on relevance of "Bins" comment	This has been deleted.
CW1	Point 4, where there is demolition of existing building comment that replacement 'equal to or superior'.	Changed as suggested.
CW1	Housing should be limited to the needs of the area and not how many houses can be fitted on a site.	The Character Assessment and Design Code address this as far as possible.
CW1	Only necessary development to take place and only in designated areas. Design should be confined to double and chalet type to fit in with existing buildings and should where possible have rendered façade. But why 'well defined streets' since it will mostly be double developments facing existing roads.	The Character Assessment and Design Code address this as far as possible. 'Well defined streets' has been deleted.
CW1	I realise this section is about housing development, but wonder how public/private interface would work in practice? At present many villager IGNORE and therefore overstep the boundary. Many have been challenged on Beaudesert land. I have had to "police" as children there therefore Child Protection Issues. Yet local continually argue it is their right!!!	Not something that NP policies can address.
CW1	Keeping ditches clear	Not something that NP policies can address.
CW1	No to communal charging points. Charging points to be kept within new property boundary.	Not something that NP policies can address.
CW1	'Terracing' effect - this should be particularly observed (i.e. avoided) if the houses are > 2 storeys (i.e. already very imposing in size)	The Design Code addresses this as far as is possible.
CW2	No more dark brown houses like those recently built in Park Gate Road and Hayfield Hill. They are completely out of character.	The Design Code addresses this as far as is possible.

Policy	Comment	Action
CW2	For a 'neighbourhood' document, wording needs to be in plain English, not architectural/planning jargon so it's clear what we are agreeing to. E.g. what is 'movement and legibility' in this context.	<p>NP Working Group members wholeheartedly empathise with the point being made!</p> <p>However, NP planning policies need to be capable of being tested in law and sometimes everyday interpretations may leave room for doubt. The terminology used follows custom and practice in the planning and design sectors. Although a glossary will be provided, efforts are continuing to try to find alternative forms of words.</p> <p>There will be a less formal draft available for the Reg 14 pre-submission consultation. The full formal wording will also be available online and a few printed copies will be available for reference.</p>
CW3	Courtbanks Covert (bloomery ruins); pre-war houses on Chestall Road.	<p>Courtbanks Covert is a Scheduled Monument so not eligible to be a Non-Designated Heritage Asset (NDHA). The Scheduled Monument status provides a higher level of protection of the site.</p> <p>Whilst as a group of properties the houses the 1927 houses on Chestall Road do add character to that part of Cannock Wood, there have been many alterations to them over the years, so there is a loss of uniformity. Owners of properties must agree to NDHA status and not all agree with such a designation.</p>
CW3	Nun's Well and surrounding area is steeped in history	Noted.
CW3	All such heritage assets should be preserved.	Noted. The NP policies aim to do that to the maximum extent possible.
CW3	It will be essential to provide detailed evidence with the submission so that these sites will be included on the proposed list. Evidence of historic, architectural and public interest of these sites.	<p>Noted. Property owners will be invited to provide evidence where appropriate.</p> <p>It will be for Cannock Chase District Council to make decisions on what is included on a Local List they hope to establish in future.</p>
CW3	How will additions to this list be publicised and decided upon?	<p>In the NP documentation.</p> <p>Owners of properties will be invited to opt in.</p>
CW3	Very few people know where the Nun's Well is situated.	<p>Noted.</p> <p>It is close to the public footpath across Court Bank Farm. One of the aspirations is to improve and publicise walking routes.</p>
CW3	Would support inclusion of private houses that contribute to local character where it can be agreed with owner. The Park Gate Inn??	Owners of properties will be invited to opt in, including The Park Gate Inn.
CW3	Consideration should be given to include the following: Neolithic sites at Bose's Well and Court Bank Covert. Henry II's boundary around Radmore Abbey. 16th century bloomeries at Nunswell and Castle Ring Lodge.	<p>Further information on the significance of Bose's Well would be required as it is not generally known.</p> <p>Court Bank Covert is a Scheduled Monument (moated site and bloomery); the listing includes reference to a possible site of a 12th century hermit priory.</p> <p>Castle Ring Lodge is included in the listing of Castle Ring as a Scheduled Monuments are not eligible to be a Non-Designated Heritage Asset (NDHA). The Scheduled Monument status provides a higher level of protection of the site.</p>

Policy	Comment	Action
CW4	Strongly in favour of point 1 of policy but 2, especially 2 b i, is too weak. Enough harm has already been done to our historic environment and any further degradation should be strongly resisted.	Wording has been changed based on Historic England advice note 11.
CW6	(Castle Ring) pathways need considerable maintenance and improvement. Not just attention to litter and clearing shrubbery.	Not something that NP policies can address.
CW6	Further research history and usage, whilst retaining fragile habitats. Maybe produce 'virtual' information boards to access using 'Q' codes.	Not something that NP policies can address.
CW6	Part 3. Castle Ring like many open areas should have its fair share of trees not to be a haven for bracken.	Not something that NP policies can address.
CW7	We are privileged to live in such a beautiful place and it should be preserved unspoilt at any cost.	Noted. The NP policies aim to do that to the maximum extent possible.
CW7	The greatest adverse effect of development is loss of public access. One business which would benefit the village with little impact on the AONB would be a community run shop.	Noted. The NP policies aim to do that to the maximum extent possible.
CW7	Telephone/power cable poles are unsightly and should be placed underground in keeping with current developments.	Not something that NP policies can address. The comment has been passed on to AONB who have previously been involved with some limited 'undergrounding' of power lines elsewhere in Cannock Chase.
CW8	Work closely with CCDC and Staffs CC to ensure trees are closely monitored and only felled for safety reasons.	Not something that NP policies can address.
CW8	Trees have been needlessly felled on Cumberledge Hill when more trees are needed, not fewer.	Noted.
CW8	Protect the local environment and preserve local wildlife habitat. Must be paramount.	The NP policies aim to do that to the maximum extent possible.
CW8	Absolutely IMPORTANT	Noted
CW8	Careful forest management and environmental protection MAY require removal of some trees!!	This is referred to at policy line at point 1 e).
CW9	It's going to be very difficult to persuade certain households to reduce the outside light that they leave on all night!	Noted
CW9	Could existing 'intense' lighting situated on private land be managed sensitively taking account of impact on residents overlooking the area?	An additional sentence has been added to the policy which strengthens it as regards new development. Existing lighting is not something that NP policies can address.
CW9	It is good to see that these proposals are already being implemented with upgraded lighting in several areas of the village.	Noted
CW9	The council are already fitting LED street lights.	Noted
CW9	Not quite sure what this really means, Clearly light pollution in the rural environment must be strongly resisted, but in the built up core of the village, doesn't public safety come first?	Government guidance on Light Pollution is available from this link: Light pollution - GOV.UK (www.gov.uk)

Policy	Comment	Action
CW9	Why is there an old sodium light left in Bradwell Lane?	Not something that NP policies can address. It has been reported to Staffs CC.
CW9	In addition to night sky, should protect visual amenity at street level.	Wording has been changed to include public visual amenity specifically in relation to light pollution.
CW9	The Village Hall needs to follow this guidance.	Noted. Existing lighting is not something that NP policies can address.
CW9	The street lights which used to cast an orange glow are now white lights which are very bright. Why has this happened - my front garden is now completely lit up which may be safe but hardly pleasant.	This is not something that NP policies can address.
CW10	Please include the tarmac footpaths around the village and urge the District Council to relay all the footpaths and include the dropped kerbs which are lacking in a lot of places. This work is years behind schedule.	This policy relates to public footpaths rather than roadside pavements. Lack of maintenance of roadside pavements is not something that NP policies can address. Concerns need to be reported to Staffs CC and the more people do so the better. If any personal injury has resulted from the state of the pavements, this should be mentioned because trip hazards receive more prioritisation. The results of the NP survey have been provided to Staffs CC, but that only counts as one report of work being needed.
CW10	Footpaths most in need: Bradwell Lane, Sycamore Hill leading to the post box	
CW10	Several footpaths in the village are in need of maintenance. These should be addressed before new footpaths are considered.	
CW11	Is 'The Rag; classed as Cannock Wood even with a Cannock, Staffs address, Also why is the Redmore Inn not included with a Hayfield Hill Postal address?	The civil parish boundary includes The Rag and excludes The Redmore Inn.
CW11	Strongly in favour assuming 'development' does not mean 'housing estate'	Noted.
CW11	Traffic calming should be introduced in Cannock Wood Village, in particular Park Gate Road as there has been an increase in speeding vehicles since opening of the Park Gate Inn. We love and support Park Gate Inn and well appreciate the flow of traffic along Park Gate Road in particular has dramatically increased. Visitors to Park Gate Inn (not locals) drive at dangerously high speeds. The installation of traffic calming to slow down visiting traffic has become a necessity for the safety of locals, dog walkers, horse riders and cyclists.	Not something that NP policies can address.
CW11	Particularly around 1) primary school parking; 2) speeding on Hayfield Hill	Not something that NP policies can address.
CW11	And provision for horses and riders, which have priority over traffic.	The wording has now been altered to include horse riders amongst those who would benefit from improvements to Highway Safety.
CW11	There is quite a lot of vehicle parking on pavements which makes it awkward for people with mobility scooters, wheelchairs and pushchairs to use footpaths safely.	Policy CW1 refers to the provision of adequate parking where new housing is proposed. Other than that, this is not something that NP policies can address.
CW11	On point 2, there are already too many locations where remedial action is needed now.	Remedial action is not something that NP policies can address.

Policy	Comment	Action
CW11	No mention of safety for horse riders. Area has several stables and horse riding is a major leisure activity in this area.	Policy wording has been changed to make reference to horse riders. It should be noted that policy CW10 refers to bridleways and off-road and on-site riding are options for this leisure activity.
CW11	The footpath along Cumberledge Hill past Nunswell and Chapel Lane is in a terrible state. CCDC councillor informed but nothing done (Andrea Muckley).	Lack of maintenance of roadside pavements is not something that NP policies can address. Concerns need to be reported to Staffs CC and the more people do so the better. If any personal injury has resulted from the state of the pavements, this should be mentioned because trip hazards receive more prioritisation. The results of the NP survey have been provided to Staffs CC, but that only counts as one report of work being needed. Cllr Muckley is on CCDC not Staffs CC, so can only relay comments to Staffs CC. Suggest respondent consider contacting Cllr Phil Hewitt who is on Staffs CC.
CW11	This policy does not reflect the survey results.	The survey provided an opportunity to voice opinions and pool ideas and suggestions on many topics. The planning policies within the NP can only relate to land use and development. Other issues will have to be dealt with differently and there will be further comment on this in the next consultation document. Policies in the NP are not solely derived from the survey. The survey provided a starting point from which objectives and policies have been developed, informed by the continuing consultations and input from residents since the survey.
CW11	No mention of measures to reduce speeding on all roads in and out of the village.	Not something that NP policies can address.
CW12	All are well-loved and valued amenities to our village which we treasure and support	Noted
CW12	The Windmill is also an asset.	It is an asset but the site is in Gentleshaw, not in the civil parish of Cannock Wood.
CW12	Plus maybe form closer links with Beaudesert. CW12b: Research/set up builders/companies to promote and do work to make existing homes more environmental. E.g. insulation - cladding, plasterboard interior walls and ceilings. Solar panels. Water butts. x3 glazing (without using big firms), new thicker curtain linings. Also set up independent help for elderly/SEN to make informed decisions and ways to access grants etc.	Not something that NP policies can address.
CW12	We lost our most important community asset for many residents when the village shop closed - on March 19th 2022 - owing to long term lack of support from those who professed to value it.	Noted
CW12	Park Gate Inn needs to be tidied up e.g. get rid of old caravan and rubbish.	Noted

Policy	Comment	Action
CW12	How is 'detrimental to the character of the parish' defined? Disproportionate negative effect on residents in also an important consideration.	By reference to the Character Assessment which is still being edited but will be available before the Reg 14 pre-submission consultation. In this case detrimental would mean causing unacceptable harm or damage to the character of the parish. The judgement as to what classifies as unacceptable would need to be decided on a case by case basis.
CW12	Nunswell Park car park has been closed for about 20 years. Therefore it is not 'open to the public'.	The park itself remains open, although there is no parking provision due to previous anti-social uses of the car park.
CW13	More street lights needed on Holly Hill Road!!	Not something that NP policies can address.
CW13	Set up information points (see comments under CW6 and CW10)	Not something that NP policies can address.
CW13	How would improvements <u>not</u> be in keeping?	That is perhaps a matter for debate. However, the wording has been changed to make it clearer.
CW13	Haven't seen the Character Assessment	This is a fair point. The Character Assessment is still being edited and will be available before the Reg 14 pre-submission consultation.
General	Thank you to all of you for your hard work. It is for everyone who lives and benefits in this Village from the beauty of the natural surroundings and for those who visit to use and benefit from this beauty. (Name given).	Thank you too for your kind words.
General	Thank you for all you do to preserve our village :)	Thank you too for your kind words.
General	Thank you!	Thank you too!
General	I found this Draft very heavy going and couldn't understand some of the terms and phrases. After half way through I tended to skip to the next issue. Maybe a simplified Draft would be more beneficial in future.	NP Working Group members wholeheartedly empathise with the point being made! However, NP planning policies need to be capable of being tested in law and sometimes everyday interpretations may leave room for doubt. The terminology used follows custom and practice in the planning and design sectors. Although a glossary will be provided, efforts are continuing to try to find alternative forms of words. There will be a less formal draft available for the Reg 14 pre-submission consultation. The full formal wording will also be available online and a few printed copies will be available for reference.
General	This is an excellent document - congratulations to all involved.	Thank you for your kind words.

Policy	Comment	Action
General	Scanned and copied in below.	<ol style="list-style-type: none"> 1. Noted. 2. CCDC do have a management plan for Castle Ring. This is available on request from CCDC. 3. The NP does not seek to change the settlement boundary. 4. Noted. A new policy CW14 Village Boundary has been added to emphasise the settlement boundary and green belt distinction. It is something on which there is almost total unanimity in Cannock Wood. <p>The NP must be in conformity with both National and Local Plans, but seeks to create additional policies to those in a way that is pertinent to Cannock Wood as permitted by the Localism Act 2011.</p>
General	Scanned and copied in below.	A new policy CW14 Village Boundary has been added to emphasise the settlement boundary and green belt distinction.
General	Scanned and copied in below.	A call for additional possible NDHA sites will be included in the next NP consultation.
General	Scanned and copied in below.	Thank you for your kind words. We can but try.
General	Scanned and copied in below.	Thank you for your kind words. The management of the trees on Pineside Avenue is not something that NP policies can address.

- ① THE OVERWHELMING SUPPORT FOR ACROSS AND VIEWS 80%-90% AND NEARLY 100% FOR NO DEVELOPMENT OUTSIDE THE SETTLEMENT BOUNDARIES WITH PEOPLE MORE CONCERNED WITH GREEN SPACES ETC 75%-95% THAN STYLE OR SIZE OF HOUSES 55% IT WOULD APPEAR THAT THERE IS LITTLE INTEREST IN DEVELOPMENT AT THE EXPENSE OF THE GREEN BELT & AONB
- ② THE CASTLE RING SEEMS TO BE THE MAIN FOCUS OF MANY PEOPLE 86%-95% SO CCDC SHOULD BE PRESSED TO PUBLISH A MAINTENANCE PLAN AND BUDGET.
- ③ CANNOCK WOOD VILLAGE DID NOT EXIST IN ITS PRESENT FORM UNTIL 1960'S THE SETTLEMENT BOUNDARY AT THIS TIME SHOULD BE RECOGNISED AS THE LIMITS OF THE BUILDING LINE DEFINED BY THE GREEN BELT. OTHER BOUNDARIES DEFINED THE AREA KNOWN AS CANNOCK WOOD IN THE 1870 INCORPORATION OF THE ECCLESIASTICAL PARISH OF HEDNESFORD THE 1873 MAP OF HEDNESFORD PARISH SHOWS NO EVIDENCE OF A VILLAGE IN THE AREA KNOWN AS CANNOCK WOOD AND THE DESCRIPTION SAYS SCATTERED FARMS WITH ISOLATED FARM WORKERS DWELLINGS AND REFERS TO THEM AS HAMLETS.
- ④ THE PLAN SHOULD STATE PLAINLY AND WITHOUT AMBIGUITY THE PLACES WHERE DEVELOPMENT SHOULD ONLY BE ALLOWED TO AVOID CONFUSION LATER ON DOWN THE LINE AND WORDS LIKE RESIST BE REPLACED WITH WORDING THAT DOES NOT SUGGEST NEGOTIATION IE. FOR THE PURPOSES OF THE NEEDS OF THE VILLAGE ONLY DEVELOPMENTS WITHIN THE VILLAGE SETTLEMENT BOUNDARY WILL BE ALLOWED. MOVEMENT OF THIS BOUNDARY TO ACCOMMODATE MORE DEVELOPMENT FOR THE PRECISE NEEDS OF THE VILLAGE WILL BE MINIMAL AND ONLY REPRESENT THE ~~MIN~~ SIZE OF DEVELOPMENT NECESSARY. THIS EXTENSION WILL ONLY BE ALLOWED IN LINE WITH THE AONB RULES ON THREAT TO AONB AND WILL ONLY TAKE PLACE ON HOLLY HILL AND THE BOUNDARY OF BUDDS ROAD NO EXTENSION WILL BE ALLOWED ON ANY OTHER SIDE OF THE VILLAGE TO CONFORM WITH THE STATED WILL OF THE RESIDENTS REGARDING ACCESS TO AND VIEWS OVER REDMOOR VIEWS 4, 5, 6, 7 ON YOUR PLAN. ~~THEY WILL BE~~
 I FEEL THIS IS THE MINIMUM YOU WILL GET AWAY WITH AT REVIEW AND IN NO WAY IS MY ENDORSEMENT OF THE NEIGHBOURHOOD PLAN WHICH IS ONLY A WAY OF GETTING APPROVAL TO DEVELOPE AREAS THEY WOULD HAVE NO CHANCE OF GAINING AND WOULD COST A LOT OF MONEY, THERE ARE BETTER WAY'S SET OUT IN THE CHAMBERLAIN FORUM PAPER ON NEIGHBOURHOOD PLANNING. A REPORT FOR B'HAM DEVELOPMENT CO AUTHORED BY NEIL VYSE B'HAM TOWN PLANNING ADVISER WHO ALSO ADVISES THAT COMMUNIT SHOULD LOOK TO EXISTING PLANNING BEFORE EMBARKING ON NEIGHBOURHOOD PLANNING.

Whether it be the intention or not, there is no indication within this document of what areas or zones ~~may~~ within the parish boundaries may actually be suitable for development.

If this was intended then this whole exercise may prove to be futile.

We completely agree on the intentions and desires expressed within this consultation document but it does come across a little as an unrealistic wish list.

This is not to take away or detract from the huge amount of work which has been undertaken by the NP committee to date.

CW3 Non-Designated Heritage Sites
 CW4 Historic Environment
 INTENTIONALLY BLANK FOR YOUR FEEDBACK

I know nothing of the Chapel,

But Nun's Well see HERITAGE GATEWAY

Needs not only conserving, but also clearing enhancing..... also the walls & area around it as it was once REDMOOR ABBEY home to Cistercia Monks, sponsored by Queen Matilda. Map refs 1st Edition 6" OS 18 formally a hermit priory. 1st Edition 1:25000 OS 1884

*Beau Chairman tried to claim it as basis for Beau Hall to give weight to his heritage lottery bid. It failed as no was

HAYFIELD HILL ROAD probably an old Roman Road leading from the "Fosseway" (now Sankeys Corner) to Castle Ring.

Crew development in the Village has now obscured original rd, but evidence may still lie in gardens. Additional evidence @ Nave Castle is Roman, formally it was the 'C'nock' - high place in old English, @ Roman artefact have been found there.

COLLERY WORKINGS Not Coltery gave its name to Severn Rce. Though the site of the pit head is just outside CW, the rail track / bank was within the boundary & of historic interest. Perhaps the track can be signposted by a footpath? Mine contributed greatly to growth of C.W.

MEDIAVAL WELL & DITCHES still present within the grounds of Beaudesert.

WALLED GARDEN & BOTHIES (Edwardian) still present within grounds of Beaudesert

} And C.W. boundary deserves it protection

BEAUDESERTS PLACE IN WW1 & WW2

The Park was very useful in the protection & support of C.W.

HOLIDAY HOME & HUNTING GROUND OF WILLIAM RUFUS, son of William the Conqueror & later WILLIAM II - He introduced the idea of "The Chase" and also 15 Red Deer

Last bit didn't scan but said : + French name 'Beaudesert'.

INTENTIONALLY BLANK FOR YOUR FEEDBACK

We would like to thank sincerely the Parish Council, the Working Group and everyone involved with the Critical Objectives Survey, and this Draft Policies Consultation Document

These have included, (amongst many, many 'important' matters), proposed criteria for building 'developments' within the Village, the wider neighbourhood, and the rest of the A.O.B.

Town and Country Planning Departments at all levels: District, County and Central Government will all listen sympathetically, and may make some agreements to things.

However, they will always find ways and/or good reasons to circumvent, change or 'move the goalposts' on any of the serious Policy Proposals referred to in this Document, if and when they deem it necessary.

This will not be your fault; but the people of our Village should be made aware of this.

I have lived in Pineside Avenue since 1966. There is a very small Green on the Bend of the road. While it is mowed regularly, I think the edges have been cut back & tidied 3 times since 1966. It is now beginning to look scruffy. Also on this very small area there are 9, yes 9 trees. 7 of which are huge, old Silver Birch. I live at the side of the green, & when there is a south westerly wind, I am too frightened to sit in my conservatory, in case one blows over. It is not a case of "well you should not have bought that house!" This was a new development when we moved here. No trees on the green, & none on the original plans. I have been on to the Council, who are totally not interested. We need the 7 huge trees to be removed, & something more sensible, planted in their place.

P.S. Cannock Wood is a beautiful place to live & we are very lucky. Thank you for this project, which gives us all some future control.

A2.2 Feedback from organisations and statutory bodies on the informal draft policy consultation

The following organisations and statutory bodies replied to the informal draft policy consultation. The comments made are set out in the remainder of Appendix 2 as referenced below alongside notes of the response made and action taken where considered appropriate.

Consultee	Policies on which points were raised	Section of this Appendix in which the text may be found and notes of response and actions taken
CCDC (Planning policy)	CW1, CW3, CW7, CW8, CW9	A2.2.1
SCC (Public Rights of Way)	CW10	A2.2.2
SCC (Historic Environment)	CW1, CW3, CW4, CW6	A2.2.3
AONB	CW1, CW5, CW7, CW9	A2.2.4
Staffordshire Wildlife Trust	CW8	A2.2.5

A2.2.1 Cannock Chase District Council

CCDC COMMENT	RESPONSE/ACTION TAKEN
<p>Cannock Wood Neighbourhood Plan: Planning Policy Officers comments prior to public consultation - March 2022</p> <p>Thank you for the opportunity to comment on the draft documents for the Cannock Wood Neighbourhood Plan, prior to the formal consultation. Please note that these are Officers comments to raise any initial issues at the invitation of the Planning Consultant working on behalf of Cannock Wood Parish Council and do not reflect a formal response by Cannock Chase Council. The Council will have the opportunity to comment on the document in full as part of the formal public consultation later in 2022.</p> <p>The policies appear well thought out, and the information below is for critical thinking about how the policies will operate in practice and possible suggestions for changes. It does not mean that we support or disagree with the intended use of the policy.</p>	Noted
<p>Draft Policies</p> <p>POLICY CW1: HOUSING DESIGN - The Green Belt designation outside of the Settlement Boundary, in line with national policy, will generally regard development as not permitted, but there will be some exemptions in limited circumstances e.g. Affordable Housing or land based employment sectors requiring on-site supervision. This could impact on 1.e. in terms of reducing gaps between existing buildings - The word Aim could be used instead of Avoid.</p> <p>Delete 1.a - what is the test? Unjustified, duplicates 1.c.</p>	CCDC advice accepted and changes made as suggested.
<p>1.f. It should be made clear that it refers to development strips on the edge of, but outside of the Settlement Boundary. There is no limit on appropriately designed development within the Settlement Boundary that meets relevant policies on AONB landscape and views of the Green Belt.</p>	CCDC advice accepted and changes made as suggested.

CCDC COMMENT	RESPONSE/ACTION TAKEN
<p>1.g. Consider redrafting the wording and say consider the need for external lighting should be considered as part of the design and siting of development whilst sufficient lighting for safety is supported light pollution should be avoided as proposed by Policy CW9: Light Pollution and contact Cannock Chase AONB to see if there is local guidance on Lighting available.</p>	<p>CCDC advice accepted and changes made as suggested.</p>
<p>2.f. Views for existing residents can only be protected and enforced in line with existing design policy/guidance on right to light, good design and protection of Listed Buildings/Conservation Areas, etc. A generic policy on views from all residential properties is not likely to be practicable, except where evidence exists to show why a specific view is important in a local context. e.g. Local landmark or prominent building. It is noted that you have set out locally important views in Policy CW5, and this is more relevant in terms of wider landscape views rather than in the context of views from individual properties.</p>	<p>CCDC advice accepted and wording 'residents' views' removed.</p>
<p>3.a. Consideration will need to be given to how bungalows and starter homes can be given preference in practice and if this is a realistic proposal in terms of deliverability. Viability, site availability and developers/landowners able to deliver this type of housing in the local housing market may be barriers to provision in this location.</p>	<p>Removed wording about giving bungalows and starter homes preference as CCDC don't feel it is something they can enforce. The reference to the Housing Needs Assessment still gives some weight to bungalows and starter homes as evidence.</p>
<p>3.h. Planning developments will only be provided with drainage strategies where they are legally required by a development, not all developments will require them. Where they are a requirement of a development, they either are or could potentially be made available on the Development Control system alongside other planning application documents. The Council will not be providing paper copies of additional planning documents, except where required to do so under existing circumstances, due to the increased resource cost of doing so.</p>	<p>Changed this to read "Where it is a legal requirement for development to be provided with a drainage strategy" ...</p>
<p>POLICY CW3: NON-DESIGNATED HERITAGE ASSETS: As noted previously by email on 24.02.22 there are no timescales set for the Local List at the current time as resources are currently focussed on Local Plan work. In future Cannock Chase Council could potentially use lists of non-designated heritage assets in Neighbourhood Plans as useful sources of information for candidate buildings to be considered for a formal Local List, which would require additional evidence in terms of the buildings history and significance. You may wish to update the reference on page 8 and page 10 from the 'List does not seem to be available' to the fact that the Council could use the suggested candidates in a future/emerging Local List.</p>	<p>CCDC advice accepted and changes made as suggested.</p>
<p>POLICY CW7: There requirement already exists for developments within the AONB to take landscape character into account, but for 'all development proposals' to take all aspects of this policy into account might be seen as overly restrictive/unreasonable for applicants where they are not directly relevant or in scale to the development. For example residential applications contributing to the business and historic environment where they are not relevant to the site of an application or in the case of a minor scale application such as an individual dwelling, small scale change of use or residential extension.</p>	<p>CW's draft policy CW7 was copied from Cannock Chase's draft policy SO7.5 from CCDC's Preferred Options plan, effectively their draft Part 2 plan. SO7.5 is currently only a draft policy and there is no certainty as to if or when that will become adopted. However, in recognition of the CCDC point made, the word 'All' has been removed from the sentence: 'All development proposals within the Parish will be expected to positively contribute to the AONB and its setting.'</p>

CCDC COMMENT	RESPONSE/ACTION TAKEN
<p>POLICY CW8: Remove reference to ‘Proposed Sites of Biological Importance’ in h., leaving the reference to Sites of Biological Importance in place. Planning Policy can only protect formally designated sites.</p> <p>In addition under bullet point m. - remove reference to ‘future’ and refer to sites as designated.</p>	<p>CCDC advice accepted and changes made as suggested.</p> <p>CCDC advice accepted and changes made to reflect that.</p>
<p>POLICY CW9 - use local evidence where available. Contact Cannock Chase AONB for local policy details.</p>	<p>CCDC advice accepted and changes made as suggested.</p>
<p>Minor typing errors for information</p>	
<p>Page 25 - POLICY CW10 - bullet point 3: Remove additional return between ‘bridleways’ & ‘provided under this policy.’ (broken sentence). These will need looking at in detail and referencing in the HRA Scoping report to assess if there could be an indirect impact upon the integrity of the Cannock Chase SAC.</p>	<p>CCDC advice accepted and changes made as suggested.</p>
<p>Page 27 - Remove yellow highlighting from end of website address.</p>	<p>CCDC advice accepted and changes made as suggested.</p>
<p>Cannock Wood Character Assessment - March 2022</p>	
<p>The document is observational based on site visits/local knowledge and factual references to existing documents, including some documents named in the Cannock Chase Local Plan Evidence Base. It is comprehensive and detailed as part of the evidence base to support the plan.</p> <p>Due to the factual nature of the document there are no specific policy comments to offer on this document at this stage, other than to welcome the potential opportunity for Biodiversity Net Gain sites in the Parish.</p> <p>Page 24, text is highlighted in yellow - should it be in yellow still? Additional formatting (Titles/colour/text alignment & size) could help to improve the readability of the document as there are lots of blocks of small text.</p>	<p>The document was made available before finalisation as CCDC asked to see it at the time of the informal policy consultation. The presentation of the document has subsequently received considerable attention and readability has now been enhanced.</p>
<p>Cannock Wood Design Code - March 2022 (Version 3)</p>	
<p>Page 6 - Objective on Footpaths - You could also reference Bridleways for horse users?</p>	<p>Policy CW10 is now entitled ‘footpath and bridleway improvements’.</p>
<p>Page 7, 1.4 Evidence - The text refers to the Cannock Chase Design Guide in column 2, should this also be included in the column 1 list as part of the evidence?</p>	<p>CCDC advice accepted and changes made as suggested.</p>
<p>Page 12 & 23 should refer to limiting the height of buildings in the landscape and in the context of the neighbouring properties/street scene, rather than the specific number of storeys/floors within a building. A few buildings in Cannock Wood are more than 2 storeys and individual applications will be judged on their design in the context of their surroundings and topography.</p>	<p>This issue is of high importance to residents and, as such, the reference to the number of storeys has been left in place.</p> <p>The wording is ‘should’ not ‘must’ not exceed that number of storeys, still leaving scope for individual applications to be judged on their design in the context of their surroundings and topography.</p>
<p>Page 20 Menages are also referenced in the Cannock Chase Design guide, which you may wish to refer to.</p>	<p>CCDC advice accepted and changes made as suggested.</p>
<p>Page 23 Rather than restricting roof lights, maybe refer to the use of appropriate technology to reduce emitting light e.g. darkened or coloured glass that may be able to reduce or reflect light back into a property, in line with bullets 1 & 3 under windows on page 25.</p>	<p>Light pollution is an issue of importance to the AONB and a focus of policy CW9 ‘Tranquillity and Light Pollution’. For that reason, it remains desirable that roof lights should be avoided.</p>
<p>Page 24 The reference that ‘windows and doors to be restricted to</p>	<p>CCDC advice accepted and the word</p>

CCDC COMMENT	RESPONSE/ACTION TAKEN
simple designs’ appears overly restrictive - Cannock Wood is in an AONB where landscape views are important, not a Conservation Area where details need to refer to historic patterns of design or buildings need to all look the same.	‘restricted’ has been deleted.
Page 25 - The sentence ‘A porch may not be suitable on certain buildings or in certain areas’ appears overly restrictive. The first sentence referring to appropriate scale, etc. is sensible.	The sentence does not invoke a restriction and has been left unaltered.
Page 26 The paragraph referring to garages used as storage and stating ‘a garage should not normally be a requirement of housing proposals’ is unnecessary and overly restrictive.	There is no restriction imposed by the sentence referred to.
Page 27 You may wish to add that developments should be designed so that the access roadways have infrastructure suitable for refuse and recycling collection vehicles e.g. turning areas and road surfaces suitable for their weight, storage areas where communal bins may need collecting (for communal or grouped accommodation such as flats/sheltered housing/HMOs/etc.)	It was not envisaged that there would be any such developments at the time of drafting.

A2.2.2 Staffordshire County Council Rights of Way

	RESPONSE/ACTION TAKEN
<p>We welcome the information within the plan and the aspirations to improve accessibility on the walking networks throughout the Parish in Policy CW10.</p> <p>Whilst much of the plan is aspirational, there needs to be some recognition that this coincides with reduced funding for rights of way work and there will be an increased need for parishes to become more heavily involved in the maintenance of their local path network.</p> <p>There is limited information on the physical and mental health benefits associated with usage of the public rights of way network and this would benefit from being included. The public rights of way network should be integral to any schemes that are developed to promote this. The Rights of Way team would be happy to provide advice and work together on any schemes which benefit residents through improvements to the path network.</p> <p>The Parish Council should also encourage developers to enhance the existing path network where possible in line with Staffordshire County Council’s Rights of Way Improvement Plan. This could include:</p> <ul style="list-style-type: none"> - the creation of public bridleways or the upgrading of public footpaths to bridleways to improve provision for horse riders and cyclists. - Improvements to path surfaces where development will see increased footfall - the creation and promotion of short circular walks to promote the health benefits of walking - the replacement of stiles with gaps (where there are no stock) or gates (where there are) in line with Staffordshire County Council’s Least Restrictive Principle for path furniture <p>The County Council is able to provide further advice and guidance as and when required.</p>	<p>Noted.</p> <p>Agreed. An additional sentence has been added to the Justification section of the supporting text regarding the physical and mental health benefits of walking and connecting to the environment.</p> <p>The policy title has been changed to encompass both footpaths and bridleways.</p>

A2.2.3 Staffordshire County Council Historic Environment

SCC COMMENT	RESPONSE/ACTION TAKEN
<p>The inclusion of specific policies relating to the historic environment and incorporating both designated and undesignated heritage assets is welcomed and will help to ensure that the historic environment is appropriately considered within local planning processes.</p>	<p>Noted.</p>
<p>The policy relating to Castle Ring (CW6) is also welcomed to help secure its longer term protection and enhancement. As this is a nationally designated Heritage Asset (Scheduled Monument), if you have not already done so it is recommended that you contact Historic England for their views on this policy. You may also wish to acknowledge and include a similar policy for the second Scheduled Monument within the parish (that of the medieval moated site and bloomery at Courtbanks Covert (see https://historicengland.org.uk/listing/the-list/list-entry/1003750 for further information). Please contact Nick Carter, Inspector of Ancient Monuments for Staffordshire at Historic England on nick.carter@historicengland.org.uk or 0121 625 6860.</p>	<p>Historic England were consulted but did not reply on this occasion.</p> <p>As suggested, CW6 has been extended to include both Courtbanks Covert Scheduled Monument and the designated Ancient Woodland.</p>
<p>It would be helpful within policies CW3 and CW4 to clarify the use of the term ‘non-designated heritage asset’ to ensure it is clear where these policies may relate to the historic built environment (e.g. in CW3) and where they may relate to the wider historic environment, such as in Policy CW4 which appears to relate to both built heritage and above and below ground archaeological remains. Full definitions of the terms ‘heritage asset’ and ‘historic environment’ are provided within the glossary to the National Planning Policy Framework available online here: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf.</p> <p>There is currently only a very limited list of non-designated heritage assets identified in policy CW3 (Cannock Methodist Church and the Nun’s Well). In developing the full Neighbourhood Plan and refining the policies relating to the historic environment you may wish to assess whether there are any other such non designated heritage assets you would like to refer to specifically, or perhaps consider for inclusion in the development of a local list for the parish. The Historic Environment Record can be a useful source of information on the local historic environment (see below).</p> <p>To help support policies CW3 and CW4 you may find it helpful within the full Neighbourhood Plan document to include information on designated and non-designated heritage assets within the plan area. Consideration could therefore be given to the inclusion of a map and / or index providing information on non-designated heritage assets within the settlement and wider parish for context; such mapping and information can be supplied directly by the Staffordshire HER for inclusion in the plan upon request (by emailing her@staffordshire.gov.uk). Alternatively this could be achieved by directing users of the Neighbourhood Plan directly to the Staffordshire Historic Environment Record (HER) (https://www.staffordshire.gov.uk/environment/Environment-and-countryside/HistoricEnvironment/Historic-Environment-Record.aspx) as one of the primary sources of information on the local historic environment.</p>	<p>Wording added to Justification (CW3) defining and explaining distinction between designated and non-designated heritage assets.</p> <p>CW4: extra phrase added to policy for clarity and wording added to Justification to define Historic Environment.</p> <p>The list of NDHA now forms part of Appendix 2 of the Neighbourhood Plan. Owners of older properties were invited to opt for their properties to be included five dwellings are included on the list.</p> <p>We were unable to obtain a satisfactory reproduction of the Staffordshire HER mapping and so have followed the alternative suggested of directing users directly to the online mapping.</p>
<p>Across the wider parish of Cannock Wood there are a number of historic farmsteads (mainly of 19th century origin). These farmsteads contribute to the overall historic character of the parish landscape and face increasing pressure due to the diversification of farming practices</p>	

SCC COMMENT	RESPONSE/ACTION TAKEN
<p>and demand for housing. You may therefore wish to consider making reference to sustainable reuse / redevelopment of historic farmsteads within Policy CW1 (Housing Design) and / or CW3 (Non-Designated Heritage Assets). Staffordshire County Council, in partnership with Historic England, have produced guidance on understanding the contribution of farmsteads to the historic landscape character of the county. The guidance offers design advice and a framework to facilitate long term conservation and sensitive conversion of historic farm buildings. Any reference to the historic farmsteads within these policies could signpost this guidance and other associated documents online at https://www.staffordshire.gov.uk/environment/Environment-and-countryside/HistoricEnvironment/Farmsteads.aspx. Information on the location, form and survival of farmsteads across the parish is held within the Staffordshire HER and this information could be included within the full Neighbourhood Plan document (as discussed above more generally for non-designated heritage assets).</p>	<p>A paragraph has been added to the Interpretation section of the supporting text to CW1 providing guidance as suggested.</p>
<p>More generally in the development of your full neighbourhood plan you may find Historic England’s Advice Note ‘Neighbourhood Planning and the Historic Environment’ a useful guide to help you consider all aspects of the historic environment within your plan. This is available online here: https://historicengland.org.uk/images-books/publications/neighbourhood-planning-and-historic-environment-advice-note-11/. You may also find Historic England’s and Worcestershire County Council’s ‘Your Place Matters: Community Planning Toolkit for the Future of Rural Buildings and their Settings’ provides a useful guide to understanding the area in terms of its historic context, helping you to identify the historic character and distinctive qualities of the parish and its built environment. The toolkit is available online here: https://www.explorethepast.co.uk/wp-content/uploads/2019/03/Your_Place_Matters_Toolkit.pdf and although designed around Worcestershire the principals and methods set out in the step by step toolkit can be applied across your area quite easily.</p> <p>For a local context to the historic environment and its sensitives within Cannock Wood parish you may also find the Cannock Chase and the Cannock Chase AONB Historic Environment Assessments (HEAs) a useful aid. These assessments aimed to provide a summary of the historic character and sensitivities within defined areas, dividing each into a series of Historic Environment Character Zones (HECZs). The assessment also provides an overall evaluation of the potential impact of larger scale housing development upon the historic environment within each identified 'zone'. The HEA reports are available online here:</p> <p>https://www.staffordshire.gov.uk/environment/Environment-and-countryside/HistoricEnvironment/Documents/Cannock-Chase-HEA-Addendum-2017.pdf</p> <p>https://www.staffordshire.gov.uk/environment/Environment-and-countryside/HistoricEnvironment/Documents/Cannock-Chase-AONB-HEA-Report-Final-June-2015.pdf</p> <p>Within the Cannock Chase HEA refer specifically to Zone CHECZ 24 (Cannock Wood) and within the Cannock Chase AONB HEA refer to Zones HECZ 16 (Cannock Wood and Gentleshaw) and HECZ 13 (Beaudesert Park).</p>	<p>Noted.</p> <p>The Historic Environment Assessments and Zones are cited as part of the evidence for CW4.</p>

SCC COMMENT	RESPONSE/ACTION TAKEN
Should you wish to discuss any of the above information in more detail please do not hesitate to contact the Historic Environment team directly at her@staffordshire.gov.uk .	

A2.2.4 Cannock Chase Area of Outstanding Natural Beauty

AONB COMMENT	RESPONSE/ACTION TAKEN
<p>Overall the policies pick up well the need for development to be sympathetic to the character of the area and would be welcomed by the AONB.</p> <p>I don't know if they could be stronger around infilling space between properties?</p>	<p>Noted.</p> <p>The policies have been drafted to be as strong as we feel is possible around infilling space around properties. Note further consideration of this at A3.2.1.</p>
<p>Policy CW1</p> <p>Lighting – mention the need to avoid areas being lit overnight? Perhaps include more on materials / design of boundary treatments (walls and fences) so these are of an appropriate character that does not suburbanise the area?</p>	<p>The Design Code states that 'lighting solutions should be designed so as to keep light pollution to a minimum'. The Design Code refers to boundary treatments in section 2.2.8.</p>
<p>Policy CW5 Views</p> <p>Clearly you have done a lot of work on this. I confess, my immediate reaction is 'that's a lot of views!' The plan could be simplified by having 'representative views' – selecting fewer locations, each representing the views from that area that are in the same direction and of approximately the same scene? (This can help ensure that people don't say – well you specified views from particular locations, my location isn't on there so I don't have to consider this.) Overall you want to highlight the importance of those views and conserve them, and your policy would then set out that when considering development or vegetation management views are considered based on the exact location of the proposals.</p>	<p>The list of views has been considerably shortened following the Reg 14 consultation and the policy is worded to make sure that the views mentioned are just a starting point, whilst emphasizing the importance of Scenic Beauty to the designation of the AONB.</p>
<p>Policy CW7</p> <p>That is a strong policy, and obviously appreciated by the AONB. However, I wonder if the last item that all development will need to set out contribution to the Management Plan is perhaps a bit too onerous? (do you actually mean new / substantial extensions). I suggest you pass it by Heidi Hollins at CCDC Planning Policy for an opinion.</p>	<p>In response to the comment of AONB and CCDC the word 'All' has been removed from the sentence: 'All development proposals within the Parish will be expected to positively contribute to the AONB and its setting.'</p>
<p>CW9 Lighting</p> <p>I wonder if it would be worth adding minimise light pollution especially in rural areas and on the settlement edge? Avoid decorative lighting that is left on all night? (though I admit I don't know if you can control this via planning).</p>	<p>We would like to acknowledge the help and information provided by the AONB as a background to the development of policy CW9. Response to the specific points raised at consultation:</p> <p>On balance we felt that, due to the small size of Cannock Wood, that bright light in the middle of the settlement area is probably going to cause as much light pollution as outside and we have no evidence to justify a distinction.</p> <p>The Design Code states that 'lighting</p>

AONB COMMENT	RESPONSE/ACTION TAKEN
	solutions should be designed so as to keep light pollution to a minimum’.

A2.2.5 Staffordshire Wildlife Trust

SWT COMMENT	RESPONSE/ACTION TAKEN
20% in green belt would seem to work well I think avoiding as you say lower value areas, and places where viability and space might be an issue.	Support for the policy is noted.

Appendix 3: Pre-submission (Reg 14) consultation

How the issues and concerns raised in the pre-submission (Reg 14) consultation have been considered and, where relevant, addressed in the proposed Neighbourhood Plan

A3.1 Feedback from residents on the pre-submission (Reg 14) consultation

Comments made by four residents are as set out below.

Policy	Comment	Action
CW3 and CW4	There is no mention of a) the existence of the site of Radmore Abbey by Nun’s Well b) the medieval ditches and well on Beaudesert; c) the Edwardian walled garden on Beaudesert; d) the possibility of a Roman road. Therefore would it be worth a sentence commenting that we are researching more ‘assets’ to add to the list?	In Appendix 2 of the Neighbourhood Plan the Scheduled Monument listing of the Moated site and bloomery in Courtbanks Covert does make reference to the possible site of a hermit priory. A sentence has been added to the Justification section of the supporting text for CW3 as follows: ‘Cannock Wood Parish Council may add assets to this list where further research provides the evidence required.’
CW5	I wondered if it was possible to make the Views & Vistas map a double page spread and instead of the eyes actually show/link to photos of the Vistas that are shown.	The Neighbourhood Plan will primarily be accessed as an electronic document so a double page spread would lose its effectiveness. On a single page there is insufficient room to include photos alongside. The list of Views and Vistas has been shortened but there are several photos to illustrate each within the Views Assessment. The map has been redrafted and the eyes replaced with the type of symbol used in other Neighbourhood Plans.
CW6	Policy CW6 quotes from the standing advice from Natural England and the Forestry Commission on Ancient Woodlands. That advice on gov.uk also recommends that ‘For ancient woodlands, the proposal should have a	

Policy	Comment	Action
	<p>buffer zone of at least 15 metres from the boundary of the woodland to avoid root damage (known as the root protection area). Where assessment shows other impacts are likely to extend beyond this distance, the proposal is likely to need a larger buffer zone. For example, the effect of air pollution from development that results in a significant increase in traffic.' It also states 'you should not approve development proposals, including gardens, within a buffer zone'.</p> <p>I know of at least one Neighbourhood Plan where this has been included in policy as 'A minimum buffer of at least 15 metres in width should be maintained between ancient woodland and any development boundary' (Barnham and Eastergate). I think that the Neighbourhood Plan should do as much as it can to safeguard the Ancient Woodland in Cannock Wood.</p>	<p>In order to provide greater clarity for planning proposals which may come forward, the sentence included in the made Neighbourhood Plan referred to was added to the policy CW6.</p> <p>'A minimum buffer of at least 15 metres in width should be maintained between ancient woodland and any development boundary.'</p>
General	<p>I have just read the Cannock wood parish neighbourhood plan and can see it is mainly around maintaining the boundaries and the biodiversity etc. One initiative I would like to be explored is using the land of the reservoir which you say is in trust to the village for solar panels for the benefit of the community. It's the perfect location raised and secure and would not be visible to anyone walking past but there is enough room to make a huge difference to every house's energy bills.</p> <p>I would imagine South Staffs water would want to be involved with a green project like this and the positive PR opportunity for the village and energy partners would be huge.</p>	<p>The playing field is held in trust (and also, but separately, the village hall and field behind it) but my understanding is that South Staffs Water own the reservoir. In preparing the neighbourhood plan we did contact South Staffs Water to see if any of the land surrounding the reservoir might be used in a more biodiversity enhancing way. We got a negative response to that, but we are exploring other possible options for engaging with South Staffs Water. The Parish Council has recently put out a call for those in the village interested in environmental projects to group together to explore options. There was very little initial response but if you would like to find out more about getting involved, you could contact the Parish Clerk.</p>
<p>The following exchange is best understood chronologically. In between the written correspondence have been several hours of detailed conversation over the same ground, principally allowing the resident time to explain why he feels so earnestly that a Neighbourhood Plan is potentially damaging to Cannock Wood.</p> <ol style="list-style-type: none"> <li data-bbox="204 1487 930 1520">Public post on the online forum 'Nextdoor' 25/5/2022. <p>'Hi I just read my copy of the Synopsis of the N.P. which the authors infer is too involved for us to be able to digest a full version but that if we really must then a copy is available to read at the Library or we can go on line or we can request as I have done my own copy from the PC Clerk (I am always wary when someone tells me I don't need to read the FINE PRINT) this policy contravenes the Government Neighbourhood Planning protocol which states that everyone should in the cause of openness and transparency be provided with their own Copy of the Preconsultation Plan. So to the Synopsis which is even more irrelevant than the so called box ticking exercise called a survey which asked in effect did we prefer white icecream to chocolate ice cream but no box to say we hated the icecream, this simple analogy is because since we are told we are not able to handle Grown Up questions we must conclude that they are not able to construct Grown Up questions .The second notification was to tell us that the findings of the first survey were: that access to the GB&AONB was supported by 80-90% of the residents,nearly 100% of residents were against development outside the settlement boundary and only 55% of residents had a view of design. These are the findings of 48% of the residents which along with the other 52% shows little or no enthusiasm for any plan so why are you still attempting to foist</p>		

Policy	Comment	Action
	<p>something on us we don't want. I would like a clear and cogent reason not the usual load of abuse ,also you blocked me once I will report the next time for censorship which you are aware is against Government Neighbourhood Planning Policy.'</p> <p>2. Long personal visit from a member of the Working Group 3/6/2022 to allow the resident time to explain his concerns; part of the resident's concerns relate to the frequent references in the government guidance Neighbourhood planning - GOV.UK (www.gov.uk) on Neighbourhood Plans to the Planning and Compulsory Purchase Act 2004. In a shorter further personal visit, the member of the Working Group provided copies of S38A to S38C of that Act so the resident could have certainty as to the content of the sections referred to. A printed copy of every numbered paragraph in the government guidance mentioning the Planning and Compulsory Purchase Act 2004 was also provided to the resident for his ease of reference.</p> <p>3. Private response via 'Nextdoor to the member of the Working Group with whom the dialogue was taking place 8/6/2022.</p> <p>'I have looked at your notes and I notice that your notes are all pre NP and NP Planning but after adoption becomes part of the Local Plan by absorbtion. My argument has always been Post adoption. Part 38 Dev Plan F6 (3B) states the NP. ceases to be part of the Dev Plan if Local Planning choose not to do so under 38A(6) . (6) if regard is to be had the DP .for the purpose of any determination under the Planning Act the determination of the plan must be made in accord with the plan unless Material Consideration indicates otherwise .It may be that if the NP. chooses to adopt a policy of Selective Development which conflicts with the CCPD Planning future commitments to supply housing it could be disregarded in Material Consideration what ever that is but it sounds nasty to me .The Enactments are (a) this Act (b)The Planning Act (c) Any other Act (d)The Land Compensation Act 1961 (C33) (e)The Highways Act. Section61N (2) (3) Procedures for Challengers Fact Sheet Para 4 would seem to suggest that we would have to apply through the High Court to challenge a Development Order.'</p> <p>4. There followed a few other private exchanges via Nextdoor but none were regarding the substance of the Neighbourhood Plan, except for part of a response from the Working Group member on 19/6/2022 to the resident as follows:</p> <p><i>'I have been checking up on what a 'material consideration' is and therefore what 38A (6) is about. Basically a 'material consideration' is what I have also thought of as a valid reason for objection to a planning application. It's paragraph 6, 8 and 9 here https://www.gov.uk/guidance/determining-a-planning-application . Colchester Borough Council has the clearest full write-up I have seen on this and I'll drop a copy through your letter box this morning, but I won't ring the doorbell as we will be on our way out for the day. Regarding needing to go the High Court to challenge a development order, a Neighbourhood Development Order is an entirely separate thing to a NP, and requires a separate referendum.'</i></p> <p>5. Personal letter from the member of the Working Group with whom the dialogue was taking place delivered by hand 10/7/2022.</p> <p><i>'It's been a few weeks since we last spoke, and in that time I have done as much further research as I can on the matters you have raised which touch upon Cannock Wood's draft Neighbourhood Plan as set out below.</i></p> <p><i>The blue line on the Neighbourhood Plan maps</i></p> <p><i>Please correct me if I am wrong in how I have paraphrased what you have said to me, but what came across to me from what you said is that you feel that drawing the blue line on the map was potentially harmful to Cannock Wood's future in some way and made reference to the ecclesiastical parish of Hednesford including as Cannock Wood as an area within that. However, the blue line is not something created for the Neighbourhood Plan, just a reflection of the way that local government has been arranged in England for the last several decades.</i></p> <p><i>From my reading, I am aware that the ecclesiastical parish for Hednesford was formed in May 1870 and included Cannock Wood. There have been changes to the ecclesiastical parish boundaries in the last 150 years and Cannock Wood is now part of Gentleshaw ecclesiastical parish. But those changes are not</i></p>	

Policy	Comment	Action
	<p><i>relevant for the Neighbourhood Plan because planning authorities are not determined by ecclesiastical parish boundaries and, as you are aware, the local planning authority for Cannock Wood is Cannock Chase District Council (CCDC).</i></p>	
	<p><i>Civil parish councils in their current form were created by the Local Government Act 1894, and their governance, shape and form consolidated under the Local Government Act 1972. CCDC was formed in April 1974 as part of the local government reorganisation resulting from the 1972 Act. The civil parish of Cannock Wood came into being by Statutory Instrument number 2259 of 1987 (The Cannock Chase (Parishes) Order) which also set the boundaries of the civil parish of Cannock Wood. The blue line on the maps which form part of the Neighbourhood Plan documents are the boundaries of the civil parish of Cannock Wood which is itself the Neighbourhood Plan Area.</i></p>	
	<p>Requirement to allocate land for development</p>	
	<p><i>As before, please correct me if I have misinterpreted what you have said, but it seems to me that you may still have concerns that there is a requirement in a Neighbourhood Plan to allocate land which may be developed. The government guidance ‘bible’ Neighbourhood planning - GOV.UK (www.gov.uk) which we are both familiar with says:</i></p>	
	<ul style="list-style-type: none"> <i>• A neighbourhood plan can allocate sites for development, including housing. (Paragraph 042) <i>That’s can allocate sites, not should or must. The draft Cannock Wood Neighbourhood Plan does not allocate sites but contains planning policies in line with the requirements of the ‘bible’.</i></i> <i>• A neighbourhood plan should, however, contain policies for the development and use of land. (Paragraph 004)</i> 	
	<p>Having a Neighbourhood Plan lays Cannock Wood more open to compulsory purchase by a private property developer</p>	
	<p><i>Compulsory purchase orders (CPO) are only available to acquiring authorities authorised through an Act of Parliament to acquire land by compulsion for specific purposes, examples being public bodies such as government departments, local authorities, highways, regeneration agencies and utility companies.</i></p>	
	<p><i>Based on the government guidance above, it seems to me that the existence of a Neighbourhood Plan makes no difference as to whether a compulsory purchase order might be granted. Please point me in the direction of other reference material if you know different, bearing in mind that it is a draft Neighbourhood Plan which has been prepared for Cannock Wood, not a draft ‘Neighbourhood Development Order’. Neighbourhood Development Orders are not the same thing as a Neighbourhood Plan.</i></p>	
	<p><i>If local authorities are to use CPO powers they have to justify their use on regeneration grounds. This usually involves the production of a Strategic Regeneration Framework – a document that explains why compulsory purchase is needed, for example to assemble land to achieve some regeneration objective and that other alternatives can’t work, perhaps something incorporated into a local plan. The local authority’s arguments would have to be evidenced and defensible, for example if a public enquiry is held. In the case of Cannock Wood, the Cannock Chase local plan has no such document or section and the local plan strategic policies would appear to argue strongly against anything in Cannock Wood as their strategic policy is to keep development away from the villages in the AONB green belt.</i></p>	
	<p><i>Neither the draft Local Plan nor the draft Neighbourhood Plan would support the use of CPO to produce the wholesale type of development you have suggested might be located within the AONB green belt of Cannock Wood. I have spoken to CCDC about this, and the new draft local plan they are working on continues to ensure no major development is directed to Cannock Wood. Cannock Wood’s draft Neighbourhood Plan and evidence (Character Assessment and Views Assessment) also makes such a development less likely.</i></p>	
	<p>Green belt and conflicts of interest</p>	
	<p><i>I understand from you that in your view anyone who owns property in the green belt parts of Cannock Wood has a conflict of interest as regards the Neighbourhood Plan, and that this stems from your belief that the green belt parts of Cannock Wood are at risk because of the Neighbourhood Plan. I have seen nothing to substantiate why this should be and none of those I have spoken to have either, so please would you point out to me the government guidance and/or law which makes this so. Although the formal</i></p>	

Policy	Comment	Action
	<p><i>consultation ends on 11th July, due to holidays any comments received before the end of July 2022 will not be too late to be taken into consideration.</i></p> <p><i>The Neighbourhood Plan has been community led and not driven or directed by anyone else. Everyone involved in the Working Group has filled in a declaration of interests form in the normal manner required for parish councillors, including the majority of us who are not parish councillors. If you have information that there are interests which have not been properly declared, please let the parish clerk know.</i></p> <p>Conclusion</p> <p><i>I have carried out extensive and detailed work to satisfy myself that the Neighbourhood Plan does not carry the risks I have understood you to say it does. I think it unlikely that you will change your opinion of the Neighbourhood Plan as jeopardising Cannock Wood and if you can provide me with the government guidance and laws which should give me more pause for thought, I will of course look at it. I still remain of the view that the draft Neighbourhood Plan policies are very much to the benefit of all who wish to keep the settlement boundary where it is now and protect the AONB setting and green belt of Cannock Wood civil parish.'</i></p>	

A3.2 Feedback from organisations and statutory bodies and others on the pre-submission (Reg 14) consultation

The following organisations and statutory bodies replied to the pre-submission (Reg 14) consultation. The comments made are set out in the remainder of Appendix 3 as referenced below alongside notes of the response made and action taken where considered appropriate.

Consultee	Policies on which points were raised	Section of this Appendix in which the text may be found and notes of response and actions taken
CCDC	Introduction, Vision and Objectives, CW1, CW2, CW3, CW5, CW6, CW8, CW10, CW11, CW12, CW14, Character Assessment, Design Code	A3.2.1
SCC	CW3, CW4, CW6, CW10	A3.2.2
Historic England	CW1, CW3	A3.2.3
AONB	General	A3.2.5
Staffordshire Wildlife Trust	CW8	A3.2.4
Beaudesert Trustees	Introduction	A3.2.5
Mr K Salter	General	A3.2.5

A3.2.1 Cannock Chase District Council

CCDC COMMENT	RESPONSE	ACTION TAKEN
<p>Cannock Wood Neighbourhood Plan: Pre-Submission (Regulation 14) consultation Planning Policy, Cannock Chase District Council - July 2022</p> <p>Thank you for consulting the Planning Policy section at Cannock Chase District Council with the opportunity to comment on the documents for the Cannock Wood Neighbourhood Plan as part of the Cannock Wood Parish Council Regulation 14 consultation.</p>	<p>We appreciate the time taken to provide comments when the resources of the Planning Policy section are stretched as work on the emerging Local Plan continues.</p>	<p>N/A</p>
<p>PRE-SUBMISSION CONSULTATION SUMMARY NP MAY 2022</p> <p>The consultation summary is a useful additional document to help make the consultation accessible to stakeholders by providing the basic details of the full consultation document in a short easy to read version.</p>	<p>This is useful feedback in confirming the suitability of the document in making the consultation accessible to stakeholders.</p>	<p>N/A</p>
<p>LIST OF CONSULTATION COMMENTS AND CHANGES MADE TO ORIGINAL DRAFT</p> <p>Thank you for preparing the document and the changes made in respect of the previous comments submitted to your draft document and updating the Neighbourhood Plan to reflect the comments made. The comments on the plan have been carefully considered and the wording changed to take the comments into account. Comments on supporting documents have been taken into account, or reasons provided if not.</p>	<p>The document referred to forms section A2.2.1 of the Consultation Statement in Appendix 2.</p>	<p>N/A</p>
<p>CANNOCK WOOD PARISH NEIGHBOURHOOD PLAN 2022-2039 PRE-SUBMISSION CONSULTATION MAY 2022</p> <p>The document is well presented in a clear format with local history and pictures for context.</p>	<p>Noted.</p>	<p>N/A</p>
<p>Section 1 - Introduction</p> <p>Useful information setting out the context for the producing the plan and the historical formation of Cannock Wood (including the close cross boundary links with Gentleshaw in neighbouring Lichfield District Council area). It is noted from the consultation summary that the distribution of the consultation documents to residents, both in paper and digital formats, has been comprehensive in order to raise awareness</p>	<p>Noted.</p>	<p>N/A</p>

CCDC COMMENT	RESPONSE	ACTION TAKEN
<p>of the plan within the local community. P6 and p22 - The statement that some of the local issues will fall outside of the Neighbourhood Plan policies is a useful recognition that the Neighbourhood Plan can only address planning issues and helps to manage local expectations in terms of the scope of the emerging plan.</p>		
<p>Section 2 - Vision and Objectives It is noted that the Vision for the plan achieved a very high approval rating from respondents in the November 2021 survey, which suggests a high level of support for the plans vision from respondents to the survey within the local community. The objectives of the plan are relevant to the local area which the plan covers based on the evidence from surveys with local residents.</p>	Noted.	N/A
<p>Section 3 - Policies The policies reflect issues of relevance to the local community set out by the objectives. They aim to protect the heritage cultural and landscape features important to the community. Additional commentary on some of the policies is included below:</p>	Noted.	N/A
<p>Policy CW1: Housing Design 3.a. (and Objective 1: Housing) The principal of housing that is appropriate for the needs of the local area is supported and the supporting evidence is noted. 1 d and 1 e seek to restrict development and will encourage backland development and should be removed.</p>	<p>Noted</p> <p>Both 1d and 1e have been retained as they meet the Basic Conditions because they are in conformity with Local Plan Strategic Policy and in conformity with NPPF Green Belt policy. They seek to relate the higher tier policies in a way that is specific to Cannock Wood by reference to the isolated clusters of buildings outside the main settlement boundary and the risk that isolated groups of properties may merge into a larger group. The AONB response to the informal draft policy consultation (see A2.2.4) included the hope that the policies 'could be stronger</p>	<p>N/A</p> <p>The following quotation from the AONB Design Guide relating to informal settlements such as Cannock Wood has been added to the supporting text: 'New development should be carefully located, especially when sited towards the edges of settlements, so that it does not contribute to unnecessary ribbon development or coalescence between settlements.' The wording of 1e has been amended to make clearer that it is referring to areas outside the settlement boundary, as follows: 'Avoid further extending strips of development outside the</p>

CCDC COMMENT	RESPONSE	ACTION TAKEN
	<p>around infilling space between properties’. There did not seem to be an acceptable way of achieving this but to remove 1d and 1e altogether would very much weaken policies the AONB hoped could be strengthened.</p> <p>The policies 1d and 1e seem to us to achieve the right balance between the advice of CCDC and of the AONB.</p> <p>No evidence has been presented that 1d and 1e would encourage backland development. Individual applications are judged on their merits by CCDC as the Local Planning Authority.</p>	<p>settlement boundary.’</p>
<p>The inclusion of the title and date of the Cannock Chase Local Plan is inappropriate as the information will not remain available during the life of the Neighbourhood Plan.</p>	<p>Agreed</p>	<p>The title and date of the Cannock Chase Local Plan has been removed from the policy and the following sentences have been added to the Interpretation section of the supporting text: ‘The settlement boundary is indicated by the red line in Figure 1. The settlement boundary is as defined by the Cannock Chase Local Plan.’</p>
<p>The wording of section 3 of the policy is acceptable as it highlights that type of housing as the highest need based upon the evidence collated but does not restrict other types of housing that would be appropriate for the needs of the local population.</p>	<p>Noted</p>	<p>N/A</p>
<p>The focus of the policy on good design and minimising flood risk is supported.</p>	<p>Noted</p>	<p>N/A</p>

CCDC COMMENT	RESPONSE	ACTION TAKEN
<p>Policy CW2: Local Character The focus on local character is important and maintains local distinctiveness. For information it should be noted that due to the level of detail over time some of the higher tier policy documents and legislation may change in terms of some elements that can be implemented.</p>	<p>Agreed.</p>	<p>Sentence added to interpretation: ‘It is noted that over time some of the higher tier policy documents and legislation may change in terms of some elements that can be implemented and the spirit of Local Character as described should continue to be respected.’</p>
<p>Policy CW3: Non-designated Heritage Assets The identification of non-designated heritage assets using local survey knowledge will help to protect buildings of local importance and provide a candidate list for a future Local List. A formal Local List constituted by the District Council will be based on historical evidence that meets a set criteria and some buildings on the non-designated heritage assets list in the Neighbourhood Plan may not have sufficient evidence to meet the criteria to be included on that list. The policy takes this into account by acknowledging that some buildings may not be included on a Local List but that the local Neighbourhood Plan policy will still apply to them.</p>	<p>Cannock Wood Parish Council holds evidence provided by the owners of all the residential properties included as NDHA. It is hoped that CCDC will request sight of this as the formal Local List is prepared.</p>	<p>N/A</p>
<p>Policy CW5: Views and Vistas This policy as drafted would only be supported in relation to 12. Castle Ring as the assessment assists in identifying the setting of the Scheduled Monument. In relation to the other views and vistas listed the policy is overly prescriptive and restrictive to development over a very large area.</p>	<p>We do not think that the draft policy is overly restrictive or prescriptive. There is no evidence presented that the policy is overly prescriptive or restrictive. The draft policy meets the basic conditions by being in conformity with strategic and national policy which will be clarified in the Basic Conditions Statement. The topography of Cannock Chase means that important panoramas, views and vistas within Cannock Wood contribute not just to the character of Cannock Wood but also to the special qualities on which the very designation of the</p>	<p>The Justification section of the supporting text has been expanded considerably to provide better context for the policy. The list of views has been considerably shortened and those remaining have been depicted on a more conventionally drafted map.</p>

CCDC COMMENT	RESPONSE	ACTION TAKEN
<p>It is acknowledged the views identified are important to local people however, the information would be better placed in the design guide.</p>	<p>AONB itself relies. There are many examples of similar policies in other made Neighbourhood Plans, even where the Designated Area does not fall within an AONB. Notwithstanding this, the policy (particularly the supporting text and the list of views) has been redrafted in the light of the comment made, but also still recognising that views are important or very important to 98% of respondents to the survey.</p>	<p>The shortened list of views has been retained in the Neighbourhood Plan itself for ease of reference, in the manner which the many examples of similar policies in other Neighbourhood Plans have adopted.</p>
<p>Policy CW6: Protect and Enhance Landscape Heritage Scheduled Ancient Monuments are now referred to as Scheduled Monuments. It may be helpful to recognise the statutory duties of Staffordshire County Council in designating new public footpaths within the supporting text, or to reference the existing information in Policy CW10 regarding footpath improvements. The recognition of designated wildlife and historic sites and the need to protect them is welcomed.</p>	<p>Agreed. Agreed. Noted.</p>	<p>Updated to read ‘Scheduled Monument(s)’ in 20 instances. Sentence added to the Interpretation supporting text of CW10: ‘Any proposed new public footpaths must be designated as such by Staffordshire County Council, but permissive paths depend on the goodwill of landowners.’ N/A</p>
<p>Policy CW8: Protect and Enhance the biodiversity and wildlife of the parish including tree and hedgerow coverage The inclusion of the 10% minimum biodiversity net gain target is supported, although it should be noted that this part of the Environment Act is currently emerging policy and so is not currently in use within the Cannock Chase Council area. The current</p>		

CCDC COMMENT	RESPONSE	ACTION TAKEN
<p>anticipated date for commencement is November 2023 (as noted in the supporting CW8 policy text), although this will be subject to national Government timescales.</p> <p>The inclusion of the 20% target within the Green Belt part of the Parish is not supported and would not be in conformity with the existing or emerging Local Plan.</p>	<p>We are aware of the current Local Plan policy CP12 and the preferred policy option for the emerging new Local Plan SO7.2. These don't come across to us as being in conflict with our proposed policy. We have asked CCDC whether there is something outside of those two CCDC current/future policies that we should be aware of but not received a reply. We believed that a minimum 20% is in conformity with the existing and Local Plan and that the Neighbourhood Plan meets the Basic Conditions.</p>	<p>A Viability Assessment has been prepared for this part of the policy and this has been added to the Evidence Base.</p>
<p>Item 1 f) should be amended as the height and maintenance of the height of a hedgerow would be overly prescriptive and difficult to enforce through planning.</p>	<p>Locally a planning condition was imposed in consent granted for planning application CH/19/173 as follows: 'The hedge and associated landscaping works along the northern side of the access shall be retained for the lifetime of the development. Reason: In the interest of visual amenity of the area and in accordance with Local Plan Policies CP3, CP12, CP14 and the NPPF.'</p>	<p>Policy wording altered to: 'Incorporation and maintenance of hedgerows into the wider landscape whilst ensuring existing views are respected.' CCDC have been asked whether they feel that would be enforceable, but have not replied.</p>
<p>The identification of potential future nature improvement sites and corridors identified in partnership with Staffordshire Wildlife Trust (who produced the District Council Nature Recovery Network mapping) will be useful evidence in identifying future opportunities for Biodiversity Net Gain projects.</p>	<p>Agreed.</p>	<p>N/A</p>
<p>Policy CW10: Footpath and Bridleway Improvements Whilst the improvements are supported in principle the policy must recognise the need to</p>		

CCDC COMMENT	RESPONSE	ACTION TAKEN
<p>protect designated wildlife and habitat areas when designing and improving rights of way, in order to prevent increased recreational activity in sensitive areas where people and their animals (dogs and horses) can impact on the biodiversity. Through good design footpath/bridleway improvements and improved signage can both improve access for users while also protecting local habitats.</p> <p>Cannock Wood Parish is approximately 3KM from Cannock Chase SAC (Special Area of Conservation) and 2KM from the nearest SSSI (Site of Special Scientific Interest) so has the ability to provide recreational opportunities for walkers and horse riders away from the most sensitive areas of Cannock Chase, but is also close enough that signage and route design need to be carefully considered in terms of links to nearby areas.</p>	<p>Agreed.</p> <p>Agreed.</p> <p>As mentioned in the Introduction, Cannock Wood parish immediately adjoins the SSSI of Gentleshaw Common which itself provides well-used opportunities walkers and horse riders, although dogs must be kept close control between March and August to avoid disturbing ground nesting birds.</p>	<p>Suggested sentence added to point 2 of policy: 'Through good design footpath/bridleway improvements and improved signage can both improve access for visitors while also protecting local habitats.'</p>
<p>Policy CW11: Highway Safety</p> <p>Measures to improve highway safety are supported taking into account the design considerations of a rural area. The policy could reference the County Council as the highway authority responsible for highway improvements and safety in the supporting text.</p>	<p>Agreed.</p>	<p>Sentence as suggested added to the Interpretation supporting text: 'Staffordshire County Council is the highway authority responsible for highway improvements and safety.'</p>
<p>Policy CW12: Community Assets</p> <p>Sites are usually only listed on the Assets of Community Value list for a set period of time (usually 5 years, unless sold), subject to set criteria for inclusion, and often only when they are at risk and the local community wishes to attempt to secure ownership of them to secure their future for community use. Therefore the</p>		

CCDC COMMENT	RESPONSE	ACTION TAKEN
<p>wording of this policy to try and secure the named assets onto the list (presumably for the lifetime of the plan), if they are not currently considered to be at risk appears impractical as it is not possible to put them on the list for the life of the plan or without meeting a set criteria for inclusion.</p> <p>It could be reordered so the paragraph 'Development proposals..' is first, followed by wording to say' the Parish Council acknowledges the importance of the following to the life and enjoyment of the local community:</p> <p>a.</p> <p>Please note that some of the sites listed are already protected via other policy routes e.g. the pub building via the non-designated heritage assets policy, Nunswell country park by its proximity to the Scheduled Ancient Monument moated settlement.</p>	<p>The intention was not to use the NP policy to secure ACV listing directly, but the wording did not reflect that as clearly as it could have done.</p> <p>This comment is factually incorrect. The pub building is not protected via the non-designated heritage assets policy. Nun's Well is mentioned in the Scheduled Monument listing. However Nunswell (Country) Park is not the same as Nun's Well; it is a different location with an entirely different land use history.</p>	<p>The policy has been reordered along the lines suggested, with most of the references to Assets of Community Value placed in the Interpretation Section</p>
<p>CW14: Village Boundary</p> <p>This new policy not featured in the previous draft document sets out the existing policy position and is in line with National and Local Policy.</p>	<p>Noted.</p>	<p>N/A</p>
<p>CANNOCK WOOD CHARACTER ASSESSMENT</p> <p>The document is observational based on site visits/local knowledge and factual references to existing documents, including documents named in the Cannock Chase Local Plan Evidence Base. It is comprehensive and detailed as part of the evidence base to support the plan.</p> <p>The improved readability of the document is noted from the original draft.</p>	<p>Noted.</p>	<p>N/A</p>
<p>CANNOCK WOOD DESIGN CODE</p>	<p>We have obtained the following</p>	

CCDC COMMENT	RESPONSE	ACTION TAKEN
<p>It is noted that some of the comments on this supporting document have been taken positively into account and that some have not been considered necessary, where the wording strongly encourages a type of design but discretion is left up to the decision maker for flexibility to local circumstances e.g. roof Lights, height of buildings, etc.to support the flexibility suggested the document should be renamed <i>Design Guide and reference amended to the revised title throughout the document.</i></p>	<p>definitions from the National Policy glossary</p> <ul style="list-style-type: none"> • Design code: A set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic and written components of the code should build upon a design vision, such as a masterplan or other design and development framework for a site or area. • Design guide: A document providing guidance on how development can be carried out in accordance with good design practice, often produced by a local authority. <p>We feel that the Design Code passes the definition above as it consists of illustrated requirements that provide specific detailed parameters for the physical development of the NP area. Also the components build upon a design vision in this case a design and development framework, i.e. the NP for Cannock Wood parish. For these reasons we have left the title and reference to it as Design Code.</p>	<p>N/A</p>
<p>SCREENING REPORT SEA (STRATEGIC ENVIRONMENTAL ASSESSMENT) AND HRA (HABITATS REGULATION ASSESSMENT)</p> <p>We note that given the rural location within Cannock Chase AONB (Area of Outstanding Natural Beauty) there no site allocations within the Neighbourhood Plan and that the plan promotes protection of the natural environment, which greatly reduces the likelihood of additional impact on sensitive designated habitats as a result of any development that could occur through the adoption of the Neighbourhood Plan.</p>		

CCDC COMMENT	RESPONSE	ACTION TAKEN
<p>The Neighbourhood Plan is unlikely to have any significant effect on the environment given the local nature of the policies aimed largely at small scale incidental development proposals within the existing village settlement boundary to meet local needs and does not override the policies within the adopted Local Plan and the measures deliverable through the SAC Partnership to address any harm which may arise.</p> <p>It is noted that bridleways have been added to policy on footpaths in line with our previous comments.</p> <p>We welcome the recognition of Cannock Chase and Cannock Extension Canal SACs (Special Area of Conservation) within the reports.</p> <p>It is agreed with the results of the Screening Report, subject to no objections from the other statutory consultees, that further stages of an SEA and HRA are not required for the Cannock Wood Neighbourhood Plan.</p>	<p>Noted.</p>	<p>N/A</p>

A3.2.2 Staffordshire County Council

SCC COMMENT	RESPONSE	ACTION TAKEN
<p>Thank you for consulting with Staffordshire County Council's Historic Environment Team with regards to the above Reg 14 consultation. I have received the following comments/updates from colleagues:</p> <p><u>Rights of Way CW10</u></p> <p>We welcome the significant detail within the document about the public rights of way network. We are willing to work with the Parish Council to discuss further and assist where we can in helping achieve some of the aspirational elements of the Plan.</p> <p><u>Historic Environment CW3 and CW4</u></p> <p>Following on from our previous consultation response on the draft policies for the Cannock Wood Neighbourhood plan we welcome the changes and improvements that have been made in relation to the historic environment sections.</p> <p>Policies CW3 and CW4 are now much clearer in terms of how they relate to the historic built environment and above and below archaeological remains.</p> <p>While the supporting list of non-designated heritage assets identified in appendix 2 remains limited, there is much clearer signposting</p>	<p>Noted with thanks.</p> <p>Noted.</p>	<p>N/A</p> <p>N/A</p> <p>A sentence has been added to the Justification</p>

<p>We particularly commend the plans extremely sound historic environment evidence base and the thorough approach taken to identifying the distinctive local characteristics of the Parish through the Cannock Wood Character Assessment and the emphasis placed upon the conservation of local distinctiveness through good building design that is sustainable and informed by the Cannock Wood Design Guide. The protection afforded to locally significant buildings and landscape character including archaeological remains, green space and important views is equally to be applauded.</p> <p>In conclusion, the Plan reads as a well-considered, concise and fit for purpose document that constitutes a very good example of a community led plan.</p> <p>Beyond those observations we have no further substantive comments to make.</p>	<p>Noted with thanks.</p> <p>Thank you very much!</p>	<p>N/A</p>
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A3.2.4 Staffordshire Wildlife Trust (SWT)

SWT COMMENT	RESPONSE	ACTION TAKEN
<p>Policy CW8 title could be changed to mention Geodiversity rather than Wildlife, since the word Biodiversity encompasses wildlife.</p> <p>It is best to refer to ‘Local Wildlife Sites’ for all locally designated sites, as this is a nationally used term which covers all types.</p> <p>You could consider referring to the ‘Making Space for Nature’ Report, 2010 by Professor John Lawton, when talking about protection and enhancement of LWS.</p> <p>It would be useful to be more specific in terms of the protection and enhancement of Local Wildlife Sites, so that the policy can be more easily applied. Consider stating that adverse impacts to LWS will not be permitted, unless they can be adequately mitigated to retain and enhance the size, condition and function of the site.</p> <p>Consideration of buffer zones: setting out a width for undeveloped buffers to be maintained around LWS would also be useful – 20m is generally a good distance.</p> <p>It would be more correct to state that LWS are identified and designated by the Staffordshire Local Wildlife Sites Partnership- this is led by SWT but involves all the local planning authorities in Staffordshire.</p> <p>It would be best to refer to ‘the latest adopted biodiversity metric’ rather than a specific metric number, as the one for mandatory use will be called metric 4.0, and will then be updated as necessary over</p>	<p>Agreed</p> <p>Agreed</p> <p>Agreed</p> <p>Agreed</p> <p>Supporting text to Policy CW6 does now include guidance on buffer zones for Ancient Woodland. The width of buffer zone varies for different habitats and is complex.</p> <p>Agreed</p> <p>Agreed</p>	<p>Change made as suggested.</p> <p>Change made as suggested.</p> <p>Change made as suggested.</p> <p>Change made as suggested.</p> <p>Policy wording changed to include buffer zones of appropriate width supported by detailed advice and evidence.</p> <p>Change made as suggested.</p> <p>Change made as suggested.</p>

<p>the years.</p> <p>When listing the LWS in the parish, one should also include BAS sites, so also Hayfield Hill (near Redmoor) and Gentleshaw Grassland. It is also worth mentioning that there are two other LWSs adjacent to the parish boundary (Sevens Road SBI and New Hayes Tip SBI), as these may be relevant to any development proposal nearby within the parish with regards to potential impacts but also opportunities for habitat links.</p> <p>It might be useful to include a map of all the existing designated sites and ancient woodland within and bordering the parish- this would also show the ancient woodland at Alfred's Coppice which is just outside the edge of the parish, but might influence anything within a relevant distance.</p> <p>There are actually several areas of 'historic' local wildlife sites which were formerly designated in the 1980's but are no longer extant, so it may not be appropriate to single out Nunswell Park, other than to say that it is a key opportunity for assessment and possible enhancement. It is probably better to say that the park was formerly recognised for its biodiversity value in initial surveys of the county, but has not been assessed to the current LWS criteria.</p> <p>Monitoring of the plan- it would be beneficial if some more detailed targets or objectives could be specified so that quantitative monitoring can take place. For example, if enhancement of LWS and increase in hedgerow and tree cover is desired, finding a way to simply monitor this against an initial baseline would produce meaningful data. The size, condition and connectivity of LWS is something that could be measured, as well as hedgerow length and tree cover in the form of aerial photographs or updated habitat mapping every 10 years. Clearly this would have some funding implications, but would help show, and potentially drive, positive results.</p> <p>It might be beneficial also to record relevant conditions that have been applied to planning applications, in relation to the plan objectives, and whether actions were delivered on the ground, although this would clearly involve more work.</p> <p>Your viability assessment seems very thorough.</p>	<p>Agreed.</p> <p>Map at figure 6 shows Ancient Woodland.</p> <p>Agreed</p> <p>Noted</p> <p>Thanks!</p>	<p>Change made as suggested.</p> <p>Figure 6 revised to include Alfred's Coppice.</p> <p>Change made as suggested.</p> <p>N/A</p> <p>N/A</p>
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A3.2.5 Other

COMMENT	RESPONSE	ACTION TAKEN
<p>Cannock Chase AONB</p> <p>Well, congratulations, it looks very thoroughly researched and very comprehensive.</p> <p>Thank you very much for consulting the AONB in the early stages of preparing the document. I have no further comments.</p>	<p>Thank you very much!</p>	<p>N/A</p>
<p>Beaudesert Trustees</p> <p>Please see the two requests I've had back from Trustees regarding the plan.</p> <p>Both would like to see a mention of the site and a note about it being private.</p> <p>I would suggest that to help make this understandable, that something along the following lines is used:</p> <p>'Beaudesert Outdoor activity Centre was gifted to the Beaudesert Trust in 1938 for the use by Scouts, Guides and young people. The Activity Centres has developed over the years and now welcomes around 40,000 visitor days a year. The activity centre is an outdoor education centre and as such its strict Safeguarding policy does not allow the public access. The centre is private and access is not allowed, however some organised supervised visits for adult groups to see the ruins are run during the year.'</p>	<p>Agreed that some text should be added but it needs to be in keeping with the concise form of the introduction.</p>	<p>The following sentence has been added to the introduction: 'During the 1930s Beaudesert Hall was largely demolished, its extensive gardens and woodland were vested into a charity 'The King George V Memorial Scout and Guide Recreation Lands' for the use of Scouts, Guides and other young people; the estate is private property and there is no general public access in line with the Trust's safeguarding policy.'</p>
<p>Mr K Salter</p> <p>Thanks for the documents, i must take my hat off to the group for producing a document of such professionalism so quickly.</p> <p>I will review the document over next few days and comment.</p>	<p>Thank you very much!</p> <p>No further comments received.</p>	<p>N/A</p>

Appendix 4: Useful links

There are links to all the engagement documents in Table 5 of [Appendix 1](#).

Links to other documents referred to in this Consultation Statement are set out below.

¹ [Working-Group-Terms-of-Reference-NHP-17.11.21.pdf](#)

² [Cannock Wood Screening Report SEA.HRA](#)

³ [Character Assessment March 2022](#)

⁴ [Design Code March 2022](#)