

Report of:	Head of Economic Prosperity
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Key Decision:	Yes
Report Track:	Cabinet: 14/06/18

CABINET
14 JUNE 2018
LOCAL PLAN REVIEW (ISSUES AND SCOPE) CONSULTATION

1 Purpose of Report

- 1.1 To present the Cannock Chase Local Plan Review Issues and Scope consultation document for approval and to seek authority to publicly consult on the document in line with legal requirements and in line with the Council's adopted Statement of Community Involvement.

2 Recommendations

- 2.1 That Cabinet approves the Cannock Chase Local Plan Review Issues and Scope consultation document (Appendix A) and agrees for this to be published pursuant to regulation 18 of the Town and Country Planning (Local Planning)(England) Regulations 2012 (as amended) for an eight week consultation period, the strategy for which will be carried out in line with the Council's current adopted Statement of Community Involvement 2014.
- 2.2 That Cabinet authorises the Head of Economic Prosperity in consultation with the Portfolio Leader for Economic Development and Planning to make any non-substantive changes considered necessary to the document prior to it being published, and agree the arrangements for the consultation.
- 2.3 That Cabinet agrees to delegate finalisation of the accompanying documentation for the Issues and Scope Consultation (the Strategic Environmental Assessment and Sustainability Appraisal scoping report) to the Head of Economic Prosperity in consultation with the Portfolio Leader for Economic Development and Planning.
- 2.4 Members are requested to note that an updated Statement of Community Involvement is included for consideration elsewhere on this agenda, and,

subject to Cabinet approval, this will also be consulted upon alongside the Local Plan Issues and Scope paper.

3 Key Issues and Reasons for Recommendation

- 3.1 This report is to seek authorisation to consult on the first iteration of the new Local Plan for Cannock Chase District. This relates to an Issues and Scoping paper, which is asking for views and feedback on the issues which the new Local Plan should address.
- 3.2 The current Local Plan (Part 1) was adopted in 2014. Work ceased on Local Plan (Part 2) following Council resolution (21st February 2018) to enable a full review of the Local Plan as a whole to proceed. A new Local Development Scheme was adopted on this date which sets out the timetable for the new Local Plan process, and this report and proposed consultation is in fulfilment of this first step in the process of developing the new Local Plan.
- 3.3 The Issues and Scope consultation document is deliberately high level and broad to ensure that a wide range of matters are considered before detail of the new plan is formulated. It also enables those people who responded to the Local Plan (Part 2) consultation to see how their responses have been utilised as the new process begins.
- 3.4 Consultation will take place for an eight week period beginning on Monday 2nd July 2018. The Town and Country Planning (Local Planning)(England) Regulations 2012 (as amended) only requires a six week consultation period however it is felt appropriate to extend this to eight weeks given that this will be over the summer holiday period.
- 3.5 Members are requested to note that throughout this report, and through the appended Issues and Scope consultation paper, there is reference to a number of changes being made to planning policy at a national scale, many of which are the subject of recent government consultations. These changes will have consequences in terms of both local plan formulation and delivery and potentially may have cost implications in terms of providing an up to date evidence base to ensure that the plan is both sound and deliverable. This matter will be kept under review as draft changes are confirmed and consequences for planning policy at the local level are better understood.

4 Relationship to Corporate Priorities

- 4.1 The Local Plan will help to deliver the Council's corporate objectives of Promoting Prosperity and Community Wellbeing.
- 4.2 In terms of promoting prosperity, the Local Plan will help deliver the strategic objectives by helping to create the conditions for economic growth and opportunity. It will ensure that sufficient land is allocated for a range of employment and housing uses, linking these to opportunities for developing skills and encouraging a balanced portfolio of employment opportunities. It will

also include policies to ensure town centres are able to adapt to changing demands to ensure they are vibrant and diverse centres.

- 4.3 In terms of community wellbeing, the Local Plan will help ensure that people can lead healthy and active lifestyles within attractive, safe and healthy environments. It will consider a wide range of issues including, for example, open space, sport and recreation, walking, cycling and sustainable transport, improved air quality, and supporting opportunities for ensuring that the healthy choice is the easy choice.

5 Report Detail

Background

- 5.1 Local Plan (Part 1) was adopted in June 2014. This contains the strategy for growth and environmental protection in the District to 2028 including the scale, quantum and distribution of development and policies for its delivery. This was intended to be followed by Local Plan (Part 2), which would allocate sites for different types of development and potentially provide further policy detail if needed.
- 5.2 Members will recall that on 21st February 2018, Council resolved to cease work on Local Plan (Part 2), to trigger the process of undertaking a review of the Local Plan as a whole. This document is the first stage in that process. The timetable for the review was incorporated into an updated Local Development Scheme: i.e. the timetable for Local Plan production. This is a statutory requirement and is used by Government to measure the Council's performance in terms of Local Plan delivery.
- 5.3 There were several reasons for the need for a review, as set out in the Cabinet report dated 25th January 2018. Key drivers were the fact that Local Plan (Part 1) would need reviewing five years after the date of adoption (i.e. in 2019) as a result of new legislation; that Government is making several changes to the National Planning Policy Framework which will need to be considered in formulating revised, or even new policy; and there are more localised issues to be addressed under the statutory Duty to Co-operate, particularly in relation to the significant housing shortfall across the Greater Birmingham Housing Market Area.

The consultation documents

- 5.4 The Issues and Scope document attached at Appendix A is the first stage in the consultation process. Regulation 18 of the Town and Country Planning (Local Planning)(England) Regulations 2012 sets out that, at the outset of Local Plan preparation, a Local Planning Authority must consult on the subject of a Local Plan and seek representations on what the Plan should therefore contain in relation to that subject.
- 5.5 As the plan develops through the different stages of development (as per the timetable set out in the Local Development Scheme) it will also need to be

accompanied by a Sustainability Appraisal, as required by the Section 19 of the Planning and Compulsory Purchase Act 2004. At this point, the consultation document is not specific enough to enable such assessment work to be undertaken: this work will begin in relation to the Issues and Options document, which will follow on in early 2019.

- 5.6 However, the scope of the Sustainability Appraisal will need to be agreed before this can happen. Legally, there is only a requirement to consult with the Environment Agency, Historic England and Natural England on the Sustainability Appraisal Scoping Report, however it is felt it would be expedient to publicly consult on this at the same time as the Local Plan Issues and Scoping document, in order to be thorough and transparent.
- 5.7 The Local Plan Issues and Scope consultation document (Appendix A) follows the same structure as Local Plan (Part 1). It looks at the District Profile (key features of the District), the Local Plan (Part 1) objectives and at each adopted policy in turn, considering the new and emerging issues which have arisen since the plan was adopted, and how these might need to be taken into account in a future plan.
- 5.8 The document considers how it relates to the Council's new Corporate priorities, and draws upon comments which were received when the consultation on Local Plan (Part 2) was undertaken in 2017, so that respondents can see how their comments are being used in taking the new plan forward.
- 5.9 A non technical summary will be produced to accompany the main document.

The headline issues

- 5.10 There are many issues which will need to be covered as the new plan develops: the document covers these as far as officers have been able to anticipate them, but asks for feedback to see if anything has been missed. There are some issues, however, which will be of particular significance as they represent strategic changes which the plan will need to address, so these are set out in the following paragraphs.
- 5.11 **Housing numbers.** The Government has made it clear that it wants to speed up housing delivery and address a national housing supply shortfall. Allied to this, it wants to speed up the planning process. Local Plans have often been delayed by lengthy debates over the evidence used to determine housing requirements for Local Authority areas, and so the Government intends to introduce a standard methodology which will set a figure for each area. The Government has outlined in its recent consultation on changes to national policy and guidance that, once finalised, this will be the default figure for plans which are more than five years old (particularly in terms of determining five year housing land supply positions). Hence the standardised figure will most likely start to apply for this District in 2019. Whilst this has not yet been finalised, indicative figures for Cannock Chase show that the requirement is

likely to rise from our current figure of 241 per annum to around 295 per annum.

- 5.12 **Sub division of the Housing Requirement.** the Government is proposing that the overall housing requirement figures for Local Authorities are then sub divided, so a proportion will need to be assigned to designated Neighbourhood Areas in certain circumstances.
- 5.13 **Housing Delivery Test.** This will come into force starting in November 2018. It is important that Members are aware of this emerging requirement as it provides relevant context for the new Local Plan, and the Government's prioritisation of housing growth.
- 5.14 Under this test, Councils will be measured against their housing requirement in terms of delivery of new homes (the housing requirement to be used will depend upon the status of the Councils' relevant Local Plan i.e. plans that are more than five years old and in need of review will default to nationally determined requirements for their local area)¹ .
- 5.15 There are likely to be a series of measures depending on performance over a three year period. This is still work in progress nationally, but early indications are that delivering below 95% of the requirement will constitute 'under delivery' which will require the Council to produce an action plan. Below 85% represents 'significant under delivery' which will require an action plan plus additional sites being brought forward from later in the plan period to provide a 20% buffer to the five year supply of sites. In terms of 'substantial under delivery', transitional measures are being proposed, however in summary by 2020 this scenario will apply where delivery is below 75% of the housing requirement. In such a case, the adopted, relevant Local Plan policies could be considered 'out of date' and the national planning policy 'presumption in favour of sustainable development' would apply.
- 5.16 While Government is still developing this test, early indications are that this District could potentially fall within the remit of having to develop an action plan. The new Local Plan will need to consider how it can boost its housing supply to avoid performance measures which at present are policy-related. However, financial-related punitive measures have been mentioned in relation to the New Homes Bonus and are still under consideration by the Government with further consultation anticipated in 2019 / 20.
- 5.17 **Housing Shortfall.** As Members will recall from previous Cabinet reports regarding the Local Plan, there is a significant housing shortfall across the Greater Birmingham Housing Market Area (GBHMA)². The National Planning

¹ Clarification has been recently sought in response to the Government consultation on the housing delivery test in terms of whether household growth projections or the standard housing methodology figures will apply.

² The GBHMA area consists of fourteen local authorities: Birmingham, Bromsgrove, Cannock Chase, Dudley, Lichfield, North Warwickshire, Redditch, Sandwell, Solihull, South Staffordshire, Stratford-upon-Avon, Tamworth, Walsall and Wolverhampton.

Policy Framework requires authorities to assist in meeting unmet needs arising in neighbouring areas where it is reasonable to do so having regard to the principles of sustainable development.

- 5.18 Under the statutory Duty to Co-operate, the Local Authorities concerned have been working together for a number of years to address the issue, which is one of the key issues being investigated through reviews of Local Plans across the West Midlands geography. Initially, consultants Peter Brett Associates were commissioned in 2013 to produce a Strategic Housing Needs Study to assess the future housing requirements of Birmingham and the Black Country, including various high-level scenarios to meet the shortfall. The report was published in stages: Stage 2 (November 2014) defined the Housing Market Area and assessed housing need from 2011-31 and Stage 3 (August 2015) considered high level options for accommodating the further growth. The report advised that the supply of brownfield land in the region is finite and even if all reasonable brownfield options were built out there would still be a shortfall requiring the release of green field sites in the HMA area, potentially including some Green Belt options.
- 5.19 Further to this high-level study it was clear that further, more detailed investigation was required. In 2017 the Greater Birmingham HMA Strategic Growth Study³ was commissioned from GL Hearn / Wood by the fourteen authorities in the GBHMA. This considered the period 2011 – 2036 (a longer timescale than the previous study given that local plan reviews which have been triggered by the shortfall issue will need to cover a 15 year time period). It concluded that across the GBHMA as a whole there is a shortage of 28,150 homes to 2031 and 60,900 to 2036.
- 5.20 The study considered the following for the whole of the GBHMA area: current capacity; potential for increasing densities; further supply on non-Green Belt sites and potential Green Belt opportunities utilising a strategic Green Belt review. It concluded that, even with higher density development and utilising any additional supply identified from brownfield sites, there would still not be enough capacity to avoid the need to utilise some green field and Green Belt sites across the GBHMA. It therefore identified 'areas of search' which the individual local authorities will need to investigate further through their Local Plan reviews. These include possible new settlements and large scale urban extensions, and smaller areas of 'proportionate dispersal'.
- 5.21 The study does not assign a housing number to each authority however, as the capacity to absorb further growth in a sustainable way will need to be explored further through Local Plan reviews and the evidence which supports these, and through the Duty to Co-operate working with the other GBHMA authorities. An initial 24 areas of search for large scale strategic growth (new settlements and large urban extensions) were narrowed down by the study to

³ The report can be viewed here <https://www.cannockchasedc.gov.uk/residents/planning/planning-policy/evidence-base-documents-websites>

a short list of 11 areas, none of which are located in this district, although it should be noted in terms of cross-boundary implications that the area north of Walsall (Brownhills) was identified on the original 'long list'. For this district, the areas of search which we will need to investigate relate to smaller scale 'proportionate dispersal' (ie smaller extensions to existing settlements) in the area to the south-east of the district. However, we will need to consider these 'in the round' with other options for accommodating housing in the district.

- 5.22 **Duty to Co-operate.** The Duty to Co-operate was introduced by the Localism Act in 2011 and requires public bodies to co-operate 'constructively, actively and on an ongoing basis' to address strategic priorities across local boundaries. Local Plan Inspectors will require evidence that the Council has met the Duty to Co-operate test when a Local Plan is submitted for examination: if this is not evidenced then the plan will not be able to proceed further. The Government is introducing a requirement for the production of Statements of Common Ground to assist with this process. Whilst the preceding paragraphs demonstrate that ongoing work under the Duty to Co-operate will be essential in terms of housing matters, it is likely to apply to several other areas of plan making and the Council will need to ensure early and constructive engagement at every step of the process.
- 5.23 **The strategy.** Given the issues outlined above, the Council will need to consider whether its current strategy for sustainable development across the District is still 'fit for purpose'. The strategy is currently focused upon growth which is proportionate to the scale of the District's existing communities, and which is urban focused (i.e. maximising supply from the existing urban areas and delivering growth on a series of urban extensions to those urban areas). No strategic amendments to the Green Belt boundaries were necessary to deliver this strategy at that time. However, the Local Plan (Part 1) does make reference to the need to consider safeguarding Green Belt land for potential development needs beyond the plan period (which now includes the issues outlined above) and the need to potentially extend Kingswood Lakeside (utilising land currently designated as Green Belt) for further high quality employment use subject to monitoring (which is now indicating an emerging shortfall of employment land).
- 5.24 The Government is placing increasing emphasis on brownfield sites, small sites and increased housing densities to minimise the need to develop Green Belt and green field sites, so the Local Plan will need to ensure it includes detailed work in this regard. Emerging Government policy also identifies the need to ensure that any loss of Green Belt is 'offset' by 'net gain' to the community (for example accessible open space and recreation facilities). It cannot be concluded at this point whether or not the release of Green Belt sites will need to be considered for development in the District as further evidence and assessment work needs to be undertaken. The Local Plan Issues document sets out the importance of the Green Belt locally and the national planning policy tests that have to be taken into account before any changes to Green Belt boundaries are made.

- 5.25 **Economic growth.** The Council will also need to consider how the new Local Plan can help deliver the District's economic growth ambitions, for example updates to the employment land requirements and identifying enough sites to meet those requirements. In addition to employment uses, this also includes the approach to town centres, how best to be able to respond flexibly given that change is particularly fast paced in retail and town centre usage (being driven by technological advances and changing consumer patterns for instance) and also changes to the local context with Mill Green Designer Outlet Village.
- 5.26 **Viability.** The Government is placing increasing emphasis on demonstrating viability at the plan making stage and this is likely to result in increased levels of scrutiny to show that that the plan is deliverable. Up to date evidence will need to be produced and members should be aware that this is likely to require a review of the Community Infrastructure Levy (as rates are set using viability evidence) which will need to follow immediately after the adoption of the Local Plan.
- 5.27 This is not an exhaustive list of the issues being set out in the document (and feedback is invited on any further issues) but is a summary of some of the key changes which will need to be considered.

6 Implications

6.1 Financial

Any costs associated with the Local Plan will need to be contained within existing approved budgets.

There are no further direct financial implications for the Council as a result of this report; however a number of elements within the report do have a financial impact on the Council for example the housing requirement for the District during the plan period will affect the level of New Homes Bonus receivable by the Council.

These elements will form the basis of future Capital and Revenue reports which will be submitted for Members consideration and will include detailed financial implications as and where required.

6.2 Legal

Legal implications are set out throughout the report.

6.3 Human Resources

None

6.4 Section 17 (Crime Prevention)

None

6.5 Human Rights Act

The extensive consultation procedures provided for by the Planning & Compulsory Purchase Act 2004 cover human rights matters in terms of the Development Plan.

6.6 Data Protection

The Planning Policy Fair Processing Notice sets out how data is used in compliance with the GDPR.

6.7 Risk Management

A risk assessment has been undertaken. The main risks relate to the plan not being found sound and to potential legal challenge to the plan. These risks can be minimised by ensuring that the plan and its accompanying documents are legally compliant; that legal support is employed where necessary; that all interested parties are actively informed and engaged throughout the plan's preparation; that the plan is based on sound, robust evidence.

6.8 Equality & Diversity

The Local Plan will be subject to Equality Impact Assessment at the appropriate stages.

6.9 Best Value

There are no Best Value implications arising directly as a consequence of this report.

7 Appendices to the Report

Appendix A: Local Plan (Issues and Scope) Consultation Document

Previous Consideration

Revised Local Development Scheme and Local Plan Review – Cabinet – 25/01/18

Background Papers

- Planning and Compulsory Purchase Act 2004
- Localism Act 2011
- The Town and Country Planning (Local Planning) (England) Regulations 2012
- The Environmental Assessment of Plans and Programmes Regulations 2004
- The National Planning Policy Framework 2012 and MHCLG consultation proposals regarding the NPPF and developer contributions 2018
- Local Plan Part 1 including Rugeley Area Action Plan (adopted June 2014)
- Local Plan Part 2 Issues and Options Paper (January 2017)
- Cannock Town Centre Area Action Plan Issues and Options Paper (January 2017)
- Local Development Scheme 2018
- Statement of Community Involvement 2014

Appendix A: Local Plan Review (Issues and Scope) Consultation Document



Contents

1. Introduction	2
2. The District Context	8
3. How the District Fits within the Wider Context	10
4. Review of Local Plan (Part 1) Vision and Objectives	13
5. Review of Local Plan (Part 1) policies	14
– Policy CP1: Strategy	14
– Policy CP2: Developer Contributions for Infrastructure	19
– Policy CP3: Design	21
– Policy CP4: Neighbourhood-led Planning	24
– Policy CP5: Social Inclusion and Healthy Living	25
– Policy CP6: Housing Land	28
– Policy CP7: Housing Choice	34
– Policy CP8: Employment Land	37
– Policy CP9: A Balanced Economy	41
– Policy CP10: Sustainable Transport	43
– Policy CP11: Centres Hierarchy (and Area Action Plans)	46
– Policy CP12: Biodiversity and Geodiversity	49
– Policy CP13: Cannock Chase Special Area of Conservation (SAC)	51
– Policy CP14: Landscape Character and Cannock Chase AONB	52
– Policy CP15: Historic Environment	54
– Policy CP16: Climate Change and Sustainable Resource Use	56
– Policy Gaps and Issues	58
Appendices	
– Appendix 1: Local Plan (Part 1) Policies	59
– Appendix 2: District Profile	91
– Appendix 3: Local Plan (Part 1) Vision	101
– Appendix 4: Priorities for Local Plan (Part 1) Objectives	103
– Appendix 5: Glossary	106

1. Introduction

What is this document about?

- 1.1 We are consulting on a new Local Plan for Cannock Chase District. The Local Plan will help shape the way in which the physical, economic, social and environmental characteristics of Cannock Chase District will change until at least the year 2036.
- 1.2 It will need to ensure that we provide the right amount and types of homes, sufficient and appropriate land to provide a range of local employment opportunities as well as providing the right conditions for retail, leisure and other kinds of uses. It will need to ensure that the natural and built environment, especially the highest quality and most sensitive areas, are protected and enhanced.
- 1.3 The plan will also have to provide the right infrastructure including transport, open and green spaces, education and the health and wellbeing of our communities.
- 1.4 The Local Plan is a statutory document and is therefore important in informing decisions on planning applications.

Why a new Local Plan?

- 1.5 The government is making significant changes to the way in which the planning system works. The Local Plan we currently use (Local Plan Part 1) was adopted by the Council in 2014 and set the strategic policies to guide development in the District up to the year 2028 e.g. number of new homes and employment land required.
- 1.6 We originally intended to follow this with Local Plan (Part 2) which was considering how we might choose which sites were suitable for which uses (housing, employment and so on) and if any more detailed policies were needed.
- 1.7 However, changes to the planning system mean that we now need to review our plans every five years, which means that we would need to be reviewing Local Plan (Part 1) in 2019. The need for review requires a Council to consider if any of its policies need to be updated or not. Given the likely changes to several key policy areas at the national level, the Council considered that an update of some of the key Local Plan (Part 1) policies would be necessary. The Council has therefore decided to cease work on Local Plan (Part 2) instead beginning work on a new Local Plan which will be able to take account of the changes to the planning system.

What happens to all of the work done already?

- 1.8 Given that it has been relatively recently adopted we think that much of Local Plan (Part 1) will still be of relevance, so we want to ensure this is retained. Furthermore, a lot of work was undertaken on the first stage of Local Plan (Part 2) and a lot of people went to great effort to provide us with their views on this: we value this input highly and

1. Introduction

will take these views into account as we move forward. The summary of responses was reported to Cabinet in August 2017.¹

- 1.9 Overall, the largest volume of comment when we consulted on Local Plan (Part 2) was in relation to objections to particular sites especially those which lay within the Cannock Chase AONB and / or the Green Belt and we will need to consider these matters further.
- 1.10 We have added further detail as we move through the document to say how we think these issues might be addressed through a new plan, where possible to do so.

What does preparing a Local Plan involve?

- 1.11 Preparing a Local Plan is complex, and we set the timescales out for its preparation in the Local Development Scheme. The table below sets out the key stages we will need in order to prepare the plan, and the timing of these. The Local Plan also has to be informed by a Sustainability Appraisal which is a legal requirement, and which ensures that we are taking 'reasonable alternatives' into account for delivering the development we need whilst ensuring that we do this in a balanced way taking account of environmental, economic and social considerations.

Preparation Stage	Description	Target Date
Commencement of work including evidence base updating	Evidence needs to inform the plan, so we gather this at the early stages and update where needed	February 2018
Regulation 18 Scoping and Issues Consultation	This is the stage we are currently consulting on. We are looking at the issues and scope which the plan needs to cover.	July 2018
Regulation 18 Issues & Options consultation	At this stage we consider the feedback from the Issues and Scope consultation, look at any further issues, and then suggest options for dealing with these. Options (for example) could include how we distribute growth across the district, where that growth should go (site options) and options for policies which will be used in determining planning applications.	February 2019
Preferred Option Consultation	This is a non statutory stage where we refine the plan into a draft version, based on the feedback of the previous	October 2019

¹ https://www.cannockchasedc.gov.uk/sites/default/files/04local_plan_pt_2_and_aap_feedback_rpt_cab_240817.pdf

1. Introduction

	consultation and using the evidence available. This will contain draft policies and site allocations, for example.	
Pre-Submission (Regulation 19) consultation	Once we have considered the feedback from the previous consultation, this is the final draft, which we have to publish for comment before submitting the plan to the Secretary of State (Planning Inspectorate) for independent examination. Feedback at this stage will need to be focused very specifically on whether the plan is 'sound', which is currently defined as: Positively prepared – does the plan allocate enough land to meet all needs for the various uses where it is reasonable to do so and consistent with placing development in the right locations? Justified – is the plan the most appropriate strategy when considered against reasonable alternatives? Effective – can the proposals in the plan be delivered over its period? Consistent with national policy – is the plan in accordance with national policies?	July 2020
Submission	This is the stage where the plan is submitted to the Planning Inspectorate.	December 2020
Examination in Public	A planning inspector is assigned to examine the plan to see whether it can be found 'sound' (see above) and whether it is then capable of adoption by the Council. The examination will focus on the main areas of contention and will normally involve public hearings.	March 2021
Adoption	Once the plan has been confirmed as being sound then the Council can adopt it and it will set policy for making decisions on planning matters in the district.	September 2021

How does the Local Plan fit with the rest of the planning process?

- 1.12 We have to prepare the Local Plan so that it is consistent with Government policy, which is set out within the National Planning Policy Framework (NPPF) and ministerial statements and supported by the National Planning Practice Guidance (NPPG). The Local Plan forms part of the Development Plan for the wider area. Staffordshire County Council prepare plans for minerals and waste, and Cannock Chase Council will prepare the Local Plan (as described above) for shaping development in its own District. We will also need to work alongside other Councils and agencies to ensure our plans align and deliver on the more strategic issues – even though the plans of other areas may be prepared at different times. We need to work together under the legal 'Duty to Co-operate'.

1. Introduction

- 1.13 Once we have adopted our new Local Plan we can also choose to provide more detail for our policies if we need to, by preparing ‘Supplementary Planning Documents’ (SPDs). For example our current Local Plan is supported by SPDs on Design, on Developer Contributions and on a development brief for the site of the closed Rugeley Power Station. As part of this process we may need to consider whether we will also need to make changes to any of our SPDs or whether we may need to add new ones.
- 1.14 Communities can also choose to prepare their own Neighbourhood Plans should they so wish. These set planning policies at a much more local (often Parish) level. They need to broadly conform to the Local Plan, are independently examined and then voted on by the community at referendum. If there is a majority vote in favour of the plan they are then ‘made’ (i.e. adopted) and become part of the Development Plan for the area.
- 1.15 All of the policies contained in these plans are then used in helping the Council to decide whether planning applications in the District should be approved or refused.

What is this consultation about?

- 1.16 As the first step in Local Plan preparation the Regulations² state that we need to consult ‘on the subject of a local plan which the local planning authority proposes to prepare’. Therefore this consultation is about the **issues and scope** which we suggest the plan should cover, asking for your views on these and any information you may have or any comments on evidence we may need. **It is a very high-level, general consultation at this point** given that we are in a transition period between our ‘old’ approach (i.e. a Plan split into two parts, Part 2 of which had not been completed) and our ‘new’ approach (i.e. the new Local Plan). We also face some uncertainty given the ongoing changes in Government policy so this is an opportunity to consider any likely changes which are coming our way.
- 1.17 The consultation is focused on what changes may have occurred (or are likely to occur soon) at the national and local level and what implications these could then have for the adopted Local Plan (Part 1) policies, and how we develop our future Local Plan policies.
- 1.18 Because of the general nature of this consultation, it is not possible to carry out meaningful Sustainability Appraisal at this stage although we have prepared a Scoping Report which sets out the matters which a Sustainability Appraisal will need to address when one is produced, and feedback on this is also welcomed.
- 1.19 Once we start to develop the detail of our new plan and have considered the issues raised through this consultation, we will consult on an Issues and Options paper again under the same Regulation as previously. Because we will then be suggesting ways of addressing the issues we will then present a range of options (‘reasonable

² Regulation 18 of the Town and Country Planning (Local Planning)(England) Regulations 2012 (as amended)

1. Introduction

alternatives’) for dealing with these and at that stage a Sustainability Appraisal will be undertaken.

The format of the consultation

- 1.20 Given its relatively recent adoption, there is much in the Local Plan (Part 1) which we think is still relevant. Therefore our starting point is the existing Local Plan (Part 1) particularly focusing upon updates to the District Profile (which sets out the key issues facing the District) and then considering any changes that impact upon the Local Plan (Part 1) Objectives and the adopted Local Plan (Part 1) policies (all of which seek to address the issues the District faces). In relation to the Local Plan (Part 1) policies, we will provide a summary of the key points in each policy (you can read the full policy details at **Appendix 1**) and then summarise the issues we think need to be considered and the evidence base updates required, asking for your views. We will also summarise the main issues which were raised via the Local Plan (Part 2) consultation, **although it is emphasised that, as this is a NEW Local Plan we are not looking at individual sites at this very early stage in the process.**
- 1.21 Finally, we will also be asking if there are any other issues which you think the new Local Plan should cover and if you have any thoughts on the options that should be considered in the next round of consultation e.g. any sites for development, any specific policy content, revised or new policies.

Consultation information

- 1.22 We will be consulting from **Monday 2nd July 2018 to Tuesday 28th August 2018**. This is 8 weeks plus the first day after the August bank holiday: we have added an extra two weeks on to the statutory six week period to account for the summer holidays.
- 1.23 We will be holding a series of drop in events around the District. We will publicise these on our website and social media pages, via the local press, and via leaflets and posters which we will leave at a range of venues in the District. We will also write to / email everyone who is registered on the Planning Policy consultation database.
- 1.24 Documents can be viewed at the following locations during normal office hours:
- Cannock Chase District Council, Civic Centre, Beecroft Road, Cannock WS11 1BG
 - Cannock library, Manor Avenue, Cannock WS11 1AA
 - Rugeley library, Anson Street, Rugeley WS15 2BB
 - Hednesford library, Market Street, Hednesford WS12 1AD
 - Norton Canes library, Burntwood Road, Norton Canes WS11 9RF
 - Brereton library, Talbot Road, Brereton WS15 1AU
 - Heath Hayes library, Hednesford Road, Heath Hayes WS12 3EA

1. Introduction

1.25 All information is also on our website at www.cannockchasedc.gov.uk/planningpolicy.

How to respond

1.26 Responses can either be submitted online via the web link above (social media pages will also link to this) or via hard copy forms which will be available at the venues listed above and at the drop in sessions. All information will be used in accordance with our Fair Processing procedures which can be seen via the above link and a summary of which will be reproduced on the response forms.



Cannock Extension Canal



Clock Tower, Rugeley



Cannock Chase

2. The District Context

What are the key features of our District and what are the key issues it faces?

- 2.1 **Appendix 2** contains a profile of the District which includes information on population, health, education, community deprivation, crime, housing, employment, town centres, transport, environment, green belt and climate change. It also contains information about the District's three distinct built up areas of Cannock / Hednesford / Heath Hayes, Rugeley and Brereton, and Norton Canes. This has been extracted from Local Plan (Part 1) and updated where we now have more recent information (such as that contained in the Authority Monitoring report which we produce every year).
- 2.2 From the updated profile the following key issues for the District are identified at this stage (updated from Local Plan (Part 1)):
- Levels of crime, and perceptions of crime, remain a concern;
 - Low standards of health and educational attainment require improvement;
 - Future housing needs, particularly affordable housing requirements, have to be met;
 - Economic growth and regeneration needs have to be met and access to employment opportunities and local labour skills require improvement;
 - Provision of comprehensive transport networks need to be better supported to help reduce social exclusion and unsustainable development impacts;
 - The town centres need to adapt and increase their competitiveness to maintain local shopping provision and contribute to regeneration;
 - The highly valuable and sensitive natural environment, historic environment and landscape character need to be protected and enhanced whilst meeting demands for recreation and economic activity;
 - Potential challenges posed by the need to respond to climate change need to be tackled e.g. alternative forms of energy supply, addressing flood risk, helping local wildlife to adapt, along with wider sustainable development concerns. For example, air and water quality concerns as well as more specific local issues (such as those related to minerals and the coal mining legacy).

The District Profile also identified a number of cross boundary issues that needed to be taken into consideration. These are discussed further in the next section.

Questions on the District Profile

Question 1. Do you have any comments on the District profile? Is there anything missing and if so what, and what source of information should we use?

Question 2. Do you have any comments on the key issues identified here? Are they all still relevant? Are there any key issues not covered which the Local Plan review needs to consider?

2. The District Context

What does Cannock Chase Councils' Corporate Plan say?

2.3 The Council has recently produced a new Corporate Plan which covers the period 2018 to 2023. This states that the Council's key priorities are Promoting Prosperity and Community Wellbeing.



2.4 In terms of Promoting Prosperity there are six strategic objectives:

- Establishing Mill Green Designer Outlet Village as a major visitor attraction and maximise the benefits it will bring to the District
- Increased housing choice
- Create a positive environment in which businesses in the District can thrive.
- Increase the skill levels of residents and the amount of higher skilled jobs in the District
- Create strong and diverse town centres to attract additional customers and visitors
- Increase access to employment opportunities
- Commencement of regeneration of the Rugeley Power Station site

2.5 For Community Wellbeing there are four strategic objectives

- Opportunities for healthy and active lifestyles
- Sustaining safe and secure communities
- Supporting vulnerable people
- Promoting attractive and healthy environments

2.6 The new Local Plan will therefore need to help the Council to achieve its ambitions as set out here.

3. How the District Fits within the Wider Context

- 3.1 The geography of the West Midlands is complex and Cannock Chase Council is involved in a range of different partnerships and groups formed under the Duty to Co-operate delivering a range of different functions. Some key ones include:
- The Greater Birmingham and Solihull Local Economic Partnership (LEP)³
 - Staffordshire and Stoke LEP⁴
 - The West Midlands Combined Authority⁵
 - The 14 authorities comprising the Greater Birmingham and Black Country Housing Market Area⁶
 - The Cannock Chase AONB Partnership⁷
 - The Cannock Chase Special Area of Conservation Partnership (SAC)⁸
- 3.2 The Council will need to ensure that the new Local Plan helps these (and other) partnerships to deliver their ambitions and obligations. As the Local Plan develops we will need to ensure that the plan links to a range of strategies and plans, for example:
- The Government's Industrial Strategy
 - The Government's 25 Year Environment Plan
 - The West Midlands Engine Growth Strategy and Midlands Connect Strategy
 - Strategic Economic Plans
 - The West Midlands Combined Authority Spatial Investment and Delivery Plan
 - Transport Strategies
 - Various environmental strategies and management plans
 - Infrastructure and delivery strategies (these can cover a range of issues such as utilities, health, education, community infrastructure and so on)
- 3.3 The Council will also need to work with neighbouring authorities on a range of strategic issues as well as a number of organisations who are listed in the National Planning Policy Framework as prescribed bodies under the statutory Duty to Co-operate. These are:
- Local Planning Authorities
 - County Councils

³ Local Authority areas: Birmingham, East Staffordshire, Lichfield, Tamworth, Bromsgrove, Cannock Chase, Redditch, Solihull, Wyre Forest

⁴ Staffordshire and Stoke, list of partners at <https://www.stokestaffslep.org.uk/about-us/our-people-partners/>

⁵ Constituent local authorities: Birmingham, Coventry, Dudley, Sandwell, Solihull, Walsall, Wolverhampton. Non constituent local authorities: Cannock Chase, North Warwickshire, Nuneaton & Bedworth, Redditch, Rugby, Shropshire, Stratford-upon-Avon, Tamworth, Telford & Wrekin

⁶ Local Authority areas: Birmingham, Bromsgrove, Cannock Chase, Dudley, Lichfield, North Warwickshire, Redditch, Sandwell, Solihull, South Staffordshire, Stratford upon Avon, Tamworth, Walsall and Wolverhampton.

⁷ Local Authorities involved: Cannock Chase, Lichfield, Stafford, South Staffordshire; Staffordshire County Council also working with a range of other organisations

⁸ Local authorities: Cannock Chase, East Staffordshire, Lichfield, South Staffordshire, Stafford, Staffordshire County Council, Walsall, Wolverhampton also with a range of other organisations

3. How the District Fits within the Wider Context

- Local Enterprise Partnerships
- Environment Agency
- Historic England; Natural England
- Civil Aviation Authority
- Homes England
- Clinical Commissioning Groups
- Office of Rail and Road
- Local Integrated Transport Authority
- Highways Authorities
- Local Nature Partnerships

3.4 Taking the above into account, we think the key cross-boundary issues are likely to be:

- Housing growth
- Economic growth
- Transport
- Health
- Education
- Green Belt
- Environmental protection and enhancement
- Strategic sites such as Rugeley Power Station

3.5 The Local Plan (Part 1) identified a series of cross boundary issues at the time, similar to those outlined above e.g. housing and economic linkages. We would welcome further views on key strategic issues which should be within the scope of the new plan.

3.6 Figures 1 and 2 provide an overview of the geography of the District in its wider context.



Figure 1: Location of Cannock Chase District in sub-regional setting

3. How the District Fits within the Wider Context

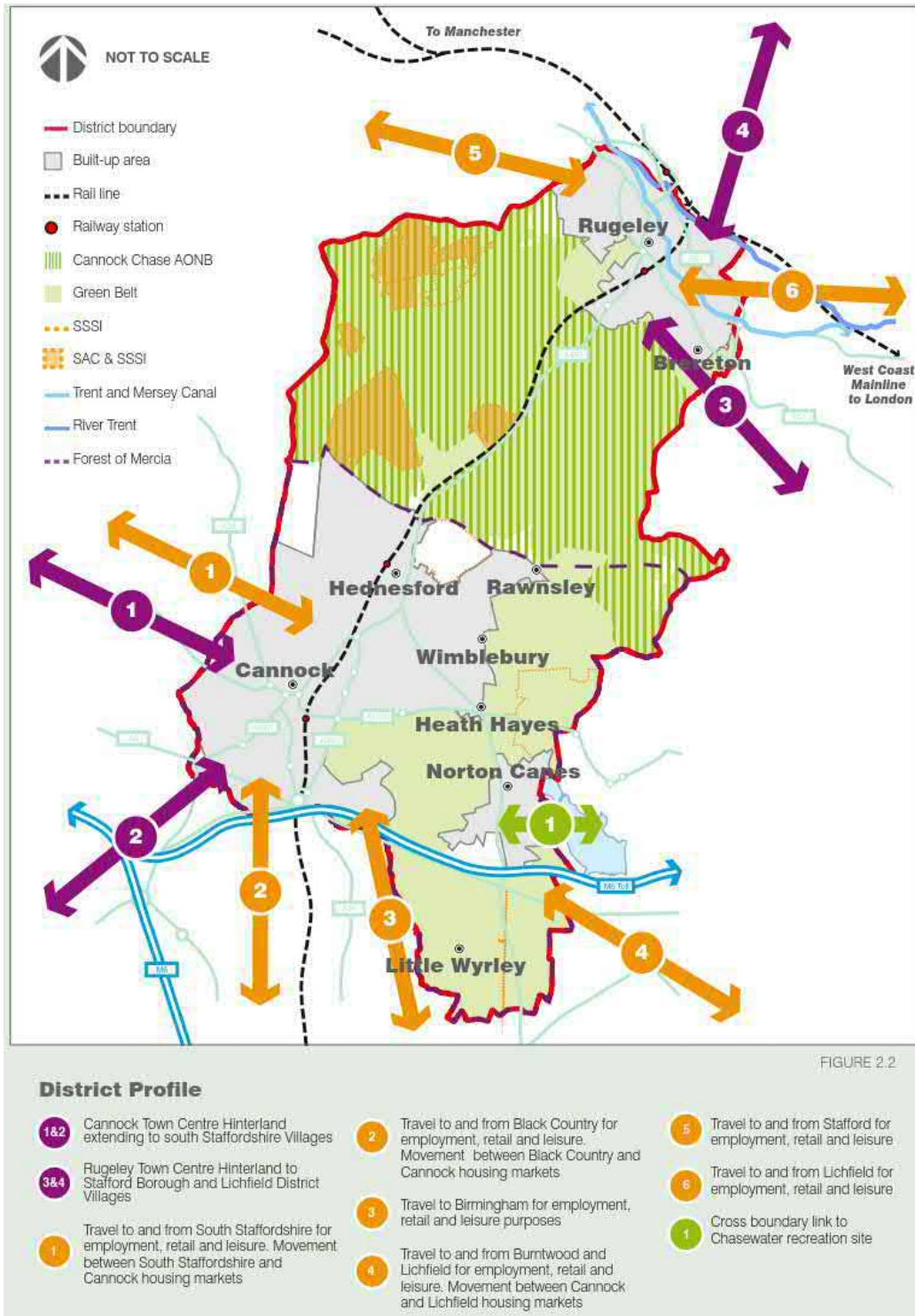


FIGURE 2.2

Figure 2: District Profile and key cross boundary linkages (extracted from Local Plan (Part 1))

Questions on the wider context

Question 3. Which strategies and plans do you think our new Local Plan needs to align to and what issues should we be addressing locally to help with the delivery of these? Please provide links and further information as part of your response.

Question 4. Do you think there are other cross boundary issues we need to be considering?

4. Review of the Local Plan (Part 1) Vision and Objectives

- 4.1 The Local Plan (Part 1) sets out a ‘Vision’ for how the District will be by the end of the plan period. The full Vision can be viewed in **Appendix 3**. Key headlines are:
- *The District will continue to be made up of distinct communities with strong local character. People will be safer and healthier and will be proud of the area in which they live and work.*
 - *The potential of the Districts’ accessible location along major transport routes will be maximised to achieve a thriving local economy*
 - *People will lead greener, more environmentally friendly lifestyles, inspired by Cannock Chase Area of Outstanding Natural Beauty.*
- 4.2 As a result of the issues faced by the District, and in order to achieve the Vision, Local Plan (Part 1) set out a series of high-level objectives which then informed the development of the policies. The objectives are as follows;
- *Objective 1: Promote pride in attractive, safe local communities*
 - *Objective 2: Create healthy living opportunities across the District*
 - *Objective 3: Provide for housing choice*
 - *Objective 4: Encourage a vibrant local economy and workforce*
 - *Objective 5: Encourage sustainable transport infrastructure*
 - *Objective 6: Create attractive town centres*
 - *Objective 7: Provide well managed and appreciated environments*
 - *Objective 8: Support a greener future*

Each objective had a sub-set of priorities: these can be viewed in **Appendix 4**.

- 4.3 These objectives are monitored annually against a series of targets and indicators as reported in the annual Authority Monitoring Report. Information from these reports is drawn upon throughout this consultation document to identify what issues the District still needs to address, what progress has been made and any new issues arising.
- 4.4 As the Local Plan Review progresses we will need to consider an up to date Vision and set of objectives for the new Local Plan. We would welcome your views on how relevant this Vision and the Objectives remain.

Questions on the review of the Vision and Objectives

Question 5: Do you have any comments on the Vision and Objectives (including the priorities set out in Appendix 4)? What changes do you think may need to be made?

5. Review of Local Plan (Part 1) Policies

- 5.1 This chapter summarises the existing Local Plan (Part 1) policies in order and considers the issues relevant to each policy area, including the impacts of changes at the national and local level. The full versions of the policies can be viewed at **Appendix 1**.

What does our current policy say?

Policy CP1: Strategy

The current strategy, which runs until 2028, focuses development, investment and regeneration mainly on the built up, urban areas, conserving and enhancing the landscape of the AONB, Hednesford Hills, Green Belt and the Green Infrastructure of the District. The distribution of new housing is broadly in proportion to the size of the existing larger communities of Cannock / Hednesford / Heath Hayes, Rugeley / Brereton and Norton Canes including an urban extension for each community (with some housing being delivered for Rugeley by Lichfield District Council). Development in the identified villages is limited to infill sites only.

The strategy identifies Kingswood Lakeside (Cannock) and Towers Business Area (Rugeley) as high quality employment areas and proposes that Kingswood Lakeside could be further extended for employment should it be required to meet growth needs.

The strategy focuses retail development in town centres.

What issues do we need to consider?

- 5.2 **We will need to consider whether the strategy remains ‘fit for purpose’ over our new plan period**, and we will consider this in the light of the issues arising and feedback in relation to the other more specific policy topics. We will also need to ensure that it fits within the wider West Midlands context, playing our part in helping to deliver growth ambitions, addressing a shortfall in homes and protecting and enhancing our environment so our communities have access to a good choice of housing and employment opportunities, supported by the right infrastructure and with an excellent quality of life enhanced by the unique environmental qualities of this compact but varied District. The profile of the District illustrates the interdependency between ourselves and other areas.
- 5.3 **Monitoring data indicates that the strategy has been relatively successful** in its implementation to date, with housing and employment land requirements being delivered largely as expected in line with the strategy. There are some aspects of the strategy which are still in the process of being implemented (such as large housing sites) and some potential issues e.g. a slight shortfall of employment land against current requirements. These issues are considered in more detail in the relevant sections of this document.

5. Review of Local Plan (Part 1) Policies

- 5.4 **We will need to look at ‘reasonable alternatives’ for the future distribution of development** across our District and whether there are cross boundary issues we need to consider. The strategy for development will depend on the amount of sites needed to meet development requirements; what sites are available for development; and then whether or not these sites are considered suitable and can deliver a sustainable pattern of development for the District overall (taking account of its numerous environmental sensitivities).
- 5.5 **One new issue of strategic significance is the brownfield site of the closed Rugeley Power Station** and we will need to consider the implications and opportunities afforded by this cross boundary regeneration scheme. The 139 hectare site straddles the boundary between Cannock Chase and Lichfield Districts and the two Councils jointly adopted a development brief SPD⁹ in February 2018, for a mixed housing and employment use.
- 5.6 **Another strategic issue is the Green Belt** and sites that have been suggested for development within it over recent years, including responses to the Local Plan (Part 2) consultation. 60% of land in the District is designated Green Belt. Green Belt is a policy tool with five purposes that are set out in national policy:
- To check the unrestricted sprawl of built up areas
 - To prevent neighbouring towns merging into one another
 - To assist in safeguarding the countryside from encroachment
 - To preserve the setting and special character of historic towns
 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land
- 5.7 Green Belt policy is covered nationally in the NPPF so current Local Plan policy does not repeat this (there is some local elaboration which is set out under the section on Policy CP14). However, national policy outlines how local authorities should consider the role of the Green Belt in their local context and how they should approach any changes to Green Belt boundaries via Local Plans.
- 5.8 The strategy for development in the District up to 2028 did not require any strategic amendments to existing Green Belt boundaries to meet growth requirements at that time. Developments are therefore focused upon the existing urban areas and urban extensions (some of which were on land removed from the Green Belt in the 1997 Local Plan and one on a redeveloped brownfield site in the Green Belt at Norton Canes). The Local Plan (Part 1) policies on housing and employment refer to the

⁹ https://www.cannockchasedc.gov.uk/sites/default/files/rugeley_power_station_spd_0.pdf

5. Review of Local Plan (Part 1) Policies

need to consider the boundaries and role of existing safeguarded land¹⁰ at Land East of Wimblebury Road (Policy CP6) and potentially Green Belt land at Kingswood Lakeside (Policy CP8) in the longer term (to be considered via Local Plan (Part 2)). The Local Plan (Part 2) Issues and Options consultation sought views on the approach the Council should take to these specific sites and to the safeguarding of Green Belt land overall. Comments received were mixed with some supporting the need to utilise Green Belt sites for development 'now' and safeguard Green Belt land (as well as safeguard more land than the Council was suggesting) with other comments highlighting that there wasn't the evidence to support the release or safeguarding of Green Belt land. An Environmental Capacity Study for the District in 2013 noted that virtually all the District that is not already developed is designated as Green Belt, so additional development outside of existing urban areas would require the release of Green Belt land.

- 5.9 As outlined above, via this Local Plan review the Council needs to consider what its growth requirements are for the new plan period (discussed further under the sections on Policy CP6, Policy CP8 and CP11) and then what sites are suitable and available to meet those growth needs, as well as what is an overall sustainable strategy for development across the District taking account of its highly sensitive environmental assets (e.g. the AONB and ecological designations). As part of its work on identifying what may be appropriate development site options for the future the Council will need to take into account the national planning policy context on Green Belt.
- 5.10 Government policy emerging from the updated draft NPPF restates the importance of Green Belts, emphasising that once established Green Belt boundaries should only be altered in exceptional circumstances through preparation or updating of Plans. Also that before concluding that exceptional circumstances exist to justify changes the Council should have examined fully all other reasonable options for meeting the identified development need, thus introducing an additional test.
- 5.11 This will be assessed through the examination of the Plan which will take into account the above and whether:
- the strategy makes as much use as possible of suitable brownfield sites and underused land;
 - optimises the density of development, including whether policies promote a significant uplift in minimum density standards in town and city centres and other locations well served by public transport;
 - has been informed by discussion with neighbouring authorities about whether they could accommodate some of the identified need.

¹⁰ Land that has been removed from the Green Belt via a Local Plan but which is safeguarded i.e. can not be developed until taken forward via a new Local Plan update.

5. Review of Local Plan (Part 1) Policies

We cover these issues further under the sections on housing and employment (Policy CP6 and Policy CP8 respectively).

- 5.12 The Draft NPPF also confirms the need to promote sustainable development, and where it is concluded that it is necessary to release Green Belt land, Plans should give first consideration to land which has been previously developed and/or is well served by public transport. They should also set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to environmental quality and accessibility of remaining Green Belt land.
- 5.13 The Council carried out a Green Belt Study of the District in 2016 to assess the extent to which land within the Cannock Chase Green Belt performs against the purposes of Green Belts as set out in national planning policy. The study provides evidence on the relative performance of land parcels and also identifies minor anomalies in the current Green Belt boundaries. It demonstrates that the majority of the Green Belt in the District continues to serve its purposes very well. We think this evidence remains up to date. There was also some support for tidying up minor boundary anomalies in the Green Belt as suggested in the Local Plan (Part 2) Issues and Options consultation.
- 5.14 **Another key element of the Policy CP1 strategy was to ensure the protection, conservation and enhancement of the Cannock Chase Area of Outstanding Natural Beauty** as a nationally important landscape designation (which covers 30% of the District). The issues in relation to how future growth in the District can ensure continued protection, conservation and enhancement of this asset are discussed further under the sections on Policy CP6, Policy CP8 and Policy CP14.
- 5.15 **We will need to set a new time period for the plan.** Plans should cover at least a fifteen year time period from the date of adoption. Given that our anticipated adoption date is December 2021 this means our plan should run until at least 2036, which aligns with other anticipated plan timescales across the area. We intend the plan period to run from a base date of 2016 to reflect the latest projections which will be available in the summer. We are interested in views on this timescale, whether the dates are appropriate, and what impacts and implications any changes would have for the evidence base.

Questions on the review of Policy CP1: Strategy

Question 6. Do you have any comments on our current strategy? Are there new issues (not covered by other policy topics) which we should be considering?

Question 7. What 'reasonable alternatives' do you think we should be considering for the spatial distribution of development across the District? Please explain why they would be 'reasonable'.

5. Review of Local Plan (Part 1) Policies

Question 8. Are there any potential options for the overall distribution of development which you feel would be unreasonable and if so, why?

Question 9. Do you have any comments on the time period for the plan?

Question 10. Do you have any other comments on our review of Policy CP1 Strategy?

5. Review of Local Plan (Part 1) Policies

What does our current policy say?

Policy CP2: Developer Contributions For Infrastructure

This policy sets out that all housing, employment and commercial development will be required to contribute towards providing affordable housing and / or the infrastructure necessary for delivery of the Local Plan, informed by viability assessment. This is supported by a Developer Contributions and Housing Choices Supplementary Planning Document (SPD) which was adopted in 2015: this sets out the detail.

What issues do we need to consider?

- 5.16 **Ensuring appropriate levels of infrastructure provision to support new development** was a key concern through the Local Plan (Part 2) consultation, particularly in terms of health, education and transport, but also in terms of ensuring new developments are future proofed in terms of providing good broadband connections / electric charging points / sufficient parking and onsite facilities for lorry drivers where appropriate and so on. Maintenance and upkeep of infrastructure was also a concern, for example ensuring roads on new developments are able to be easily repaired if they need to be dug up for any reason (block paving creates problems in the long term for instance).
- 5.17 The principle of securing developer contributions towards this infrastructure (and affordable housing) remains the same. However **we think we are going to have to update our approach to reflect up to date national policy and guidance and local evidence**. The Government recently consulted on changes to national policy in terms of developer contributions. This means that much more detail will be needed at the Local Plan stage as there is likely to be a general assumption that viability assessments will not be required (nor will they be acceptable) at the planning application stage unless there are exceptional and justifiable circumstances. The Government recently consulted upon updated guidance for producing viability assessments which the Council will need to take account of in preparing its updated evidence for developer contributions. **We think we will need to produce the following evidence:**
- **Economic Viability Assessment for housing developments** (taking account of all potential developer contributions including affordable housing, Community Infrastructure Levy charges, potential site specific requirements)
 - **Economic Viability Assessment for commercial developments** (taking account of all potential developer contributions including Community Infrastructure Levy charges, potential site specific requirements).
- 5.18 We will also need to consider whether we need to develop policy on what the ‘**exceptional circumstances**’ might be in terms of when we do allow a viability

5. Review of Local Plan (Part 1) Policies

assessment to accompany a planning application (although this may be set out in national policy).

- 5.19 In terms of infrastructure, we work closely with infrastructure providers to make sure that they are aware of the plans and can help us secure the right investment to meet future needs. **The existing policy already makes clear links to the supporting Infrastructure Delivery Plan¹¹ which we will need to update as we progress the new Local Plan. We think we may need to broaden this policy however** to make it clear that some issues will be specifically covered under other policy areas (for example design, transport, social inclusion), as infrastructure underpins the entire plan, making sure it is sustainable and deliverable.
- 5.20 As we are going to need more up to date evidence to inform plan-making **we also need to consider whether we will need to review our Community Infrastructure Levy (CIL) charges alongside the Local Plan Review** given that these are set using information on viability and the infrastructure funding gap (i.e. what 'gap' in funding remains once existing sources of funding for infrastructure are taken into account). In order to do this we will need to consider what issues may have an impact. When we update the Infrastructure Delivery Plan we will need updated costings and indicative timescales for each item. For the viability assessments, we will need to ensure parties are engaged early who can help us understand the local land market and factors affecting viability locally e.g. landowners and developers.

Questions on the review of Policy CP2: Developer Contributions For Infrastructure

Question 11. Do you have any comments on what issues need to be addressed in relation to developer contributions and what policy options may need to be considered?

Question 12. Do you have any comments on the evidence base updates required in relation to developer contributions?

Question 13. What elements of the Infrastructure Delivery Plan will need updating? If you are an infrastructure provider how can you help us add in the detail at this early stage so we can feed this into our viability calculations?

¹¹ https://www.cannockchasedc.gov.uk/sites/default/files/infrastructure_delivery_plan_may_2014_update.pdf

5. Review of Local Plan (Part 1) Policies

What does our current policy say?

Policy CP3: Design

This policy sets out the broad principles of good design in the District including the expectation of high standards of design of buildings and spaces reflecting local identity, maximising opportunities to design out crime and anti social behaviour and contribute to energy efficiency. This is further supplemented by the Design Supplementary Planning Document¹² adopted 2016, which brings together a range of guidance to help provide well designed and locally distinctive new development which benefits the District's urban and rural areas.

What issues do we need to consider?

- 5.21 Potential changes to national planning and guidance in the light of the recent Government consultation will need to be considered. The Government are proposing the following changes:

Densities

- 5.22 The **Government is proposing minimum density standards** to be pursued in town and city centres and around transport hubs in areas where there is a shortage of land for meeting identified development needs in order to make more effective use of available land. The draft NPPF (recently consulted upon) seeks a significant uplift in prevailing densities, unless this would be inappropriate. It says Councils should refuse applications which fail to make effective use of land in areas facing a shortage in meeting identified housing needs.
- 5.23 It also suggests the use of upward extensions to residential and commercial premises for new homes. The Government promotes the effective use of land with recognition of the multi purpose function of green space and giving substantial weight to the reuse of brownfield land/underused land and buildings.
- 5.24 Furthermore, the section on Policy CP6 (Housing land) explains that all authorities in the Greater Birmingham Housing Market Area have been recommended to increase densities and introduce minimum standards to help address the housing shortfall and reduce the need for Greenfield/Green Belt release.
- 5.25 In addition to maximising effective use of land, the theory is that higher densities also maximise the viability of places and use of services including public transport. However, high density development should still meet standards for high quality design incorporating soft landscaping, design features characteristic of the local street scene

¹² <https://www.cannockchasedc.gov.uk/residents/planning/planning-policy/supplementary-planning-policy-documents>

5. Review of Local Plan (Part 1) Policies

and facilities such as appropriate cycle and bin storage, maintaining attractive and serviceable places to live.

- 5.26 **We currently deal with the issue of density via our Design SPD:** whilst this is not prescriptive it makes reference to the character of the different areas of the District to guide appropriate design within a very local context. However, as we move forward **we think we will need to consider this issue in more detail** to ensure that we are not compromising other standards which contribute to quality of life and wellbeing: this is important as ‘promoting attractive and healthy environments’ and ‘safe and secure communities’ are key objectives of the new Corporate Plan. Indeed, the consultation on Local Plan (Part 2) flagged up respondents’ concerns with the design and layout of some developments where, for example, high density has led to narrow roads and related issues of accessibility (for example service vehicles unable to gain access).
- 5.27 **We would therefore be interested in examples of good practice,** especially as the Government has stated that it wants to see high quality developments, so we would be interested in your ideas and examples of good practice as to how high quality, high density developments can be achieved which reflect local character and which provide safe and secure, healthy and attractive environments where people will actively wish to live.

Parking Standards

- 5.28 Patterns of movement, streets and parking are integral to design and contribute to making high quality places. **The Government suggests that if setting local parking standards the following matters should be taken into account – accessibility of the site, type mix and use of development, availability/opportunity for public transport, local car ownership levels and the need to ensure adequate provision of charging facilities for plug in and ultra low emission vehicles. Also it states that maximum parking standards should only be set where there is a clear justification that they are necessary for managing the local road network.** The Council has an existing Parking Standards, Travel Plans and Developer Contributions for Sustainable Transport SPD dating from 2005 which sets out maximum off-street parking standards for different types of developments including parking for the disabled and is in need of updating. The Local Plan (Part 2) consultation set out that new standards could be added to an updated Design SPD. We will need to consider these issues in context with design matters, as set out above.

Questions on the review of Policy CP3: Design

Question 14. Are there any issues which you think our Design policy should now be covering which are currently not included? If so, what are they and what information could we use to support this?

5. Review of Local Plan (Part 1) Policies

Question 15. Should we now set minimum density standards as discussed in the section on Policy CP6 (Housing land)? If so, should these be set in strategic policy or in an updated SPD?

Question 16. Are there additional 'high density design criteria' which should be added to policy or guidance to ensure the attractiveness and convenience of use within such developments is maintained? Can you suggest any matters where leeway/trade off might be allowed in meeting higher densities e.g. reduced parking or amenity space? Or should other space saving options such as basement parking be considered (bearing in mind this may affect the viability of development)?

Question 17. Should we consider setting minimum/maximum off-street parking standards for different types of development or locations? What would the justification for this be and how would it be evidenced?

Question 18. Do you have any other comments on our review of Policy CP3: Design?



Modern Houses, Wimblebury



Clock, Hednesford



Modern Office Development,
Cannock



New Amenity & Play Space,
Cannock

5. Review of Local Plan (Part 1) Policies

What does our current policy say?

Policy CP4: Neighbourhood- Led Planning

This sets out policy to support the development of Neighbourhood Plans alongside other potential plans which may meet the needs and aspirations of communities

What issues do we need to consider?

- 5.29 We think the policy is largely up to date given that it has been worded to reflect national policy. However, **given that the Local Plan is not meant to duplicate national policy, there may be a case for not having this policy at all as the issues are covered in national planning policy and associated guidance and in legislation.** Whilst there were some comments received in relation to support for neighbourhood planning overall as part of the Local Plan (Part 2) Issues and Options there were no specific comments on this policy. There are currently three designated Neighbourhood Areas within the District (Brereton and Ravenhill, Hednesford and Norton Canes).
- 5.29 Notwithstanding the above, it should be noted that there are changes being proposed via draft national planning policy which suggest that designated Neighbourhood Areas will need to be provided with a figure for how much housing they will be required to deliver in their area, and emerging Government policy is suggesting that Neighbourhood Plans are likely to be encouraged to allocate sites for housing. Again, this will all be covered by national policy and/or legislation.

Questions on the review of Policy CP4: Neighbourhood- Led Planning

Question 19. Do we still need a specific Local Plan policy on Neighbourhood Plans given that they are already extensively covered by national policy and legislation? If so, what issues should the policy be dealing with which avoids duplication?

5. Review of Local Plan (Part 1) Policies

What does our current policy say?

Policy CP5: Social Inclusion And Healthy Living

This policy is focused mainly on the delivery of infrastructure relating to health and wellbeing and securing developer contributions where it is appropriate to do so.

The policy lists a range of infrastructure types which will be supported (e.g. health and education facilities, parks, open spaces, play areas, sports, cultural, leisure and community facilities and so on) and, where appropriate, states that developers will need to contribute to facilities in line with needs assessments and standards as set out in the Developer Contributions Supplementary Planning Document.

The policy also sets out a presumption against the loss of Green Space Network sites and community buildings unless they are surplus to requirements or else if there are demonstrable wider community benefits to be gained or if an acceptable level of replacement facilities can be provided.

What issues do we need to consider?

- 5.30 Health and social inclusion is something which should run through all policies, however **we still think it is important that health and social inclusion matters are given specific attention.** The District Corporate Plan identifies ‘Improving Community Well Being’ as one of its two priorities for 2018-2023. Its strategic objectives include providing opportunities for healthy and active lifestyles and promoting attractive and healthy environments.
- 5.31 The Corporate Plan identifies the **ongoing issues of relatively poor health levels and lower sport participation rates in the District.** Monitoring of the Local Plan (Part 1) also indicates that whilst there have been positive improvements recently, such as improvements to the Districts’ leisure centres and their increased usage, the District still falls below national levels in terms of healthy living indicators e.g. obesity, heart diseases and levels of sport participation. Access to good quality healthy living opportunities from recreational footpaths and cycle ways to informal open spaces to formal sports provision can assist in improving peoples’ health. Although it is recognised there are many other contributing factors, such as levels of deprivation, opportunities for access to informal open spaces that are free and convenient can encourage regular use.
- 5.32 We would be **interested in your views on whether any other issues need consideration, for example should we be saying something about air quality here** given its increasing precedence on the national agenda? Currently this is considered under our ‘Sustainable Transport’ and ‘Climate Change and Sustainable Resource Use’ policies. We may also wish to include further information about

5. Review of Local Plan (Part 1) Policies

encouraging and enabling healthy and active lifestyles, ensuring that the healthy choice is the easy choice for communities.

- 5.33 Comments received to the Local Plan (Part 2) consultation suggested that the evidence base for indoor and outdoor sports facilities which dates from 2010 should be updated. This is currently underway and will help identify up to date needs for future facilities alongside population and housing growth, in conjunction with an updated Open Spaces Assessment (discussed further below). Comments received also supported the existence of green spaces and routes in housing areas for use by children on bikes, dog walkers and their role in the ecological network.
- 5.34 **We think that the maintenance and enhancement of the District's open spaces and Green Space Network is still a key local issue.** Current (and emerging) national policy and guidance continues to require Local Plans to consider this issue. Local Plan (Part 1) policy currently sets out the importance of the Districts' open spaces and Green Space Network and provides a criteria-based approach to considering their loss or replacement. It also sets out that standards for open space and recreation provision will be used to inform decision making on what facilities need to be protected and what new facilities may need to be provide by new developments. Monitoring identifies that there have been a number of new open spaces and play areas provided in recent years in conjunction with new major housing developments; however some previously identified deficiencies in provision are likely to remain. Alongside the indoor and outdoor sports facilities evidence we think we need to update our open space evidence to understand what changes have occurred to the Districts' open spaces since the last assessment and what this means for any deficiencies and standards in open space provision that need to be addressed by Local Plan policy.
- 5.35 In the light of changing Government policy **we think we may need to reconsider whether we can still use a Supplementary Planning Document to set standards** (i.e. for levels of open space and recreation provision as is currently the case) or whether we will need to establish these standards directly through Local Plan policy, rather than developing the detail at a later stage (i.e. through supplementary planning documents) given the increased emphasis upon viability assessment at the Local Plan stage.
- 5.36 As part of the Local Plan (Part 2) consultation, the Council consulted on a number of site options for potential **Local Green Space and/or Green Space Network** designation. A set of criteria for assessing whether or not sites should be designated was also consulted upon. In response to the consultation a number of additional sites were also suggested and comments were also received upon the assessment criteria. It is intended that these site options included in the Local Plan (Part 2) consultation and the additional sites suggested will be taken forward for assessment in the Local Plan review process. This would take forward the commitment to reviewing the Green Space Network as outlined in Policy CP5 of the Local Plan (Part 1).

5. Review of Local Plan (Part 1) Policies

- 5.37 The Hednesford Neighbourhood Plan (under examination at the time of writing) has proposed a series of ‘protected open spaces’ as part of its policies which the Town Council aims to protect and enhance. **The District Council could consider if it would be appropriate for designations of smaller scale green spaces to be addressed further at the neighbourhood plan level, rather than the District Local Plan level.**
- 5.38 The Government is placing increasing **emphasis upon ‘offsetting’**, where environmental gains are sought from development, focussing on natural assets which benefit the community (often referred to as ‘natural capital’). Examples could include previously inaccessible areas of countryside being opened up to provide opportunities for sport and recreation. **We want to understand how this might be demonstrated, measured and delivered and would welcome suggestions and examples of good practice.**
- 5.39 We also will need to consider those elements of this policy which reference the need to mitigate **impacts upon the Cannock Chase Special Area of Conservation (SAC)** as this has since been superseded by the Developer Contributions SPD and Cannock Chase SAC Guidance to Mitigate – see section on Policy CP13 (Cannock Chase SAC).
- 5.40 Considering all of the above, we think we need the following evidence:
- **Indoor and Outdoor Sports Facilities Assessment** (currently underway)
 - **Open Space Assessment**
 - **Updated Infrastructure Delivery Plan** incorporating evidence of infrastructure requirements from range of relevant organisations e.g. health services, education, sports facilities.

Questions on the review of Policy CP5: Social Inclusion And Healthy Living

Question 20. Do you have any comments on what issues need to be addressed in relation to healthy living and what policy options may need to be considered?

Question 21. Do you have any comments on the evidence base updates required?

Question 22. Where do you think we should be setting standards e.g. for open space provision? Should these be in the Local Plan or should they remain as supplementary policy i.e. in a revised Supplementary Planning Document?

Question 23. How might we be able to demonstrate ‘offsetting’ and ‘net gain’ in a way which is meaningful and measurable? Do you have any examples of good practice which you could share?

5. Review of Local Plan (Part 1) Policies

What does our current policy say?

Policy CP6: Housing Land

This policy sets out our current housing requirement, which is to deliver 5,300 new homes between 2006 to 2028, an average of 241 each year (with a further 500 being delivered by Lichfield District Council to the east of Rugeley to help meet needs in that area).

The policy sets out how the housing will be distributed proportionate to the size of the existing communities, and identifies strategic development areas including urban extensions to each main urban area (with a Strategic Housing Site allocated for up to 900 homes at Land West of Pye Green Road).

The policy identifies the need to continue to safeguard land east of Wimblebury Road for future development but says this should be reviewed either as part of Local Plan (Part 2) or through a Local Plan review, and that Green Belt boundaries here should also be reviewed.

The policy also sets out details to assist with decision making, encouraging mixed use developments and the use of upper floors for residential use, and allowing only infill development in small villages. It requires new development to mitigate for impacts upon Cannock Chase Special Area of Conservation (SAC). The policy also sets out criteria for monitoring and managing housing delivery.

What issues do we need to consider?

- 5.41 The Government is changing the way in which housing need is calculated, using a **new national standardised methodology**. We will need to use the figure provided to use once this methodology is finalised. As an indication the draft methodology recently consulted upon gives us a figure (which could still change) of 295 dwellings per year (for the period 2016-2026) compared to our current Local Plan (Part 1) requirement of 241 dwellings per annum (for the period 2006-2028). Using the new requirement figures, our performance is also likely to be measured using a new **Housing Delivery Test** for which the Government are still developing details but there are likely to be sanctions for under-delivery. Acceleration of housing delivery is also a key aim of the **West Midlands Combined Authority which is producing a Strategic Investment and Delivery Plan** so the Council will need to be mindful of this as it prepares the new plan.
- 5.42 Cannock Chase District is one of fourteen local authority areas which fall within the Greater Birmingham Housing Market Area¹³ (GBHMA)¹⁴. Across this area, there is a

¹³ Housing Market Area definition is explained in National Planning Practice Guidance <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

5. Review of Local Plan (Part 1) Policies

significant **housing shortfall** of 28,150 dwellings to 2031 and 60,900 to 2036. Under the legal Duty to Co-operate, work has been ongoing to look at ways of addressing this shortfall and a report¹⁵ has recently been published which considers the following across the entire HMA area:

- Current capacity
- Potential for increasing densities
- Further supply on non-Green Belt sites
- Potential Green Belt opportunities utilising a strategic Green belt review

- 5.43 The study provides areas of search for Local Plan reviews to test further in terms of how they might accommodate a proportion of the shortfall: it does not say how much each Local Authority should take however. It is technical evidence and does not allocate sites. However, the study does set out that in the first instance Local Authorities should seek to maximise opportunities from further 'urban capacity' including brownfield sites and should then seek to consider applying minimum densities at the following rates:
- Rural areas: 30 dwellings per hectare (dph)
 - Suburban locations: 40 dph
 - Town and district centres: 50 dph
- 5.44 The study concludes that in undertaking this exercise the shortfall across the whole of the GBHMA can be reduced, but much more still needs to be done to deliver enough homes to meet the shortfall. It makes recommendations for further supply on non Green Belt sites (which, on a strategic scale does not apply to this District as we are constrained by Green Belt and AONB, but does apply to other Local Authorities in the GBHMA).
- 5.45 Notwithstanding this, the study concludes that Green Belt release will still need to be looked at, as the other options still will not be enough to deal with the scale of the problem. It has therefore included a strategic Green Belt review across the whole of the GBHMA area and come up with a series of possible options ('areas of search') which we will need to explore further.
- 5.46 An initial 24 areas of search for large scale strategic growth (new settlements and large urban extensions) were narrowed down by the study to a short list of 11 areas, none of which are located in this District, although it should be noted in terms of cross-boundary implications that the area north of Walsall (Brownhills) was identified on the original 'long list'. For this District, the areas of search which we will need to investigate relate to smaller scale 'proportionate dispersal' (i.e. smaller extensions to

¹⁴ Birmingham, Bromsgrove, Cannock Chase, Dudley, Lichfield, North Warwickshire, Redditch, Sandwell, Solihull, South Staffordshire, Stratford upon Avon, Tamworth, Walsall and Wolverhampton.

¹⁵ The Greater Birmingham HMA Strategic Growth Study produced by GL Hearn & Wood February 2018

5. Review of Local Plan (Part 1) Policies

existing settlements) in the area to the south-east of the District. However, we will need to consider these ‘in the round’ with other options for accommodating housing in the District.

- 5.47 The Council needs to identify which sites are reasonable options to consider and how these would also fit into a wider strategy for development in the District. For example, at present the Council seeks to deliver housing land supply in a proportionate way across the main urban areas of the District according to their existing size alongside urban extension, in line with Local Plan (Part 1) Policy CP1. We will need to consider what approaches are most suitable for the distribution of housing needs through our new Local Plan.
- 5.48 We are not able to say how much growth we might be able to accommodate at present as we will need further evidence to see what capacity we might have (for example impacts on the transport network, schools, health facilities and so on) as well as assessing other impacts (for instance on the landscape and the environment). As set out under Policy CP1, we may need to consider site options that lie within the Green Belt but this would also require a range of evidence base work to be utilised e.g. information on potential capacity from non-Green Belt land and the District Green Belt Study (2016).
- 5.49 As discussed under Policy CP3, the Government is also encouraging increased densities in suitable areas as a way of boosting the housing land supply via emerging national policy. Evidence from The Greater Birmingham HMA Strategic Growth Study indicates that if the Council were to require a minimum density of 30-40 dwellings per hectare that could generate an additional 75-200 dwellings (from sites that are currently considered suitable for development but do not yet have planning permission, which are expected to deliver around 1,000 dwellings at present). This represents up to a theoretical 20% increase which if applied going forward to future sites could potentially generate additional housing supply.
- 5.50 However, as discussed under the Policy CP3 chapter the appropriateness of higher densities is an issue that needs to be considered further. Recent monitoring shows that developments within the District typically achieve at least 30 dwellings per hectare already, with higher densities being delivered in the town centres. However, there are variations between the District’s suburban areas with some delivering just below (or at) 30 dwellings per hectare and others delivering almost 40 dwellings per hectare. Lower densities (than 30 dwellings per hectare) can be found within the Districts’ rural areas. This can be indicative of the existing character and design of those areas, which new developments are seeking to reflect and complement.
- 5.51 Emerging Government policy is also advocating a ‘brownfield first’ approach. We think it may be useful to undertake **further work on brownfield capacity and potential underused assets** (e.g. vacant flats above shops etc.) to see what additional

5. Review of Local Plan (Part 1) Policies

opportunities we may have and any issues we may need to address (many longer standing brownfield sites can be rich in biodiversity for example).

- 5.52 The Strategic Housing Land Availability Assessment (SHLAA)¹⁶ as a database of all potential housing sites aims to be as comprehensive as possible in its coverage. This identifies brownfield sites which are then taken forward on the Councils Brownfield Register (Part 1 of the Register published December 2017). To inform the SHLAA and Brownfield Register the Council operates a 'Call for Sites' which is open all year round to submissions from landowners/developers/agents/local community representatives and any other interested parties on potential development sites.
- 5.53 The Council also undertakes a search of sites from planning applications; local authority assets; and other sources of information to identify further potential brownfield redevelopment housing sites. The Council has helped publicise the availability of funding opportunities e.g. the GBSLEP Unlocking Stalled Housing Sites programme. The District has to date been one of the largest recipient of funds from this scheme which supports housing developers trying to bring forward more problematic brownfield sites.
- 5.54 The Council would **welcome views on how it could further improve its site search process, or be more proactive to ensure all the appropriate brownfield site opportunities within the District have been fully explored. We would welcome any suggestions for brownfield sites which we do not already have in our database.**
- 5.55 A large number of comments were received on individual housing sites consulted upon in the Local Plan (Part 2) Issues and Options document. Whilst some sites received support for development, a number of concerns in relation to the release of Green Belt sites in particular were expressed demonstrating the value this designation has to local communities. These concerns were also expressed in relation to sites located within the AONB. Whilst there was general support for the use of urban, brownfield sites some responses also suggested there could be difficulties in developing such sites (e.g. demolition and land remediation) which would mean they could not meet all of the Districts' growth requirements. Clearly, the Rugeley Power Station site will need to be considered further as part of the site options (as discussed under the section on Policy CP1).
- 5.56 **It is intended that starting point for identifying the site options to assess in the next round of consultation will be the latest SHLAA, which would include site options suggested in the Local Plan (Part 2) Issues and Options consultation.** In order to identify a set of site options for the Local Plan (Part 2) consultation the main criteria were if the site had been recently promoted by a landowner/developer and the

¹⁶ <https://www.cannockchasedc.gov.uk/residents/planning/planning-policy/planning-policy-monitoring>

5. Review of Local Plan (Part 1) Policies

size/capacity of the site. Remaining sites were then to be assessed via a comprehensive assessment matrix which would include factors such as the AONB, Green Belt, flood risk, ecological impacts etc.

- 5.57 However, responses to the Local Plan (Part 2) consultation suggested **that it may be appropriate to scope out sites before this comprehensive assessment stage using a defined set of criteria** e.g. some responses suggested all sites that lie within the AONB should be scoped out from any further consideration for development at an earlier stage in the process. **We would welcome your views on what criteria could be used to scope out sites at an early stage in the process** (i.e. discounting sites that are not 'reasonable options').
- 5.58 The Housing and Planning Act (2016) along with accompanying national policy updates, outlines the Government's commitment to supporting small site developments. Local Authorities are being encouraged to support small scale developments via a range of means including Self Build Registers and Brownfield Registers. The Government has also recently consulted upon changes to national planning policy which, if adopted, would require local authorities to allocate a specific amount of small sites within their Local Plans.
- 5.59 The Self Build and Custom Housebuilding Act (2015) and the Housing and Planning Act (2016) enacted duties for Councils to promote and support self build projects. Councils should now maintain registers of the demand for self build plots and have regard to these in their planning functions e.g. granting sufficient permissions to meet the demand identified. At present, the Council has received 12 requests for plots for self build projects. Some local authorities have suggested/adopted a percentage requirement of larger scale developments to provide on site self build plots for sale e.g. 5% of all plots set aside for self build plots.
- 5.60 The Local Plan (Part 2) consultation suggested that the Council could either continue to rely on existing Local Plan (Part 1) policies to support small sites or could formulate a specific local policy for supporting small scale developments within the District, including a percentage requirement of larger scale developments to provide on site self build plots. There were mixed responses in relation to this issue with support for both approaches and some concerns in relation to requiring a set percentage of self builds on site. **Whilst the approach may depend upon the finalised national planning policy requirements, the Council would welcome further comments in relation to this issue.**

Questions on the review of Policy CP6: Housing Land

Question 24. Do you have any comments on what issues in relation to housing requirements and land supply need to be addressed and what policy options may need to be considered?

5. Review of Local Plan (Part 1) Policies

Question 25. Do you have any comments on the evidence base required, including housing growth requirements and housing site options?

Question 26. In what type of locations would it be appropriate to increase housing densities? Can you suggest any ideas for how this could be done while retaining space for soft planting, car parking etc.?

Question 27. How can the Council ensure that it has considered all the potential brownfield site opportunities, as far as possible? Are there any sites you can suggest which may be underused?

Question 28. What key locations or sites within the District, or cross boundary sites, should be considered reasonable options for future housing land supply?

Question 29. Can you suggest specific criteria for screening out sites which are not reasonable options for development at an early stage? How might this be justified?



New House, Brereton



New Houses, Bridgtown



New Housing & Play Area, Cannock

5. Review of Local Plan (Part 1) Policies

What does our current policy say?

Policy CP7: Housing Choice

This policy sets out the Districts' affordable housing need and the Councils' approach to meeting this need. A target of 20% affordable housing on market-led housing schemes is deemed to be viable. For schemes of 15 dwellings or more, the 20% should be delivered on site. For schemes of 11-14 dwellings, the Council will seek an off-site equivalent financial contribution. The Council will also seek to provide affordable housing via other means e.g. Council-led redevelopment projects. The Councils' approach to affordable housing provision e.g. tenure mix is elaborated within the Developer Contributions and Housing Choices SPD (2015).

The policy sets out the Council's preferred mix of housing sizes, types and tenure to meet local need and create a balanced housing market, including a specific section on housing for an ageing population.

The policy sets out the Districts' requirements for the provision of additional Gypsy, Traveller and Travelling Showpeople sites. It identifies a broad area of search for these sites along the A5 corridor and provides criteria for assessing the suitability of sites.

What issues do we need to consider?

- 5.61 **Meeting affordable housing needs remains a key local issue.** The Council's Housing and Homelessness Strategy (2018-2023) identifies the continued need for affordable housing provision and ways to ensure its delivery over the next five years. The District Corporate Plan identifies 'Promoting Prosperity' as one of its two corporate priorities for 2018-2023. One of its strategic objectives is increased housing choice. The Council will need to take into account changes in Government policy and guidance and changes that may have occurred in local circumstances since the Council undertook its Strategic Housing Market Assessment in 2012.
- 5.62 The Government has recently consulted on an **amended definition of affordable housing**, which now covers different types of provision such as Build to Rent and Starter Homes. Draft national planning policy now also outlines that, **where major housing development is proposed, councils should expect that at least 10% of the affordable homes are made available for affordable home ownership** (i.e. not rental properties). There are some exemptions from this policy e.g. where this 10% would exceed the level of affordable housing required in the area overall.
- 5.63 Alongside national Government changes to how overall housing requirements are calculated, **national guidance on how to calculate affordable housing needs is also due to be updated.** Updated evidence on overall housing needs (i.e. not just affordable) will provide the Council with information on any changes to the current

5. Review of Local Plan (Part 1) Policies

approach that may be needed i.e. in relation to balanced housing markets and meeting the needs of an ageing population. In relation to the issue of an ageing population, the current Local Plan policy identifies that such needs should be met via a range of accommodation options from adapted individual dwellings to care homes.

The Councils' previous assessments of housing needs did not specifically identify any requirements for care home provision. In light of the issue of an ageing population, it may be that the updated evidence identifies such requirements more specifically. However, it may be appropriate to continue the current approach of having such needs met via a mixture of accommodation types as part of the overall housing requirements, with no set targets for specific accommodation types. We would welcome your views on this.

- 5.64 As outlined under Policy CP2 the Government has recently consulted upon **changes to the process of undertaking viability assessments, which the Council will need to take account of in updated evidence for the affordable housing requirements.**
- 5.65 We therefore think we will need to produce the following evidence:
- **Housing needs assessment** (including affordable housing needs);
 - **Economic Viability Assessment for housing developments** (taking account of all potential developer contributions including affordable housing, Community Infrastructure Levy charges, potential site specific requirements).
- 5.66 The other main element of this policy relates to the **accommodation needs of Gypsy, Travellers and Travelling Showpeople.** The Local Plan (Part 1) drew upon evidence from a specific Gypsy, Traveller and Travelling Showpeople Accommodation Assessment in 2012 (GTAA). **Legislation, policy and guidance have been amended since the adoption of the Local Plan (Part 1).**
- 5.67 Updated policy was produced by Government in 2015 (Planning Policy for traveller sites). This reiterates the need to consider the communities accommodation needs and made some changes to previous policy e.g. the definition of a traveller. Updated legislation was introduced in 2016 which means that Councils can assess the needs of caravan dwellers and houseboat dwellers as part of the assessment of general housing need (rather than undertaking specific Gypsy, Traveller and Travelling Showpeople assessments, as was previously required). However, the national Planning policy for traveller sites (2015) outlines that local authorities should make their own assessment of need for travellers, and other councils continue to undertake GTAAs.
- 5.68 Given the national policy requirements and the local circumstances in Cannock Chase District (i.e. Local Plan (Part 1) policy identifies a fairly significant requirement for additional accommodation given the needs of the existing community who are all still largely based in the District) **we think it would be appropriate to undertake an updated GTAA for the Local Plan Review to identify requirements for the new**

5. Review of Local Plan (Part 1) Policies

plan period. It is intended that this would be alongside the overall housing needs assessment for the District.

- 5.69 As part of the Local Plan (Part 2) Issues and Options it was identified that there were **difficulties in identifying enough sites to meet the needs set out in Local Plan (Part 1) policy.** The focus was upon an ‘area of search’ around the A5 corridor based upon traditional travelling community travel patterns and existing gypsy, traveller and travelling showpeople sites.
- 5.70 In response to the Local Plan (Part 2) a number of objections were received to some of the site options suggested for gypsy, traveller and travelling showpeople accommodation and **it was suggested that the search for sites should be extended across the whole of the District. We would welcome any further comments on what would be appropriate areas of the District to consider as part of the search for sites, including if the Council should be considering any cross boundary sites.**
- 5.71 The section on Policy CP6 (Housing Land) refers to considering whether or not sites should be scoped out from further assessment at an early stage based on clear criteria. A similar issue applies to gypsy, traveller and travelling showpeople sites and **we would welcome views on what, if any, criteria should be used to scope out sites at an early stage in the process** (i.e. identifying ‘reasonable options’). The list of potential site options for gypsy, traveller and travelling showpeople provision for the Local Plan Review will be drawn from the Local Plan (Part 2) consultation site options, with updates as necessary.

Questions on the review of Policy CP7: Housing Choice

Question 30. Do you have any comments on what issues in relation to housing needs need to be addressed and what policy options may need to be considered, taking account of key local issues including affordable housing needs and an ageing population?

Question 31. Do you have any comments on the evidence base updates required?

Question 32. Do you have any suggestions for appropriate areas of search/additional sites that could be considered for Gypsy, Traveller and Travelling Showpeople provision?

Question 33. Can you suggest specific criteria for screening out sites which are not reasonable options for development at an early stage? How might this be justified?

5. Review of Local Plan (Part 1) Policies

What does our current policy say?

Policy CP8: Employment Land

Policy CP8 (Employment Land) of the adopted Local Plan (Part 1) sets out the gross employment land requirement for the District. This is primarily for non-town centre B class uses (e.g. warehouses, factories) but with flexibility for other employment land uses, where appropriate (e.g. offices, retail). It identifies the key areas where the available employment land supply is mainly located which will help meet this requirement (namely Kingswood Lakeside, the A5 Corridor, Towers Business Park) which is consistent with the overall spatial strategy of distributing development proportionality across the District according to existing settlement sizes.

Kingswood Lakeside and Towers Business Park are identified as strategic high quality employment sites. Where demand at these locations indicates the need for further land supply then consideration will be given to the provision of new employment land via expansions of Kingswood Lakeside (to be considered via Local Plan (Part 2)).

Support is given to the redevelopment and modernisation of existing employment sites, including those within the Green Belt (where in accordance with local policies and national Green Belt policy). This is further elaborated on in the Design SPD e.g. individual guidance on each existing employment area in the Green Belt.

The loss of employment land to non-employment uses (e.g. residential) will be considered according to a specific set of criteria, including the benefits of the redevelopment scheme; the availability of employment land elsewhere in the District; the quality of the employment land to be lost.

The policy recognises the challenges in providing office developments in local town centres and provides a set of criteria for assessing the suitability of office developments in out of town locations.

What issues do we need to consider?

- 5.72 The District Corporate Plan identifies 'Promoting Prosperity' as one of its two corporate priorities for 2018-2023. This has a vision for continued business growth, attracting higher skilled employment and raising skill levels (as well as other elements). Its strategic objectives include increasing access to employment opportunities as well as progressing regeneration of the closed Rugeley Power Station site.
- 5.73 Ensuring that the District has an appropriate supply of employment land (in quantity and quality terms) remains crucial to helping provide access to job opportunities and fostering growth of the local economy overall. **An up to date employment land requirement for the next plan period will be needed to reflect up to date national and local economic projections.** Some consultation responses to Local Plan (Part

5. Review of Local Plan (Part 1) Policies

2) Issues and Options also suggested updated employment evidence was needed given changes to the economic context since the Local Plan (Part 1) was adopted.

- 5.74 Whilst the Government has recently consulted upon a standard methodology for assessing housing requirements, this has not been done for employment land requirements. Government policy and guidance currently states Councils should consider their need for employment land by having regard to local policies for economic development (e.g. the plans of relevant Local Enterprise Partnerships and Combined Authorities) and by drawing upon a range of forecasts for potential future employment land needs. The suggested methodology set out in national guidance is similar to that applied in the evidence base for Local Plan (Part 1) employment land requirements. **It is intended that the Council will take a similar approach to assessing the employment land requirements for the Local Plan review i.e. considering a range of scenarios in line with current Government guidance.**
- 5.75 The Council **needs to consider which sites are reasonable options to consider and how these would also fit into a wider strategy for sustainable development in the District overall.** At present the Council seeks to deliver employment land supply in a proportionate way across the main urban areas of the District according to their existing size in line with Local Plan (Part 1) Policy CP1 and the housing strategy.
- 5.76 **Monitoring** of the Local Plan (Part 1) employment land supply indicates that whilst this strategy has been largely successfully implemented to date there has more recently been a **relatively minor shortfall in supply** primarily due to the use of the Mill Green site for a designer outlet retail village rather than B class employment.
- 5.77 In addition, the high quality strategic sites of Kingswood Lakeside and Towers Business Park are almost built out leaving **very little available employment land for new developments in the District.** The Local Plan (Part 1) current policy identifies the need to potentially consider extensions to Kingswood Lakeside (requiring the use of Green Belt land). However, the need for sites in the next plan period will be assessed against a new employment land requirement too.
- 5.78 Clearly, one recently identified significant new site is **the closed Rugeley Power Station and we will need to consider the implications and opportunities afforded by this cross boundary regeneration scheme.** The adopted SPD for this site suggests that the preferred vision is for a cross boundary mixed use scheme, with primarily employment-led development in Cannock Chase District.
- 5.79 The Employment Land Availability Assessment (ELAA)¹⁷ provides a database of potential employment land sites for future development. Many of these were consulted upon in the Local Plan (Part 2) Issues and Options. There are a mixture of

¹⁷ <https://www.cannockchasedc.gov.uk/residents/planning/planning-policy/planning-policy-monitoring>

5. Review of Local Plan (Part 1) Policies

sites suggested for employment land development, including some sites within the Green Belt and the recently closed Rugeley Power Station.

- 5.80 Consultation responses to the Local Plan (Part 2) Issues and Options in relation to Green Belt sites were mixed i.e. with some parties promoting such sites and some parties outlining these sites should not be considered. There was general support for the redevelopment of Rugeley Power Station (although residential development of this site was also suggested and some parties suggested it would take a long time to redevelop). Support for the retention and redevelopment of existing lower quality employment areas was also expressed. However, other responses suggested there could be benefits to the redevelopment of such areas for housing as long as the existing businesses could be relocated within the District. There were a number of site-specific comments received which will be taken into account as the evidence base work is progressed.
- 5.81 It is intended that starting point for identifying the site options to assess in the next round of consultation will be the latest ELAA, which would include site options suggested in the Local Plan (Part 2) Issues and Options consultation. The section on Policy CP6 (Housing Land) refers to considering whether or not sites should be scoped out from further assessment at an early stage based on clear criteria. A similar issue applies to employment land sites and **we would welcome views on what, if any, criteria should be used to scope out sites at an early stage in the process** (i.e. identifying 'reasonable options').
- 5.82 Based on the above we think we need to undertake evidence base work on the following:
- **Assessment of future employment land requirements** for the plan period (taking account of the latest economic trends and forecasts);
 - **Assessment of existing employment areas** (to assess their existing quality and potential future land supply from this source);
- 5.83 Policy CP8 seeks to address a **number of other issues which we think remain locally relevant** (and elaborate upon related national planning policy). These are:
- **Redevelopment and modernisation of existing employment sites** for continued employment use, including those within the Green Belt (as there remain a number of existing in-use employment sites within the Green Belt in our District with recent demand for redevelopment schemes);
 - **Considering the loss of employment land to non-employment uses** (given that there are a number of employment sites being suggested for residential redevelopment in the District and that there is currently a small shortfall in employment land supply against requirements);

5. Review of Local Plan (Part 1) Policies

- **Consideration of out of town office developments in the District** (given that there have been virtually no town centre office schemes in recent years, with existing town centre offices being converted to residential use. Out of town new office locations have been in higher demand).

We would welcome your views on what, if any, updates and evidence may be required in terms of these issues.

Questions on the review of Policy CP8: Employment Land

Question 34. Do you have any comments on what issues in relation to employment land supply need to be addressed and what policy options may need to be considered?

Question 35. Do you have any comments on the evidence base updates required in relation to identifying appropriate employment land requirements and employment land supply?

Question 36. How can the Council ensure that it has considered all the potential brownfield site opportunities, as far as possible? Are there any sites you can suggest which may be underused?

Question 37. What key locations or sites within the District, or cross boundary sites, should be considered reasonable options for future employment land supply?

Question 38. Can you suggest specific criteria for screening out sites which are not reasonable options for development at an early stage? How might this be justified?



Rugeley Power Station

5. Review of Local Plan (Part 1) Policies

What does our current policy say?

Policy CP9: A Balanced Economy

This policy supports Policy CP8 in terms of setting out what sectors of the local economy are particularly important to the continued regeneration of the District. This includes sectors which help to make the local economy more resilient and diversified given its not- to- distant past reliance upon the mining industry and its continued reliance upon more vulnerable sectors, such as low skilled manufacturing. It aims to support industries which help increase the Districts' job density in particular. Support is provided for proposals which will increase access to local employment opportunities including training and skills initiatives; live/work units; and improved ICT services such as broadband connectivity.

Support is provided to the visitor economy, subject to any proposals being in line with local and national planning policies. The policy contains a specific element on the potential role of the canal network in supporting the visitor economy, including the Hatherton Canal restoration project.

What issues do we need to consider?

- 5.84 This policy complements Policy CP8 in that it identifies what sectors of the local economy are particularly important to retain and which need to be further developed and/or supported. This is in line with the national planning policy requirements to set out a clear economic vision and strategy for the District.
- 5.85 **Evidence from monitoring** of the Local Plan (Part 1) indicates that there **have been improvements** such as increases in the number of people in work; reductions in the number of people on out of work benefits; increases in the number of new businesses; and increases in the proportion of people employed in managerial/professional sectors.
- 5.86 However there **remain key issues in terms of strengthening the local economy**. For example, the **job density rate has risen but remains below the regional and national averages and levels of educational attainment remain below the national average**.
- 5.87 As outlined in the previous chapter, the District Corporate Plan identifies 'Promoting Prosperity' as one of its two corporate priorities for 2018-2023. This has a vision for continued business growth, attracting higher skilled employment and raising skill levels (as well as other elements). Its strategic objectives include increasing skill levels and higher skilled job opportunities.
- 5.88 It is likely that updates to the current approach will be required in tandem with updates to Policy CP8 on the amount and type of employment land needed in the District. The **evidence for Policy CP8 will help identify which sectors of the economy are**

5. Review of Local Plan (Part 1) Policies

likely to remain important (or need further support) and what type of job opportunities will be available in the District in the future. The approach will need to take into account existing, and emerging, Local Enterprise Partnership strategies (of which the District is a member) and the Council is in the process of producing an Economic Prosperity Strategy (during 2018/19) which will provide further local context for local plan policy. The Council is also a non-constituent member of the West Midlands Combined Authority which has a number of strategies for promoting economic growth across the region. The alignment of the Districts' economic vision and strategy with these wider strategies will need to be considered.

- 5.89 In specific relation to the **Hatherton Canal restoration**, there have been some **updates to neighbouring authorities local plan policies that the District Council will need to take into account** (e.g. the recently examined Walsall MBC Site Allocations document). The Council **will also need to consider safeguarding a specific route for the Hatherton Canal via the new Local Plan** as this was due to be considered via Local Plan (Part 2). A number of consultation responses to the Local Plan (Part 2) Issues and Options consultation highlighted the importance of ensuring this safeguarding took place with appropriate supporting policy so that the future restoration project was not impeded by any prejudicial developments.

Questions on the review of Policy CP9: A Balanced Economy

Question 39. Do you have any comments on what issues in relation to economic growth need to be addressed and what policy options may need to be considered, taking account of key local issues such as local skill levels and improving access to higher skilled job opportunities?

Question 40. Do you have any comments on the evidence base updates required, or the evidence and strategies of other organisations that need to be taken into account?



New offices, Hednesford



Local industry, Cannock

5. Review of Local Plan (Part 1) Policies

What does our current policy say?

Policy CP10: Sustainable Transport

This policy sets out a commitment to work with bus and rail operators, Staffordshire County Council, the West Midlands Integrated Transport Authority, the Local Enterprise Partnerships, local transport bodies and developers to help develop and promote sustainable transport modes that provide realistic alternatives to the car, which help address climate change targets and which reduce air pollution. It sets out approaches to developer contributions, with a link to the Developer Contributions SPD, to ensure that sustainable transport matters are addressed.

The policy is split into different sections, covering buses, rail, roads, walking, cycling, taxi ranks and car parking / servicing.

What issues do we need to consider?

- 5.90 Responses to the Local Plan (Part 2) consultation emphasised the need for further / more partnership working on transport issues linking to the wider West Midlands and the need to consider and model the impact on the Strategic Road Network (including the need for further improvements at Churchbridge along the A5). Respondents commented that there should be more cycling and walking provision and better linkages and more charging points are needed for electric vehicles.
- 5.91 Firstly, it is clear that we will need to ensure that the **policy wording is brought up to date to reflect the most current situation and partnerships** (for example Transport for the West Midlands / West Midlands Combined Authority and Midlands Connect as a Sub-National Transport body) and will need to update our evidence particularly with regard to the impacts of growth upon the road and rail network and any infrastructure upgrades and investment which would be necessary to enable delivery.
- 5.92 Sustainable transport will be key to delivering the Council's corporate priority of promoting Prosperity in ensuring that the right conditions are achieved for attracting growth and investment, but also in achieving the Community Wellbeing objective: for example cycling and walking through attractive and safe integrated networks can help people achieve active and healthy lifestyles, and create less reliance upon road-borne transport which contributes to air pollution.
- 5.93 Monitoring has shown a mixed picture, with reductions in bus services as a result of reduced funding for bus subsidies, but improvements to rail with the £100m Chase Line electrification between Walsall and Rugeley being due for completion shortly. This will enable more frequent and faster electric services with improvements to stations following on from this via other projects. Passenger figures for 2016/17 showed a growth of over 10.5% for Cannock, Hednesford and Rugeley town.

5. Review of Local Plan (Part 1) Policies

- 5.94 The **continuing decline of bus services** within the District and inter-urban services is a particular concern, with some areas suffering from poor access to employment, education, retail and health services, particularly in the evenings and weekends and the new plan will need to consider how to address this, potentially seeking out alternative solutions.
- 5.95 It is recognised that the dominance of cars in town, district and local centres reduces environmental quality and sense of place, leading to poor air quality and noise so we think much of the current policy wording is still relevant given that its aim is to promote and enable sustainable transport. However, **we think the policy could potentially be bolstered to reflect ongoing change and adopt a more holistic approach**: examples of the sort of issues we may want to consider as we take the new plan forward are listed below, but this is not exhaustive and we would welcome suggestions and feedback, and details of appropriate evidence:
- Improve **transport capacity and accessibility to jobs and services** in the key town and local centres and in key employment areas
 - **Improve connectivity** to surrounding key towns and cities through new and enhanced transport links and capitalise on the benefits from the Chase line electrification with more services to Walsall and Birmingham and new direct services to Birmingham airport / the NEC and London
 - Place more emphasis on exploiting **new technologies**, innovation and a low-emission future (see also the section on air quality, below)
 - Place more emphasis upon the benefits of **active travel** such as cycling and walking in encouraging healthy and active lifestyles. There could also be more emphasis upon ensuring better linkages between cycling and walking networks across the district, and beyond.
 - Supporting more home-working or schemes which **reduce the need to travel** overall
- 5.96 Notwithstanding the need to promote and enable more sustainable and integrated modes of travel, the plan still needs to address the fact that much travel will still be by motor vehicle. **Congestion and journey – time issues** will need to be addressed on key corridors for example the A5/M6 Toll/ A34/A60 – Churchbridge Interchange, the A460 and A51 and we will need further evidence on **transport capacity** as we develop the plan and consider the various growth options.
- 5.97 We will also need to consider any implications for the **Air Quality Management Areas** (AQMAs): the policy will need updating to include the new AQMA at Five Ways in Heath Hayes. **Air quality** is an issue which has risen up the national agenda since Local Plan (Part 1) was produced and we think there will be a need to look at this issue in more detail, particularly with regard to planning for future changes in the motor vehicle industry (more electric vehicles will generate a need for more charging points for example, and we will need to consider the implications of driverless technology and the ban on new diesel and petrol cars from 2040). Furthermore, not only do we

5. Review of Local Plan (Part 1) Policies

need to be addressing the issues of current AQMAs, but we should be ensuring that we avoid the need for further such designations.

- 5.98 We also know that we will need to look at the **cumulative impacts of development and transport growth on air quality** and how this could affect sensitive environments such as Cannock Chase and Cannock Extension Canal Special Areas of Conservation (SACs).
- 5.99 In terms of **car parking standards**, this issue is picked up in the chapter on Design.
- 5.100 Based on the above we think we need to undertake evidence base work on the following and would welcome further comments or details of evidence which we may be able to utilise:
- **Capacity and modelling work** relating to the key road corridors and implications of growth scenarios
 - Evidence relating to the impacts of additional growth on the **rail network**
 - Updated **Integrated Transport Strategy**
 - Evidence relating to **air quality** including **up to date Air Quality Area Management Plans**

Questions on the review of Policy CP10: Sustainable Transport

Question 41. Which elements of the policy now need updating (e.g. to reflect changes in delivery or new partnership arrangements) or to address issues not currently covered? Please provide details and links where appropriate

Question 42. What evidence do we need to help us decide what options for growth are feasible, sustainable, realistic and deliverable? Is there already any up to date evidence which we can use to help us and if so, what?



Train Station, Rugeley Town



M6 Toll

5. Review of Local Plan (Part 1) Policies

What does our current policy say?

Policy CP11: Centres Hierarchy (And Area Action Plans)

This policy sets out a hierarchy and sets policy accordingly for the different centres across the District. The main centre is Cannock, which is designated as the strategic town centre for the district, with the next tier being the town centres of Rugeley and then Hednesford, followed by the District Centre at Hawks Green and then the Local Centres at Norton Canes, Heath Hayes, Chadsmoor, Bridgtown, Fernwood Drive and Brereton.

The policy sets out appropriate growth levels for town centre uses (retail and office) based on evidence used at the time, and details the need to take a sequential approach for town centre uses including retail, office, commercial, leisure and cultural facilities to ensure that regeneration of town centres is not undermined by town centre uses being located out-of-town.

The policy sets out a clear approach to the regeneration of town centres. For Rugeley Town Centre an Area Action Plan is referenced and incorporated into the Local Plan (Part 1). This sets out more local detail, defining a Primary Retail area and identifying a range of Opportunity Sites within the town centre boundary. For Cannock, the policy states that development within the town centre will be guided by a Supplementary Planning Document or Area Action Plan.

For the other centres, the approach for Hednesford is focused upon local regeneration and maximising appropriate tourism as a gateway to the Cannock Chase AONB. The role of Hawks Green as a District Centre is to provide shops, services and community facilities to serve local communities. The Local Centres' role is to provide small scale shops, services and community facilities: the policy aims to protect and enhance these and to support the creation of new local centres where appropriate to serve the needs of existing and new communities.

What issues do we need to consider?

- 5.101 Since Local Plan (Part 1) was adopted along with the Rugeley Area Action Plan, work has commenced on an Area Action Plan for Cannock Town Centre. An Issues and Options paper was consulted on in 2017 and work is underway to progress an appropriate framework for stimulating investment into the centre.
- 5.102 We think that it is particularly important to consider what might be the best appropriate strategy for the town centre moving forward. This is particularly significant as, **since Local Plan (Part 1) was adopted, planning permission has been granted for the Mill Green Designer Retail Outlet Village**. This development, due to open in 2020, is earmarked to bring circa 80 shops (Phase 1- 1,000 jobs over a ten year period) and around 3 million visitors to the District each year, with a range of associated improvements for example to the railway station, to the local environment and to skills and training opportunities.

5. Review of Local Plan (Part 1) Policies

- 5.103 Town centre regeneration is a key priority for the Council which has committed to developing a new Economic Prosperity Strategy, capitalising not only on the benefits from the new Designer Outlet Village but also in terms of providing a strategic view on the future requirements of the District as a whole in relation to the changes in retail, leisure and residential requirements of town centres.
- 5.104 The leisure and retail market is constantly evolving. **The role of town centres is changing:** they are being impacted by a range of factors including demographics, consumer demands and habits (e.g. online shopping, click and collect), transport, environment and technological change. The GBSLEP has produced a Towns and Local Centres Framework¹⁸ which considers their current and future trends, future policy direction, good practice and scope for intervention.
- 5.105 Bearing this in mind, the new Local Plan will need to ensure that we can **respond flexibly** to keep pace with such change, ensuring that our town centres are viable, attractive, safe and unique places which meet the needs of local communities but which also attract visitors and associated spend, whilst not undermining other areas.
- 5.106 We will need to take into account **updated national planning policy** which, through the most recent consultation, is proposing some changes including the need to keep town centre boundaries under review. The context for policy making remains broadly the same however: the centres hierarchy approach remains, as does the sequential approach for considering town centre uses being proposed outside town centre boundaries.
- 5.107 We think we may need to **consider our approach to the move towards more targeted local policy for town centres which has, to date, been through the production of Area Action Plans.** These are highly regulated Development Plan Documents and as such have to go through a regimented process of production, consultation and independent examination.
- 5.108 **Given the fast pace of change in this field we believe it may be worth revisiting this approach,** so that strategic policy would still be contained within the Local Plan, but that a more localised vision – which could provide flexibility and adaptability – might be more appropriately delivered via a Supplementary Planning Document or a non statutory framework for example. **This would include not only our approach to Cannock Town Centre but also our potential approach to a review of the Rugeley Area Action Plan and indeed other centres as appropriate.** We would be interested in hearing your views on this, and any examples of good practice which you may wish to suggest.

¹⁸ Reported to the Place Board 1st May 2018 <https://gbslep.co.uk/wp-content/uploads/2018/04/Agenda-and-Papers-GBSLEP-Place-Board-01.05.2018.pdf>

5. Review of Local Plan (Part 1) Policies

- 5.109 Furthermore **Hednesford Town Council is preparing a Neighbourhood Plan¹⁹ which contains policies that are focused upon the continued regeneration of the town centre**, so we will need to ensure that we take this into account.
- 5.110 We will also need to consider the fact that **Cannock and Rugeley Town Centres are Conservation Areas**. These have Conservation Area Appraisals and Management Plan SPDs²⁰ setting out their unique features and local distinctiveness. This contributed greatly to the work undertaken on the Area Action Plans and so will need to be factored in to any future approach.
- 5.111 In order to update our Centres Hierarchy policy and consider future approaches however, **we think we will need to update our evidence**. Our most recent published evidence for the Local Plan is the Cannock Chase Retail and Leisure Study which was produced in 2015. Given the rate of change in this subject area we think this needs refreshing.
- 5.112 Finally, when we consulted on Local Plan (Part 2) **we were considering whether we should be introducing thresholds for the scale of edge of centre and out of centre retail, leisure and office development which should be the subject of an impact assessment**. Our evidence (the 2015 Retail and Leisure study) suggested that it would be appropriate to introduce smaller local thresholds rather than defaulting to the national threshold of 2,500 sqm to help protect and regenerate town centres. Since then the Government has suggested changes to national policy which would mean offices would no longer be subject to an impact test. **In terms of retail we think we should still be considering a more local threshold but will need to do this in the light of updated evidence** to check that the figures suggested via the Local Plan (Part 2) consultation²¹ remain robust.

Questions on the review of Policy CP11: Centres Hierarchy

Question 43. Do you have any comments on what issues need to be addressed in relation to centres?

Question 44. Do you have any comments on the evidence base updates required, or any existing evidence or information of which you think we should be aware?

Question 45. Are Area Action Plans the most appropriate way of regenerating town centres, or do you think we should be considering other approaches? If so, what options should we be considering? Do you have any examples of good practice which might be helpful and relevant to this District?

¹⁹ At the time of writing this had been submitted for independent examination

²⁰ <https://www.cannockchasedc.gov.uk/residents/planning/planning-policy/building-conservation>

²¹ Suggested thresholds of 1000 sqm. gross for Cannock and Rugeley, 500 sqm. for Hednesford and 200sqm. for Local and Neighbourhood centres.

5. Review of Local Plan (Part 1) Policies

What does our current policy say?

Policy CP12: Biodiversity And Geodiversity

This policy sets out the Councils' approach to ensuring the Districts' biodiversity and geological assets will be protected, conserved and enhanced. It follows national planning policy and guidance and makes reference to supporting key local strategies and plans e.g. the Local Biodiversity and Geodiversity Action Plans.

The policy highlights key local assets which should be protected, conserved and enhanced including Hednesford Hills and identifies local initiatives to be supported such as the Forest of Mercia.

Criteria-based policies for where ecological and geological sites may be affected are set out for decision making (in line with national policy and legislation). Policy requirements for individual development schemes to consider integrating biodiversity into their proposals are also set out.

What issues do we need to consider?

- 5.113 The District **continues to be home to a wealth of ecological assets**, from internationally to locally protected sites. **Ensuring these assets are protected, conserved and enhanced will therefore continue to be a key local issue.** Such sites also contribute significantly to the Council's Corporate Plan (2018-2023) Community Wellbeing priority as they are key to promoting healthy and attractive environments.
- 5.114 Monitoring for the Local Plan (Part 1) indicates that there has been **no decline in the condition of nationally designated sites recently; however improvements are still needed to bring many of the sites into a 'favourable' condition.** In terms of locally designated sites, many of these have positive conservation management plans in place, but some still require further work. The number of Green Flag awards awarded to public spaces in the District has increased in recent years, and part of the criteria for these awards is the appropriate management and conservation of natural features, wildlife and fauna.
- 5.115 Comments received to Local Plan (Part 2) Issues and Options highlighted the **need for references to ancient woodland and veteran trees** to be incorporated in order to reflect the increased levels of protection they should receive. Changes to national planning policy with regards to the protection of ancient woodland have recently been consulted upon in this regard. Therefore updates to evidence and policy may be needed to reflect the changed national policy position on ancient woodlands (and potentially ancient or veteran trees).

5. Review of Local Plan (Part 1) Policies

- 5.116 Comments received to Local Plan (Part 2) Issues and Options suggested that **additional work on the local biodiversity evidence base may be required** to ensure that the allocation of new sites for development was sustainable. In particular the evidence on locally designated sites, priority habitats, ancient woodland, veteran trees, wildlife corridors and 'stepping stones' were highlighted as areas for further work.
- 5.117 The Council is a member of the Staffordshire Wildlife Trust Partnership and therefore has access to a significant resource of existing information on locally designated sites, priority habitats and species via the Staffordshire Ecological Record.
- 5.118 The Council is **likely to supplement this existing evidence with any further survey work that may be needed** e.g. potentially an Extended Phase 1 Biodiversity Study similar to that undertaken for Local Plan (Part 1) for the District and any site specific survey work required (the need for which can be identified via continued joint working with other agencies and site landowners/promoters).
- 5.119 We need to **ensure a proportionate approach** i.e. so that we have enough evidence to make informed judgements on policies and site allocations, but also recognising that some detailed information could be more appropriately provided at the planning application stage.

Questions on the review of Policy CP12: Biodiversity And Geodiversity

Question 46. Do you have any comments on what issues need to be addressed in terms of biodiversity and geodiversity and what policy options may need to be considered, taking account of key local issues and features e.g. the range of designations covering the District?

Question 47. Do you have any comments on the evidence base updates required, including any site specific information that may be required?



Castle Ring



Hednesford Hills

5. Review of Local Plan (Part 1) Policies

What does our current policy say?

Policy CP13: Cannock Chase Special Area Of Conservation (SAC)

This policy safeguards the Cannock Chase Special Area of Conservation (SAC). The SAC is unique heathland habitat, protected by European Law and the Habitats Regulations. Evidence has shown that increasing visitor numbers from visitors to Cannock Chase as a result of new development could potentially damage the fragile environment. The evidence base which informed Local Plan (Part 1) showed the majority of visitors to be coming from an 8km radius from Cannock Chase, with a lesser but still significant number coming from a wider 8 – 15 km radius.

Cannock Chase Council works with partners impacted by this radius (the ‘Zone of Influence’) on the Cannock Chase SAC Partnership. There is a programme of measures to mitigate for the impacts of development on the SAC and this programme has been formulated based on the levels of housing to be delivered by current adopted local plans.

What issues do we need to consider?

- 5.120 The current adopted policy provides the link to the most up to date Guidance to Mitigate adopted by the Cannock Chase SAC Partnership which sets out how developers can mitigate for the impacts of residential development²². Because of the legal protection afforded to the SAC, any development which would be likely to have an impact is unable to proceed without demonstrating and securing mitigation.
- 5.121 The policy provides the mechanism to mitigate for the amounts of residential development in current local plans. However a review of the evidence base²³ has shown that additional growth through local plan reviews is outside the remit of existing mitigation, and so further evidence is required to inform a future approach to mitigation and / or avoidance measures. The Cannock Chase SAC partnership is currently working to address this issue. The policy will therefore need updating to reflect the outcome of an updated evidence base.

Questions on the review of Policy CP13: Cannock Chase Special Area Of Conservation (SAC)

Question 48. Do you have any comments on our review of Policy CP13: Cannock Chase Special Area Of Conservation (SAC)?

²² https://www.cannockchasedc.gov.uk/sites/default/files/cannock_cannock_chase_sac_updated_guidance_january_2017.pdf

²³ https://www.cannockchasedc.gov.uk/sites/default/files/cannock_chase_sac_evidence_base_report_september_2017_0.pdf

5. Review of Local Plan (Part 1) Policies

What does our current policy say?

Policy CP14: Landscape Character and Cannock Chase AONB

This policy seeks to protect the District's landscape character and maximise opportunities for restoring and enhancing landscape features and creating green infrastructure links in conjunction with new development. Development proposals in the AONB which are compatible with its Management Plan objectives are supported as are development proposals across the District which help to facilitate these objectives. Appropriate development within the Green Belt must be sensitive to distinctive landscape character. Consideration is being given to allocate land at Rawnsley Road/Rugeley Road, Rawnsley as Local Green Space²⁴.

What issues do we need to consider?

Landscape issues

- 5.122 **30% of the District is within Cannock Chase Area of Outstanding Natural Beauty (AONB). Overall national planning policy and guidance in relation to landscape character and AONBs remains unchanged.** Government policy emerging from the updated NPPF (current consultation) clarifies that development in AONBs should be limited and remains strong on conserving and enhancing the natural environment including protecting and enhancing valued landscapes. It recognises the intrinsic character and beauty of the countryside and the wider benefits from natural capital including the economic and other benefits of agricultural land, trees and woodland.
- 5.123 Government emphasises that Plans should allocate land with the least environmental or amenity value where consistent with other NPPF policy, taking a strategic approach to maintaining and strengthening networks of habitats and green infrastructure and planning for the enhancement of natural capital at a landscape scale across Local Authority boundaries.
- 5.124 Recent landscape evidence gathered includes an **updated Landscape Character Assessment of the District 2016²⁵ and AONB Landscape Character Assessment 2017²⁶** which helps identify areas for landscape conservation, improvement or regeneration. **This evidence can be reflected in updated policy** and will also help inform decisions on what sites for development are appropriate in landscape terms.
- 5.125 **As mentioned in previous sections, one way of approaching any need to consider sites for new development is to define some criteria for assessing potential development sites which come forward in order to screen out inappropriate ones at an early stage, including those with high value landscape**

²⁴ Rawnsley Local Green Space is considered in the section on Policy CP5

²⁵ https://www.cannockchasedc.gov.uk/sites/default/files/cannockdistrict_lca_review_nov16final_update.pdf

²⁶ https://www.cannockchasedc.gov.uk/sites/default/files/cannock_chase_aonb_lca_final_oct17_0.pdf

5. Review of Local Plan (Part 1) Policies

character and those which fall within the AONB. This is discussed under the sections on Policy CP6, Policy CP7 and Policy CP8.

- 5.126 The NPPF does not currently define what a ‘major development’ is; this means a development scheme within an AONB needs to be considered on its own merits in terms of whether it constitutes ‘major development’ or not. The Draft NPPF now defines ‘major development’ as 10 dwellings or 1,000 sqm of floorspace or more, so the definition of what is major development within and AONB would be clear cut should this be included in the final revised NPPF.

Green belt issues

- 5.127 As set out under the section on Policy CP1, 60% of land in the District is designated Green Belt. Green Belt is a policy tool with five purposes and is not dependant on landscape condition. Green Belt policy is covered nationally in the NPPF so current Local Plan policy does not repeat this but seeks to add local criteria to assist in considering Green Belt development e.g. that the ground floor area of a redevelopment or extension should not exceed 50% of the original floorspace. The policy also reflects the fact that much of the District’s Green Belt intersects with high quality landscapes, including the AONB, so developments are expected to have regard to that context.
- 5.128 Whilst Green Belt designations are not dependant upon landscape condition, national planning policy does set out that *‘once Green Belts have been defined, local authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.’* The Draft NPPF also sets out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to environmental quality and accessibility of remaining Green Belt land. Given that the District’s Green Belt overlaps with many areas of high quality landscapes and ecological designations this issue is an important one locally. We would welcome your views on this issue and suggestions you may have for any policy approaches to ensure the wider benefits of the Green Belt are maximised.

Questions on the review of Policy CP14: Landscape Character and Cannock Chase AONB

Question 49. Do you have any comments on landscape issues facing the District and the need for any updates to evidence or policy?

5. Review of Local Plan (Part 1) Policies

What does our current policy say?

Policy CP15: Historic Environment

This policy seeks to protect and enhance the District's historic environment by maintaining a balance between safeguarding historic buildings, areas and other sites and their settings according to their status and supporting development proposals which are sensitive to and inspired by their context and which add value to the existing historic townscape and landscape character of the District.

Policy encourages a focus of regeneration around historic urban areas and Rugeley has benefitted from partnership working and financial investment resulting from a Town Centre AAP in conjunction with Local Plan 1. Policy support for regeneration of Cannock Town Centre will be taken forward in conjunction with the Local Plan Review including views received during publicity for the Cannock Area Action Plan in 2017. Key development guidance to support and enhance Hednesford town centre was set out in the Design SPD 2016 and is expanded as part of the Hednesford Neighbourhood Plan.

Policy also promotes the sustainable access and enjoyment of heritage assets District-wide through creation of footway/cycle routes, enhancements to the canal network and the conservation and enhancement of all types of heritage assets.

What issues do we need to consider?

- 5.129 **Overall national planning policy and guidance in relation to the historic environment remains unchanged. New policy in respect of Cannock Town Centre will need consideration linked to Policy CP11 Town Centres, but also taking account of the management aspirations for the Conservation Area** set out in the adopted Management Plan SPD 2014 which seek to enhance its local distinctiveness. e.g. support for the role of historic buildings in accommodating diverse town centre uses on multiple floors.
- 5.130 The Government's NPPF consultation supports plans setting out a positive strategy for the conservation and enjoyment of the historic environment, including the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring. Also that the Council should require developers to record and advance understanding of the significance of any heritage assets to be lost in a manner proportionate to their importance and to make this evidence publicly accessible.
- 5.131 Consultation responses on Local Plan (Part 2) Issues and Options provide strong support for using the historic environment to act as a catalyst to encourage the positive regeneration of the District. Options relating to Town Centres, Canals and Collieries and former Mineral Railway Lines were supported, to help bring new life into town centres and historic commercial buildings; to use the Conservation Area

5. Review of Local Plan (Part 1) Policies

Management Plans as a guide for development; to consider Cannock Extension Canal and Brereton Colliery as regeneration/leisure opportunities; and to enhance the footway/cycleway network via former mineral railway lines across the District, linking existing routes and having health and wellbeing benefits as a green infrastructure opportunity.

- 5.132 There was also support through the consultation for elaborating existing Policy CP15 by providing historic environment guidelines for managing change at relevant allocated sites, including avoidance/mitigation measures, indicating key matters for consideration by developers and opportunities to better reveal significance of the historic environment. Finally, a wider role for maximising interpretation of the historic environment was supported, with suggestions for heritage trails across the area which may require a specific strategic policy framework, a District-wide Interpretation Strategy guiding developers involved with sensitive sites, and more acknowledgement of the community and landscape history of Cannock Park, including a heritage trail and information boards.
- 5.133 A **Heritage Impact Assessment of site allocations** would be required as work on the plan progresses, however the Historic Environment Character Assessment(2009) and Extensive Urban Surveys for Cannock (2009) and Rugeley (2010) are still considered up to date, used together with the rolling programme of Conservation Area Appraisals and Management Plans, and could provide evidence to guide such policy development.

Questions on the review of Policy CP15: Historic Environment

Question 50. How might the existing policy be expanded to embrace the historic environment as a catalyst for positive regeneration?

Question 51. What might a Heritage Interpretation Strategy for the District cover?

Question 52. Do you have any further comments on how the historic environment might help the regeneration of the District?

Question 53. Do you have any other comments on our review of Policy CP15: Historic Environment?



Rugeley Town Centre Conservation Area



Cannock Town Centre Conservation Area

5. Review of Local Plan (Part 1) Policies

What does our current policy say?

Policy CP16: Climate Change and Sustainable Resource Use

This policy identifies key local issues related to climate change, pollution, flood risk, minerals and waste and sets out policy requirements to ensure developments are addressing these.

There are links to County level plans for minerals, waste and flood risk management. There are also links to national plans for the management of water quality.

Support is given to renewable and low carbon energy schemes, subject to other local plan policies. A series of development management criteria are set out for individual development schemes to take account of including exceeding national standards for carbon reduction; improved energy efficiency; flood risk; water quality and drainage; green infrastructure; sustainable construction methods; and minerals sterilisation.

What issues do we need to consider?

- 5.134 **Overall national planning policy and guidance remains largely unchanged in relation to the headline issues this policy seeks to address. Updates are likely to be needed to reflect local issues that have changed or arisen more recently.** For instance monitoring has identified that an additional **Air Quality Management Area** has been designated at Five Ways, Heath Hayes and the **Rugeley town centre Flood Alleviation Scheme** has been recently completed (which will change levels of flood risk in and around the town centre). The County Council has adopted its up to date **Minerals Local Plan** (2017) which sets updated policy for considering developments within Mineral Safeguarding Areas, which the District Council will need to take account of in decision making on new development sites. The County Council role as **Lead Local Flood Authority** has also evolved further, with associated **up to date flood risk management plans** that need to be taken into account.
- 5.135 **Air quality issues** have recently been gaining more attention at the national and local level. We need to ensure that this issue is being fully addressed (see also the section on Policy CP5 (Social Inclusion and Healthy Living) and on Policy CP10 (Sustainable Transport)).
- 5.136 We will have to continue ensuring that growth within the District overall can be accommodated sustainably in terms of **water supply and wastewater treatment** (in order to help contribute to the meeting of Water Framework Directive targets). For Local Plan (Part 1) this was demonstrated via a Water Cycle Study (2010). Monitoring indicates that South Staffordshire Water has been meeting water efficiency targets set most recently. There is a mixed picture in relation to the quality of the Districts water bodies (against Water Framework Directive targets) with some improvements made in recent years and some water bodies still remaining in a 'poor' status. The status of

5. Review of Local Plan (Part 1) Policies

water bodies is partly related to water industry activities (however other sectors such as agriculture and rural land management are also key influences).

- 5.137 Comments to the Local Plan (Part 2) Issues and Options mainly identified the need for more site specific evidence to inform site allocations e.g. for flood risk and mineral safeguarding. We think that the following evidence is needed:
- **Strategic Flood Risk Assessment**, including surface water flood risk assessment and potentially site specific Flood Risk Assessments for proposed site allocations
 - Up to date **Local Air Quality Action Plans**
 - **Minerals safeguarding site specific assessments** i.e. assessments of what implications a site allocation may have in terms of mineral sterilisation.
- 5.138 We are considering whether or not a **Water Cycle Study** (similar to that undertaken in 2010 for Local Plan (Part 1)) should be undertaken or if direct, early and ongoing consultation with the water companies and Environment Agency throughout the process would be more appropriate and effective instead. **In relation to renewable and low carbon energy, there is now more information available at the national level which could be utilised to inform local policy** rather than a specific local study on renewable and low carbon energy opportunities. However, we would welcome your views on this.
- 5.139 **Updated national policy and guidance in 2015 suggested that Council policies for sustainable construction should not go beyond the national building regulation standards, except for specific areas** e.g. water standards, and the **Code for Sustainable Homes has been withdrawn**. We would welcome your views on what, if any, other standards should be referenced instead.

Questions on the review of Policy CP16: Climate Change and Sustainable Resource Use

Question 54. Do you have any comments on what issues need to be addressed in terms of climate change and sustainable resource use and what policy options may need to be considered, taking account of key local issues such as air quality and mineral sterilisation?

Question 55. Do you have any comments on the evidence base updates required, including any site specific information that may be required?

Question 56. Do you have any comments on what, if any, sustainable construction standards should be considered within future policy options?

5. Review of Local Plan (Part 1) Policies

Policy gaps and issues - have we missed anything else which should be in the new Local Plan?

This is the chance to have your say on other matters which you think should be considered

- 5.136 We have taken each of our adopted policies in turn and considered what we think might need reviewing, adding in or revising and have invited comments and suggestions.
- 5.137 However, we appreciate this is not exhaustive and there may be other issues which you think we should be addressing and which should fall within the scope of our new plan, so we would welcome your suggestions and any links to evidence or information which you think will help.
- 5.138 Furthermore, in the light of emerging changes of Government policy, we need to be very carefully which are actually the key strategic issues which the Local Plan should contain, and which issues are far more localised and should potentially be addressed through other supporting documentation. We need to be mindful that we will need to review our Local Plan policies every five years to check that they are up to date, and if they are not we will need to update them, therefore we suggest that the scope of the Local Plan will need to focus on the key issues. We would welcome your thoughts and suggestions on this, including areas where you think we should be addressing particular matters through other supporting documents instead.

Questions on other issues which need to be covered and the scope of the new plan

Question 57. Have we missed anything else not covered via our policy review which should be in the new Local Plan? What have we missed, and can you supply further details or evidence to help us with this?

Question 58. Overall, what are the key strategic issues which should be specifically addressed by strategic local plan policies?

Question 59. Are there any issues which you think could be better dealt with by supporting documents instead? If so, what are these and can you explain why they would be better dealt with outside of the new Local Plan?

Question 60. Finally – do you have any other comments which cannot be addressed elsewhere?

Appendices

Appendix 1 – Local Plan (Part 1) Policies

Policy CP1 – Strategy

Supports all objectives

In Cannock Chase District the focus of investment and regeneration will be in existing settlements whilst conserving and enhancing the landscape of the AONB, Hednesford Hills, Green Belt and the green infrastructure of the District. The urban areas will accommodate most of the District's new housing and employment development, distributed broadly in proportion to the existing scale of settlement. The Local Plan allocates one strategic housing site on land to the west of Pye Green and identifies a location for urban extensions for housing south of Norton Canes (Policy CP6). A south-east Staffordshire strategy for housing provision in Tamworth Borough, Lichfield District and Cannock Chase District based on meeting a combined housing requirement provides the context for the level of housing provision in Cannock Chase District. As part of this strategy, new housing east of Rugeley and Brereton within the Lichfield District Local Plan will contribute to meeting the housing needs of Rugeley and Brereton. Kingswood Lakeside and Towers Business Area are identified as high quality employment areas and extension of Kingswood Lakeside is identified for longer term employment use if required by monitoring delivery (Policy CP8). Comparison retail development will be mainly focused in Cannock town centre with new convenience and comparison retail development in the town centres of Rugeley and Hednesford (Policy CP11). Suitable development in villages identified on the Policies Map will be limited to infill sites only.

The extent of the urban areas will be constrained by the Green Belt Boundary as defined on the Policies Map. Development proposals at locations within the Green Belt will be assessed against the NPPF and Policy CP14. Infrastructure needs requiring developer contributions are identified within relevant Local Plan Policy and documented within an Infrastructure Delivery Plan which will be regularly updated. The strategy will be delivered in accordance with the principles of all Local Plan policies.

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

1. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
2. Specific policies in that Framework indicate that development should be restricted.

Appendices

Appendix 1 – Local Plan (Part 1) Policies

Policy CP2 - Developer Contributions for Infrastructure

Supports all objectives

All housing, employment and commercial development will be required to contribute towards providing affordable housing and/or the infrastructure necessary for delivery of the Local Plan informed by viability assessment.

Contributions will be secured primarily via:

1. Rates set out in a Community Infrastructure Levy (CIL) charging schedule
2. Section 106 planning obligations

Where appropriate, contributions may be required by more than one of these methods and contributions from a number of developments may be pooled to address a cumulative impact.

Infrastructure requirements for the plan period are set out in an infrastructure delivery plan (IDP). Delivery of affordable housing and the critical infrastructure identified in the IDP will be prioritised.

The appropriate level of contributions for District-wide and sub-regional infrastructure will be set out in a Community Infrastructure Levy (CIL) Charging Schedule and for site specific contributions in the Local Plan Part 1 for affordable housing and the Local Plan Part 2 for infrastructure, at a level that is economically viable for the majority of development. Viability of affordable housing is addressed in policy CP7.

A meaningful proportion of CIL funds will be passed to neighbourhoods where the development has taken place, in accordance with national regulations. Once a Community Infrastructure Levy (CIL) is adopted a new SPD on developer contributions will be produced. Only five S106 agreements can be negotiated for any item of infrastructure once the CIL schedule is adopted.

Appendices

Appendix 1 – Local Plan (Part 1) Policies

Policy CP3 - Chase Shaping - Design

Supports all objectives

High standards of design of buildings and spaces which contribute to meeting the Vision for the District inspired by the nationally recognised environment of Cannock Chase and reflecting local identity will be expected in all development. Opportunities for the enhancement of town and local centres and other public open space will be maximised including designing out crime and anti- social behaviour. Mixed uses will be promoted within well-used attractive places designed to appeal to people of all ages regardless of their level of personal mobility, seeking to instil a sense of pride and safety in all those who use them. Opportunities to contribute to energy efficiency and renewable and low carbon energy generation will be encouraged as an element of good design. Well-designed new development which addresses relevant issues will be considered favourably without delay unless material considerations indicate otherwise.

The following key requirements of high quality design will need to be addressed in development proposals:

- Consider design imaginatively in its context, complementing and enhancing the character and appearance of the local area and reinforcing local distinctiveness (see also Policies CP14 and CP15)
- Be well-related within the development and to existing buildings and their surroundings in terms of layout, density, access, scale, appearance, landscaping and materials based upon an understanding of the context of the site and appropriate professional expertise;
- Successfully integrate with existing trees, hedges and landscape features of amenity value and employ measures to enhance biodiversity and green the built environment with new planting designed to enhance local distinctiveness (see also Policy CP12);
- Conserve and enhance the local historic environment including reuse of buildings and sympathetic repair, using the historic environment as a stimulus to high quality design and enhancing local character and distinctiveness(see also Policy CP15);
- Incorporate measures to design out crime and anti-social behaviour based upon Police guidance (currently ‘Secured by Design’ initiatives and Parkmark standards)
- Protect the amenity enjoyed by existing properties including supporting mixed uses whilst avoiding incompatible ones and have regard to existing uses with potential to generate pollution which could have an unacceptably detrimental effect on proposed development (see also Policy CP16)
- Promote appropriate design and uses in town centres with ‘active’ street frontages and high quality public space to ensure centres are well used and cared for with convenient attractive town centre parking
- Promote ease of access and mobility within the development and from its surroundings, contributing to a network of attractive, well-connected spaces in sustainable locations with the safety of pedestrians, cyclists and other road users in mind (see also Policy CP10)

Appendices

Appendix 1 – Local Plan (Part 1) Policies

- Optimise promotion of ‘active design’ increasing opportunities for physical activity and community interaction (see also Policy CP5)
- Optimise opportunities to minimise resource use, mitigate climate change impact and maximise energy efficiency to ensure delivery of sustainable design and construction (see also Policies CP1, CP10 and CP16);
- Show how the proposal forms appropriate development within the Green Belt to a design in keeping with its surroundings (see also Policy CP14);
- Preserve and enhance the landscape, scenic beauty and character of the Area of Outstanding Natural Beauty and its setting through the careful design of new development (see also Policy CP13).
- Involve the sympathetic design of high quality communications infrastructure

A Cannock Chase District Design Guide will be prepared as a Supplementary Planning Document. It will describe the District Profile including distinct character areas based upon survey work and community involvement and set out detailed design guidance and good practice for a wide range of development in support of Local Plan policies. There will be particular emphasis on issues of climate change and sustainable resource use and it will identify where developer contributions may be sought. Its application will be particularly important in guiding development at strategic sites, comprehensive improvements to poor quality estates and in bringing greater cohesion to areas of poor or mediocre townscape to provide greater definition between communities. The ongoing maintenance and upkeep of new developments will be a key consideration in order to prevent the decline of an area and a management plan may be a requirement of new proposals. The means of enhancement of key routes (e.g. A5 corridor) and conservation of those parts of the District which are of local significance for their well-established built form and mature landscaped setting (e.g. Etchingill area of Rugeley and New Penkridge Road area of Cannock) will also be addressed. A Local Design Review Panel will provide assessment of design-sensitive development proposals in support of high standards of design.

Existing Supplementary Planning Guidance and Documents on Residential Design and Extensions and Trees, Landscape and Development will be referred to until absorbed into and replaced by the District Design Guide SPD. Other Supplementary Planning Documents will set out specific requirements of Development Management for the different areas and communities within the District.

Specific guidance will be produced where necessary including the following:

- **Urban Extensions** - development briefs to maximise design potential and consider key issues including contributing to limiting climate change;
- **Conservation Areas** - Conservation Area Management Plans to manage change whilst protecting and enhancing the best of the District’s built heritage;
- **Cannock Town Centre** - Development brief or Area Action Plan to ensure town centre expansion plans make a positive contribution to the District’s Strategic Sub-Regional Centre;
- **Norton Canes** - Development brief for environment and service improvements in its centre and improved linkage to Chasewater;
- **Upgrading of existing employment areas in the Green Belt** - (see also Policy CP8).
- **Reuse of rural buildings** - including good practice design guidance.

Appendices

Appendix 1 – Local Plan (Part 1) Policies

Policy CP4 - Neighbourhood-Led Planning

Supports all objectives

Increased opportunities are available for community and neighbourhood planning processes to be proposed by town and parish councils or 'neighbourhood forums' agreed by the Council as Local Planning Authority.

Cannock Chase Council will help facilitate such processes where they:

1. Are in general conformity with the strategic policies of the Local Plan;
2. Accord with national policy in the NPPF; and
3. Are compatible with EU obligations and human rights requirements

The Council, as local planning authority, will provide an early view where proposals meet these three criteria on the most appropriate way of achieving the communities aims.

Options might include:

- 1. Parish Plan** - to describe how residents wish to see their area develop over the next few years, over a range of issues;
- 2. Design statement** - to describe the distinctive characteristics of the locality, and provide design guidance to influence future development;
- 3. Neighbourhood Development Plan** - to establish general planning policies for the development and use of land in a neighbourhood;
- 4. Neighbourhood Development order** - to permit the development they want to see - in full or in outline - without the need for planning applications;
- 5. Community Right to build order** - to allow certain community organisations to bring forward smaller-scale development on a specific site, without the need for planning permission. Any benefit from this development stays within the community to be used for the community's benefit. Community right to build orders are subject to a limited number of exclusions, such as proposals needing to fall below certain thresholds so that an Environmental Impact Assessment is not required.

The Council will, where invited and subject to available resources, assist by advising on proposals as appropriate, including any conditions which need to be met to ensure legal compliance and policy conformity.

In the case of neighbourhood development plans or orders or community right to build orders (3 to 5) the Council will help by arranging for an independent qualified person to check that they appropriately meet these conditions as required under the Localism Act.

Subject to passing this inspection, the Council will further assist by organising the referendum, under which a majority of votes must be obtained before proposals can come into force. If proposals pass the referendum, the Council will as local planning authority bring them into force.

Appendices

Appendix 1 – Local Plan (Part 1) Policies

Policy CP5 - Social Inclusion and Healthy Living

Particularly supports Objectives 1: Promote pride in attractive, safe local communities, 2: Create healthy living opportunities across the District, 4: Encourage a vibrant local economy and workforce, 5: Encourage sustainable transport infrastructure and 7: Provide well managed and appreciated environments.

The Council will work with public, private and third sector partners to ensure that appropriate levels of infrastructure are provided to support social inclusion and healthy living in the District. Subject to viability, development proposals will be required to have regard to the wider determinants of health and make a positive contribution to provision of infrastructure, design and layout which supports social inclusion and healthy living for sustainable communities.

The key elements of this infrastructure include the items identified immediately below. The Council will work with applicants to identify and agree which of those elements of infrastructure are directly related to the proposed development (and are not already fully funded from other sources) and seek to agree an appropriate level of contribution.

- Health facilities
- Education facilities
- Parks, open spaces and woodlands, play areas and allotments facilities (see also Policy CP12)
- Playing pitches, golf courses and facilities for athletics, tennis and bowling
- Cemetery/crematorium
- Cycling/pedestrian routes and pathways
- Indoor sport and physical activity facilities including sports halls and swimming pools
- Cultural and community facilities and leisure/activity opportunities
- Other buildings for community use including places for worship and public houses
- Local shopping facilities

Informed by assessments of quantity, quality and accessibility of facilities (which will be reviewed at regular intervals), new developments will be required to support the provision of wholly new facilities and/or protect or make improvements to existing facilities, including improvements to their accessibility and supporting their future maintenance. This will be delivered through a combination of Community Infrastructure Levy monies as well as on and off site direct provision (via Section 106 agreements and good urban design). Land for provision of new facilities will be required to be made available in connection with major developments, which may also need to address existing local deficiencies in provision. All developments should incorporate appropriate open space features relative to their scale as part of a good urban design approach (see Policy CP3). Developments of 50 dwellings or more will be expected to provide an additional element of on-site open space recreation provision to serve them, assisting mitigation of impacts upon the Cannock Chase SAC (see Policy CP13).

Appendices

Appendix 1 – Local Plan (Part 1) Policies

The standards of provision of open space, sport and recreation facilities will be identified in a Supplementary Planning Document linked to updated requirements for developer contributions. The standards of provision will also be used to identify whether existing land and/or buildings need to be retained for the benefit of the community, either in their existing use(s) or some alternative community use (or shared space). Existing open spaces across the whole range of formal and informal typologies are identified as 'Green Space Network' on the Policies Map which will be updated as part of Local Plan Part 2. Further allocations of formal and informal spaces will be addressed via Local Plan Part 2, including the former Cannock Stadium Site which will be allocated for use as public open space and sport and leisure purposes. All open spaces, sport and recreational facilities, both existing and proposed, are subject to the policies and requirements of national planning policy and with reference to Policy CP13 regardless of whether they are designated on the Policies Map.

There will be a presumption against the loss of other green space network sites and community buildings (that are not subject to the above national policy requirements) unless they are surplus and clearly no longer required to meet demand for any of the identified purposes or:

- The wider sustainability benefits or major community benefits delivered by the proposal outweigh the loss (taking into account the value of the site);
- Appropriate mitigation measures and/or replacement space/facilities, equivalent or better in terms of quantity, quality and accessibility can be provided to compensate for loss of the site and its value.

Appendices

Appendix 1 – Local Plan (Part 1) Policies

Policy CP6 - Housing Land

Particularly supports Objective 3: Provide for housing choice

As part of a Southern Staffordshire strategy to deliver 19,800 houses in Tamworth Borough, Lichfield District and Cannock Chase District between 2006 and 2028, land is identified in Cannock Chase District for 5,300 new houses.

Land identified includes:

1. 1,625 new houses completed 2006-2012.

2. 2,350 new houses on urban sites identified by the Strategic Housing Land Availability Assessment 2012 (SHLAA) in the following proportions: (66%) in Cannock, Hednesford and Heath Hayes, (29%) in Rugeley and Brereton and (5%) in Norton Canes. This figure includes discounts and windfall allowances evidenced in the SHLAA.

3. A strategic site allocated for an urban extension on land west of Pye Green road for 750 new houses to be delivered as identified in the housing trajectory (identified on the Policies Map and key Diagram and elaborated in an adopted development brief). In addition there is potential for the site's capacity to increase to 900 dwellings, consistent with the site's strategic allocation.

4. Urban extension south of Norton canes on land identified for up to 670 houses including land off Butts Lane/Walsall Road for a mixed development including up to 450 houses and 2ha of employment land (with planning approval), land off Walsall Road and land at the former Greyhound Stadium to be phased over the plan period (identified on the key Diagram

A strategic development allocation to the east of Rugeley within the Lichfield District Local Plan assists in meeting the housing needs arising in Rugeley and Brereton in line with the south-east Staffordshire strategy.

Land removed from the Green Belt and identified on the Policies Map as safeguarded for longer term development under the Local Plan 1997 (known as Land East of Wimblebury Road, Heath Hayes), will continue to be safeguarded for potential development beyond the plan period subject to consideration within Local Plan (Part 2 - if appropriate) and/or a Local Plan review or replacement. The appropriateness of the Green Belt boundary at this site will be assessed as part of Local Plan Part 2.

Within all town centres housing proposals will be encouraged as part of mixed use developments or to provide effective use of upper floors of buildings. Housing proposals within a defined village settlement boundary shown on the Policies Map will be limited to small infill sites which accord with sustainable development principles identified in the NPPF and the strategic approach defined in Policy CP1 and other Local Plan Policies as appropriate. Housing proposals at locations within the Green Belt will be assessed against the NPPF and Policies CP12 and CP14. All housing developments will be required to contribute to SAC mitigation via either on-site provision of natural green space or developer contributions for off site provision or other mitigating measures.

Appendices

Appendix 1 – Local Plan (Part 1) Policies

The release of land for housing will be managed in order to achieve the re-use of previously developed land within the built-up areas and a balanced delivery guided by the District housing trajectory (Appendix B) over the plan period. Annual housing completions will be monitored and a minimum five year plus 5% housing land supply ensured. If monitoring identifies persistent under delivery of housing, a minimum five year plus 20% land supply will be provided. The annual review of the SHLAA and Authorities Monitoring Report (AMR) provide the mechanisms for monitoring. The SHLAA process, which involves house building professionals via the SHLAA Panel, will also help facilitate the advancement of sites into the five year deliverable supply. Alongside the SHLAA process, the Council will continue to positively engage with developers in bringing sites into the five year supply as part of the development management process. This includes positive consideration of sites not currently identified in the SHLAA (windfalls). Where the SHLAA identifies a shortfall in the five year deliverable supply of housing land, measured against the requirements of the NPPF, the Council will undertake measures to unlock existing planning permissions and bring forward currently non-consented/unallocated sites. A range of measures can be employed which include:

- Working positively with developers to overcome site specific constraints (including those related to viability);
- Actively considering joint working on Council-led ventures, where it is practicable;
- A positive approach to the redevelopment of appropriate existing employment sites for housing (see Policy CP8).

In accordance with CP1, housing developments will be managed in line with all other Core Strategy policies and monitoring of the Objectives.

Appendices

Appendix 1 – Local Plan (Part 1) Policies

Policy CP7 - Housing Choice

Particularly supports Objective 3: Provide for housing choice.

Housing Choice will be encouraged by the following measures and elaborated within a Supplementary Planning Document.

Affordable Housing

In recognition of a net annual need for 197 affordable homes in Cannock Chase District the Council prioritises provision via a combination of the following measures:

- Initially based on viability evidence produced in 2013, 20% affordable housing being provided by commercial house builders on developments of 15 or more units;
- On smaller sites of fewer than 15 units and exceptionally on sites of 15 or more units, financial contributions based on the formula in the evidence on viability to be made to delivery on other sites;
- Re-development of poor quality Council Housing estates;
- Registered Providers' own investment programmes in new build and acquisitions.

The overall target for affordable housing provision on commercial house builder's sites will be reviewed when evidence of changes in market conditions indicates this to be appropriate. Details will be elaborated in a Housing Choices SPD. Individual site viability issues will be considered in the context of the above evidence.

Delivery on commercial house builders' sites or the alternative of pro-rata financial contributions will be secured by conditions imposed on the grant of planning permissions or the completion of planning obligations. Where sites have a construction programme which is proposed to extend beyond 2 years, the planning obligation will provide for the affordable housing component of later phases to be reviewed based on updated viability evidence which may result in an increase of the affordable housing requirement.

Balanced Housing Markets

New housing development should provide for a mix of housing sizes, types and tenure which meet the needs and aspirations of the current and future population, informed by the Strategic Housing Market Assessment.

Particular attention will be given to restoring balance in the housing market during the plan period by encouraging increases in the following types of provision:

- Smaller dwellings suited to younger people
- Housing suitable for households with specific needs,
- Larger 3 and 4 bedroom houses, including to meet aspirational needs.

This position will be managed should balance be shown to be restored during the plan period.

Appendices

Appendix 1 – Local Plan (Part 1) Policies

Housing an Ageing Population

A range of housing options will be encouraged through development applications which provide for choice in homes for the elderly covering a range of housing and care options, within both C2 and C3 class uses. This will include developments meeting 'lifetime homes' and 'lifetime communities' standards which help enable independent living, sheltered housing where some support is required, care homes and 'extra care' developments containing structured community areas and medical support on site.

Gypsies, Travellers and Travelling Showpeople

Provision for Gypsies, Travellers and Travelling Showpeople will be made through the allocation of sites in Local Plan Part 2 to ensure a five year supply of suitable land is maintained for the plan period in accordance with the NPPF. The Cannock Chase Gypsy and Traveller Accommodation Assessment 2012 will be used as a basis for levels of provision within the District requiring 41 additional residential pitches and four Travelling Showpeople plots over the plan period and five transit pitches as follows:

	Residential Pitches	Travelling Showpeople Plots	Transit Pitches
2012-18	22	3	
2018-23	10	1	
2023-28	9	0	
2012-28	41	4	5

A broad area of search for such sites, matching travel patterns and based along the A5 road corridor, is identified in the key Diagram. The Council will seek to locate sites and determine planning applications in accordance with the NPPF, including within reasonable proximity of existing settlements and with access to shops, schools and other community facilities. Sites should provide adequate space for vehicles and appropriate highway access. Transit sites for gypsies and travellers will be provided in appropriate locations related to the current working patterns of the travelling community. In accordance with CP1, development proposals will be considered in line with other relevant Local Plan policies. If the monitoring of supply against targets identifies a shortfall and/or additional demand comes forward, the Council will work positively with the Gypsy, Traveller, Travelling Showpeople communities and landowners within the broad area of search to bring forward additional pitches/plots. If necessary, a formal review of requirements and site allocations will be undertaken no later than 2021.

Appendices

Appendix 1 – Local Plan (Part 1) Policies

Policy CP8 - Employment Land

Particularly supports Objective 4: Encourage a vibrant local economy and workforce.

To support the delivery of an appropriate employment land supply the Council will work proactively with existing and potential business investors, and other partners, to address any constraints to development including infrastructure and labour supply. The Council will maintain and enhance the environmental qualities of the District overall as a key asset for attracting continued investment. The Council will seek to assist delivery of at least 88ha of new and redeveloped employment land (primarily for non-town centre B class uses but with flexibility for other uses, particularly where in accordance with CP11). New and redeveloped land is identified as being currently available at the following locations, broadly in proportion to the Strategic Approach (Policy CP1).

1. Completions 2006 - 2012 (34ha);

16ha at Cannock, Hednesford and Heath Hayes

18ha at Rugeley and Brereton

2. Land available at key locations (46ha - identified in the Key Diagram)

26ha at Kingswood Lakeside

12ha at the A5 corridor, Bridgtown

8ha at Towers Business Park/Former Power Station, Rugeley

3. Land available at other employment locations (11ha)

8ha at Cannock, including Mill Green

3ha at Norton Canes (including 2ha as part of the mixed use urban extension at Norton Canes) Up to date information will be utilised to inform judgements on the availability of suitable land within the District over the plan period. Where demand at the strategic high quality sites (see below) indicates a need for continued, further supply then consideration will be given to the provision of new employment land via the expansion of Kingswood Lakeside. This will be considered further via the Local Plan Part 2. Applications for new employment uses at other locations will be considered against all other Core Strategy policies, having primary regard to the presumption in favour of sustainable development (Policy CP1). Further employment land provision is made available via CP11 and the Rugeley Area Action Plan in relation to town centre uses.

The redevelopment and modernisation of existing employment sites and other appropriate Brownfield land for employment purposes will be encouraged and supported, provided that it is not of high environmental value, in order to provide an ongoing supply of available land and premises. Proposals for employment developments at existing employment sites within the Green Belt will be treated positively (in accordance with other Core Strategy policies and national Green Belt policy) recognising that they are unlikely to be suitable for alternative uses. Further guidance for the redevelopment of the following sites will be supported by Local Plan Part 2 policies and Supplementary Planning Documents as appropriate:

Appendices

Appendix 1 – Local Plan (Part 1) Policies

- Cannock Chase Enterprise Centre
- Cannock Wood Industrial Estate
- Lime Lane Business Area
- Watling Street Business Park

The Council will seek to retain and promote diversified 'B class' uses in existing and developing employment areas of the highest quality to assist the overall diversification of the local economy (having regard to Policy CP11 and the need for a sequential approach in relation to offices).

High quality employment areas are characterised by good accessibility and high quality environments that provide an attractive offer to modern industry, targeted growth sectors and/or high profile investors. The strategic high quality sites in the District are Kingswood Lakeside and Towers Business Park. 'Non-B class' uses proposals in these high quality areas will be considered on their merits, recognising the contribution they can potentially make as part of a mixed-use area. Their merit will be assessed in terms of their scale, the extent to which the proposal prejudices 'B class' operations or supports activities on site and the extent to which they contribute towards economic development priorities of the District, including employment generation, employment diversification and higher job density (see Policy CP9).

Improvements to other existing employment locations will be promoted to improve their quality (where feasible), particularly to the employment location of the A5 corridor. In Green Belt or village locations the conversion of agricultural or other buildings to employment uses or the consolidation of existing employment locations will be considered against sustainable development principles (see Policies CP3, CP10, CP12, CP13, CP14, CP15, CP16), the strategic approach as it applies to rural areas (Policy CP1) and Green Belt policy (Policies CP1 and CP14). Proposals which involve the redevelopment or conversion of employment uses to alternative uses will be considered on their merits, based upon other Core Strategy policies and having primary regard to the following key criteria:

- The ongoing availability of land supply at other locations and ability of existing businesses on site to relocate to suitable alternative sites within the District;
- Benefits arising from the proposal including improvements to local residential and environmental amenity, supporting existing businesses on site (see Policy CP9), or enabling funding for the relocation of an existing business within the District;
- The quality of the site/unit and the extent to which the site/unit is no longer viable for employment use taking into account any information on vacancy rates and the potential for modernisation. This will be based upon the sites/units market attractiveness (taking into account its portfolio offer to locally based investors) and the viability of any potential employment redevelopment scheme.

Appendices

Appendix 1 – Local Plan (Part 1) Policies

The Council will seek to retain primarily employment generating uses on site where evidence demonstrates that the site is still viable for employment use and that redevelopment will not provide any benefits, as defined above. In the case of residential proposals, regard will also be paid to the findings of the Strategic Housing Land Availability Assessment. Where a shortfall in the five-year housing supply is apparent then the presumption should be in favour of residential redevelopment, unless the economic evidence is strong and compelling.

In accordance with CP1 employment developments will be managed in line with all other Local Plan policies and monitoring of the Objectives. Conditions will be applied to planning consents to ensure that town centre uses are not allowed in out-of-centre locations unless the sequential approach is met. Policy CP11 directs office developments towards town centres and the Council will seek to promote town centre sites, where they are suitable and viable. As per national planning policy (in considering proposals for main town centre uses which cannot be accommodated in or adjacent to town centres) in recognition of the current constraints to town centre office development the Council will ensure that the wider regeneration benefits to the District are not lost due to a lack of suitable and viable town centre and edge of centre sites. The sequential approach will be applied on a case by case basis and in assessing non-town centre proposals the Council will take into account the operating needs of the proposal; the accessibility of the site via public transport (and/or the proposals ability to improve this); and the general appropriateness of the site for office schemes by virtue of other complementary uses on site.

Appendices

Appendix 1 – Local Plan (Part 1) Policies

Policy CP9 - A Balanced Economy

Particularly supports Objectives 2: Create healthy living opportunities across the District and 4: Encourage a vibrant local economy and workforce.

Priority will be given to employment uses which add value to and strengthen the local economy to achieve the priority aims of economic resilience and restructuring. The Council will continue to work with key partners to deliver this, particularly as a member of Local Enterprise Partnerships. Broad support will be given to creating a balanced portfolio of employment land to meet existing business requirements and recognising a need for more professional, financial and out-sourced public sector opportunities alongside support for niche high quality manufacturing and research and development sectors. Whilst focusing upon these specific opportunities, the Council will support a range of proposals which contribute to broad diversification of the economy overall including retail and tourism growth.

Proposals which help to raise the District's job density closer to that of the County average will generally be supported. Whilst the continued importance of the distribution and logistics sector is recognized, proposals for very low density uses such as storage and distribution (including self-storage) will need to be supported by sound evidence to demonstrate that the use can add sustained value to the local economy. This evidence will include the role such developments have in supporting the operations of other businesses in the District and employment prospects (including levels of job density and quality relative to other businesses/sectors).

In order to increase local employment prospects and new job opportunities within the District (and at nearby employment centres) appropriate local training and skills initiatives will be supported, including via developer contributions where appropriate. Proposals to enhance the District's overall education offer will be supported (see also Policy CP5). The following key measures will generally be considered favourably or be required in support of increased employment opportunity:

- Sustainable and co-ordinated transport links (in conjunction with Policy CP8);
- Well-designed buildings and spaces and safe pedestrian routes that protect existing residential amenity (in conjunction with Policies CP2 and CP8);
- Appropriately located live / work units;
- Improved ICT services, such as broadband connectivity;
- Associated social infrastructure such as nurseries, after-school clubs and other uses which enable the working population to have an easily accessible network of family care and support.

The importance of the voluntary and community sector to the local economy is recognised via ongoing partnership working and positive consideration will be given to proposals which support this sector and its role. For instance, ancillary uses will be considered favourably where clear benefits can be demonstrated (e.g. a social enterprise café in an area designated for office space).

Appendices

Appendix 1 – Local Plan (Part 1) Policies

Proposals which contribute positively to the visitor economy (including tourist accommodation, visitor and recreational facilities) and the long term sustainability and vitality of the rural economy will be positively supported provided that they comply with national Green Belt policy and other Core Strategy Policies (particularly CP3, CP10, CP12, CP13, CP14 and CP15). Where appropriate the economic benefits deriving from use of the local canal network will be maximised. Proposals for the Trent and Mersey Canal which support Rugeley's visitor economy will be addressed in the Rugeley Town Centre Area Action Plan. The key Diagram shows an indicative route in support of the Hatherton Branch Canal restoration. The Hatherton Branch Canal restoration proposal will need to demonstrate that:

- a) An adequate water supply can be provided to support its use;
- b) Additional boat movements along the Cannock Extension Canal SAC can be prevented;
and
- c) Any significant adverse impacts on the functions and ecology of the wider canal network can be avoided.

Subject to the outcome of further Appropriate Assessment, a firm route will be identified and safeguarded via the Local Plan Part 2 and identified on the Policies Map.

Appendices

Appendix 1 – Local Plan (Part 1) Policies

Policy CP10 - Sustainable Transport

Particularly supports Objectives 2: Create healthy living opportunities across the District, 3: Provide for housing choice, Encourage a vibrant local economy and workforce, 5: Encourage sustainable transport infrastructure, 7: Provide well managed and appreciated environments, 6: Create attractive town centres and 8: Support a greener future.

Cannock Chase Council will work with bus and rail operators, Staffordshire County Council, the West Midlands Integrated Transport Authority (Centro), Local Enterprise Partnerships (LEPs), local transport bodies and developers to help develop and promote sustainable transport modes that provide realistic alternatives to the car, and which help contribute to achieving national climate change targets and reduce air pollution. Developments will be expected to promote sustainable transport and where appropriate, developer contributions will be sought to support sustainable transport solutions elaborated in a Supplementary Planning Document and a Community Infrastructure Levy (CIL) charging schedule. Transport Assessments, Transport Statements or Travel Plans, will be prepared in accordance with DfT and LTA guidance for all developments that are likely to generate significant amounts of movement, to determine the measures required on the surrounding highway network to ensure necessary access by all transport modes. The strategic transport network and core public transport network for the District are identified on the key Diagram and Figure 4.5A.

The Council will work with Staffordshire County Council to implement the Local Transport Plan 2011-2026, including the Cannock Chase District Integrated Transport Strategy. The latter will initially focus on delivering the Pye Green Valley Local Transport Package, Hednesford Town Centre regeneration and Chase Line improvements, followed by Rugeley Town Centre and Norton Canes Local Transport Package.

Buses

The retention and development of conventional and demand responsive bus services will be supported to assist people, including the disabled, those without access to a car and other disadvantaged groups in the District, to gain access to work, shopping, health, leisure, education and other facilities. Service provision to rectify network gaps and respond to new strategic growth will be particularly important.

Rail

The continued development of the Birmingham-Walsall-Cannock-Hednesford-Rugeley, Chase Line rail service will be supported including the;

- Reinstatement of withdrawn passenger services for the remainder of the West Midlands franchise until 2015 and beyond in a future franchise;
- Development of new passenger services, as an integral part of the CENTRO, Network West Midlands network and in accordance with the West Midlands Rail Development Plan and as part of any future franchise;
- Upgrade of the Chase Line including increased line speed, signalling and electrification, including preparing or supporting funding bids;

Appendices

Appendix 1 – Local Plan (Part 1) Policies

- Introduction of improved local rail services, including enhanced frequency, increased capacity and the restoration of direct services to Stafford and the introduction of new inter-regional services to Manchester and Liverpool;
- Promotion of the Crewe-Rugeley Trent Valley-London rail service;
- Station infrastructure improvements, including the provision of staffed booking offices at Hednesford, Cannock and Rugeley Town, platform lengthening and improved disability access;
- Conditional support for High Speed 2, subject to improvements to the Chase Line services and infrastructure to improve connectivity with Birmingham;
- Integrated bus/rail interchanges facilities at Cannock, Hednesford and Rugeley.

Initiatives to develop rail freight within the District will be supported in accordance with national and sub-regional transport policy in particular protection of existing or potential freight interchange sites from prejudicial development. In particular, the promotion of the Mid-Cannock site as a road/rail interchange depot is supported. Route safeguarding will also be applied to inland waterways and wharfage that could be used for transporting minerals.

Roads

Development contributions will be sought to support key road infrastructure improvements including the Churchbridge A5/M6T/A460/A34, and North St/A5 junction upgrades as promoted by the Highways Agency; the A460 dualling and Five Ways Island, Heath Hayes. Development proposals will need to take into account traffic generation and any implications for the Bridgtown Air quality Management Area (AqMA) and for the Churchbridge junction, including appropriate mitigation.

Walking

Measures to improve or provide facilities for pedestrians that are safe, secure, direct, convenient and attractive will be supported, including Rights of Way. Walking will be promoted through the development of a network of pedestrian routes linked to the Green Space Network (Policy CP7 and CP14) and by the provision of pedestrian priority, pedestrianisation and traffic-calming schemes.

In particular priority will be given to improve or provide pedestrian facilities that:

- link town centres, rail and bus stations, residential and employment areas, schools, community facilities, recreational areas and public open space;
- provide access for recreational purposes in the countryside, using paths, bridle-ways, canal towpaths and former railway lines;
- meet the needs of people with impaired mobility.

Appendices

Appendix 1 – Local Plan (Part 1) Policies

Cycling

The Council, in conjunction with Sustrans, the Highway authority and developers, will seek to complete and add to the District’s strategic cycle network as identified on the Policies Map and introduce measures to improve and provide facilities for cyclists including:

- the provision of segregated cycling routes within new commercial and residential development (in excess of 200 dwellings);
- the provision of demarcated cycle corridors and cycle crossings in existing highways, new road schemes, traffic management and traffic calming schemes;
- the provision of secure cycle parking facilities in town centres, railway stations and new retail development creating at least 2,500sqm gross trading floor space;
- the provision of secure cycle parking, showers and lockers at all new major employment sites, existing commercial premises, as part of a Travel Plan submitted under the requirements of a planning application.

Taxi Ranks

The provision of on-street parking places for Hackney Carriage vehicles will be supported in places of high demand, provided that these are at safe locations and do not disadvantage other public transport users, cyclists, pedestrians or the mobility-impaired.

Car Parking and Servicing

Local parking standards and servicing standards will be detailed in Local Plan Part 2.

Appendices

Appendix 1 – Local Plan (Part 1) Policies

Policy CP11 - Centres Hierarchy

Particularly supports Objectives 4: Encourage a vibrant local economy and workforce and 6: Create attractive town centres.

The centres hierarchy for Cannock Chase District is:

- Strategic sub-regional centre – Cannock
- Town Centres - Rugeley and Hednesford
- District Centre - Hawks Green
- Local Centres - Norton Canes, Heath Hayes, Chads Moor, Bridgtown, Fernwood Drive and Brereton.

Cannock Strategic Sub-regional Centre

In order to retain and strengthen Cannock's role as a strategic sub-regional centre in the West Midlands the Council will encourage economic development and regeneration within an expanded Town Centre boundary identified on the Policies Map. Main town centre uses including retail, offices, commercial, leisure and cultural facilities should take a sequential approach that gives priority to the regeneration of the town centre within this boundary, followed by edge of centre locations. More specifically the Council will seek to deliver 35,000sqm (gross) comparison retail floor space in the plan period which may include ancillary leisure uses. Cannock's convenience retail offer is considered to be strong; consequently additional convenience floor space is primarily directed towards Hednesford. The importance of retaining and enhancing town centre markets is recognised. Working with developers, the Council will enable development of up to 30,000sqm of additional office floorspace at the District's town centres and their edges (with Cannock being the principal likely location). In recognition of the current challenging nature of delivering such developments at town and edge of town locations, the Council will consider appropriate out of town locations for office developments as per the criteria set out in Policy CP8 (following a sequential test on a case by case basis). Development within Cannock town centre will be guided by a Supplementary Planning Document or Area Action Plan (see Policy CP3).

The Council will seek to deliver more attractive public spaces and streetscapes in Cannock town centre linked in part to a Management Plan for the Town Centre Conservation Area and will expect new development proposals to respect and add to this ambition. Accordingly the Council will encourage developments that create safe and attractive public spaces and a more balanced night time economy.

The town centre boundary is extended to allow expansion towards Cannock railway station and the Beecroft Road area. A primary retail area is also defined within which existing class A1 retail uses will be retained and to which new retail development will be directed, together with secondary frontages. Development falling within other use classes will only be permitted where it will not create a concentration of non-shopping uses and result in unacceptable change in the retail character of the immediate area or have an adverse effect on the vitality and viability of the town centre. Both are identified on the Policies Map and key Diagram. Other uses will only be permitted where they do not detract from the primary retail function of the town centre.

Appendices

Appendix 1 – Local Plan (Part 1) Policies

Rugeley Town Centre

Rugeley's role as a Market Town serving the shopping needs of its hinterland will be continued and strengthened. Main town centre uses including retail, offices, commercial, leisure and cultural facilities should take a sequential approach that gives priority to the regeneration of the town centre within this boundary, followed by edge of centre locations. Previous retail studies have shown that a third of the local population shop in other adjacent towns due to a lack of choice in convenience shopping. These factors, together with a lack of retail investment over many years, have led to deterioration in the attractiveness of the town centre. In order to address these issues, a Town Centre Area Action (AAP) has been prepared and is now incorporated into the Local Plan. This will seek to:

- promote the development of Rugeley town centre for retail, commercial, leisure, tourism and transport purposes, focused on the redevelopment of a number of key sites;
- assist in the determination of planning applications for new development proposals;
- ensure that the Council's decisions best reflect the needs and aspirations of residents, shoppers, visitors, businesses and commercial interests in the town centres;
- provide baseline information for the purposes of future monitoring.

The AAP will identify a strategy for regenerating and growing the town centre via the development of key sites to provide a balanced mix of town centre uses and to help deliver up to 10,000sqm (gross) comparison and 4,900sqm (gross) convenience retail floor space by 2028. As part of this strategy work commenced on a Tesco store, 4,000sqm net, in 2012. A town centre boundary and primary retail area is defined on the Policies Map and key Diagram via the AAP. Non-retail uses will only be permitted where they do not detract from the primary retail function of the town centre.

Hednesford Town Centre

Hednesford town centre will be improved as a shopping centre serving mainly local shopping needs especially for food items via the addition of up to 6,400sqm (gross) convenience retail development. Up to 8,000sqm (gross) comparison retail floor space will also be delivered in Hednesford. Work on the largest site, Victoria Shopping Park, started in 2012, including a new Tesco store and 640 parking spaces. A second smaller retail development, Chase Gateway, was also under construction in 2012, the two developments being linked by the main Market Street shopping area. Additionally the close shopping links of Hednesford residents with Cannock are further strengthened via the much improved comparison goods offer in Cannock town centre identified above. Appropriate tourism development will be promoted, linked to Hednesford's position as a gateway to the Cannock Chase AONB. The town centre boundary is shown on the Policies Map. In view of its relatively small size, secondary retail frontages are not identified. Main town centre uses including retail, offices, commercial, leisure and cultural facilities should take a sequential approach that gives priority to the regeneration of the town centre within this boundary, followed by edge of centre locations.

Appendices

Appendix 1 – Local Plan (Part 1) Policies

Hawks Green District Centre

Hawks Green's role as a District Centre providing shops, services and community facilities to meet the needs of local communities will continue to be recognised. Further retail proposals will be supported where they meet identified local needs, do not significantly compromise the range of shops, services and facilities available and do not compete with the town centres of Cannock and Hednesford. Proposals for appropriate alternative uses which relate well to the surrounding area will be considered on their merits.

Local Centres

Local, village or neighbourhood centres at Chadsmoor, Norton Canes, Heath Hayes, Bridgtown, Fernwood Drive and Brereton, will be protected and enhanced to provide small scale shops, services and community facilities for local residents. New housing developments should provide for the enhancement of existing centres or create new local centres where appropriate to provide for the needs of existing and new communities. This will be particularly important in Norton Canes and at Heath Hayes.

New developments within local centres should be designed to meet the needs of the local catchment and encourage sustainable travel behaviour. The provision of local shops and services throughout the District, including in villages, will be safeguarded to provide for the needs of local residents.

Neighbourhood planning initiatives to retain or develop retail facilities will be supported as part of the Localism agenda. New development will need to be in accordance with other Core Strategy policies.

Appendices

Appendix 1 – Local Plan (Part 1) Policies

Policy CP12 - Biodiversity and Geodiversity

Particularly supports Objectives 1: Promote pride in attractive, safe, local communities, 2: Create healthy living opportunities across the District and 7: Provide well managed and appreciated environments.

The Districts biodiversity and geodiversity assets will be protected conserved and enhanced via:

- the safeguarding from damaging development of ecological and geological sites, priority habitats and species and areas of importance for enhancing biodiversity, including appropriate buffer zones, according to their international, national and local status. Development will not be permitted where significant harm from development cannot be avoided, adequately mitigated or compensated for;
- support for the protection, conservation and enhancement of existing green infrastructure to facilitate robust wildlife habitats and corridors at a local and regional scale (particularly to complement Policy CP16);
- supporting and promoting initiatives for the restoration and creation of priority habitats and recovery of priority species and the provision of new spaces and networks to extend existing green infrastructure;

- supporting development proposals that assist the delivery of national, regional and local Biodiversity and Geodiversity Action Plan (LBAP/GAP) targets by the appropriate protection, incorporation and management of natural features and priority species;

- the promotion of effective stewardship and management across the District to contribute to ecological and geological enhancements.

Key local strategic assets, including the Hednesford Hills and Local Nature Reserves, will continue to be managed positively in accordance with relevant management plans and opportunities for enhancements to all sites via better management will be promoted.

Opportunities to enhance the Etchinghill Local Geological Site will also be promoted. Plans and initiatives such as the Local Biodiversity Action Plan (including the Local Biodiversity Opportunity Map), the Forest of Mercia, and any successors aiming for improved green infrastructure provision that is rich in biodiversity will be supported. Priority habitats for the District to promote via local biodiversity opportunity mapping include grassland, heathland, wetland and woodland. A key cross-boundary priority area for enhancing heathland exists between Cannock Chase and Sutton Park.

Internationally and nationally important sites or species will receive the highest levels of protection. Developments resulting in potential direct and indirect impacts upon an international site will be determined in accordance with the Conservation of Habitats and Species Regulations (see CP13). Developments adversely affecting a national site will only be permitted in exceptional circumstances and with the provision of appropriate compensation. Planning permission will be refused for developments resulting in the loss of or adverse effects upon a locally designated site, ancient woodland, veteran trees or priority biodiversity habitat unless:

- there is no alternative suitable site for the proposal and;

Appendices

Appendix 1 – Local Plan (Part 1) Policies

- the need for and the wider sustainability benefits of the proposal outweigh its adverse impacts taking into account the value of the site and;
- appropriate mitigation measures or new benefits can be provided to compensate for the loss

Developments must have regard to the movement of wildlife via linear corridors and ‘stepping stones’, minimising any adverse impacts as far as possible. Local sites form an important part of the District’s green infrastructure and will be protected (see also Policy CP7). Full consideration should be given to the designing of biodiversity into development schemes via site layout, features such as sustainable drainage systems, green roofs and small scale green infrastructure including private gardens, hedgerows and trees and green road frontages. The Local Plan (Part 2) and further Supplementary Planning Documents will provide further site-level implementation and guidance on measures that can be taken to enhance local features, including developer contributions where appropriate to support local priorities. The Policies Map shows locally designated sites which are up-to date as at the time of publication, but these are subject to ongoing review so the most up-to-date position should be obtained via consultation with the Council and Staffordshire Ecological Record. Newly recognised designations not mapped at the time of the Local Plan adoption will be treated as falling within the scope of policy.

Appendices

Appendix 1 – Local Plan (Part 1) Policies

Policy CP13 - Cannock Chase Special Area of Conservation (SAC)

Particularly supports objective 7 Provide well managed and appreciated environments.

Development will not be permitted where it would be likely to lead directly or indirectly to an adverse effect upon the integrity of the European Site network and the effects cannot be mitigated. To be in accordance with the Local Plan and for detailed development proposals to be permitted, the issues raised in any relevant Habitat Regulations Assessments should be taken into account by developers.

In order to retain the integrity of the Cannock Chase Special Area of Conservation (SAC) all development within Cannock Chase District that leads to a net increase in dwellings will be required to mitigate adverse effects. The ongoing work by relevant partner authorities will develop a Mitigation and Implementation Strategy (SPD). This may include contributions to habitat management; access management and visitor infrastructure; publicity, education and awareness raising; provision of Suitable Alternative Natural Green Space (SANGS) within development sites where they can be accommodated and where they cannot by contributions to off-site alternative green space; and measures to encourage sustainable travel.

The effective avoidance and/or mitigation of any identified adverse effects must be demonstrated and secured prior to approval of the development. This policy has jurisdiction over developments within Cannock Chase District only; however it will be implemented jointly with neighbouring authorities via the application of complementary policies in partner Local Plans as appropriate.

Appendices

Appendix 1 – Local Plan (Part 1) Policies

Policy CP14 - Landscape Character and Cannock Chase Area of Outstanding Natural Beauty (AONB)

Particularly supports Objectives 2: Create healthy living opportunities across the District and 7 Provide well managed and appreciated environments.

The District's landscape character will be protected, conserved and enhanced via:

- The consideration of landscape character in all development proposals in order to protect and conserve locally distinctive qualities, rural openness and sense of place and maximise opportunities for restoring, strengthening and enhancing distinctive landscape features including trees, woodland, canal corridors, sensitive edges of the rural areas and creating green infrastructure links in conjunction with new development. The reuse and sympathetic adaptation of existing buildings which make a positive contribution to their landscape setting will be supported (taking into account complementary Policies CP12 and CP15);
- Supporting development proposals within the AONB that are compatible with its management objectives, as set out in the AONB Management Plan. Unless, in exceptional circumstances, an overriding need that cannot be accommodated elsewhere can be demonstrated to be in the public interest and the sustainability benefits outweigh the detrimental effects, major developments will not be permitted. Good management of horse pasture will be encouraged in conjunction with landowners, including field boundary treatments and 'gapping up' of hedgerows to maintain habitats. Development of adjacent land forming the setting of the AONB will be expected to avoid an adverse impact on the landscape and scenic beauty of the area;
- Supporting development proposals across the rest of the District that help to facilitate the AONB Management Plan objectives, particularly the need to protect and enhance green infrastructure, including green roadsides, enhance green linkages and access where appropriate, ensure that tranquil areas (to be detailed in the District Design Guide SPD) retain this quality and ensuring mitigation of potential increased recreational pressures in accordance with Policy CP13. Proposals to enhance access to high quality open spaces, create missing links and connections to existing rights of way networks and 'quiet lanes' will be encouraged and initiatives pursued as resources permit;
- Seeking developer contributions where appropriate in support of the AONB and landscape character (as guided by the AONB Management Plan);
- Promote effective stewardship of key areas of green infrastructure, such as Local Green Space, and opportunities for enhancement in conjunction with landowners.

Development proposals, including those for appropriate development within the Green Belt, and land management practices within the AONB and on its fringes including the Hednesford Hills, must be sensitive to the distinctive landscape character and ensure they do not have an adverse impact upon their setting through design, layout or intensity. Development proposals for extensions to and replacements of existing buildings within the Green Belt will be expected to demonstrate sympathy with their location through size, appearance and landscape impact mitigation. The ground floor area of any proposed extension or replacement building should not normally exceed that of the original property by more than 50%. Positive consideration will be given to developments which enhance their setting and character within these parameters.

Appendices

Appendix 1 – Local Plan (Part 1) Policies

The AONB Management Plan, Landscape Character and Historic Environment Character Assessments (for both Cannock Chase District and Staffordshire County) provide an informed framework for the decision-making process, highlighting areas for conservation, strengthening and enhancements. The Cannock Chase-Sutton Park priority biodiversity and landscape area, the Forest of Mercia, cross-boundary measures to contribute to landscape enhancement of the River Trent corridor and local level initiatives associated with key delivery plans (e.g. Local Biodiversity Action Plan and specific local management plans) will assist in enhancing the landscape character and will be supported. Supplementary Planning Guidance will set out the information required from development schemes to demonstrate how they have taken these issues into account, including the District Profile (policy CP3).

Consideration is being given to allocate land at Rawsley Road/Rugeley Road, Rawsley as Local Green Space.

Appendices

Appendix 1 – Local Plan (Part 1) Policies

Policy CP15 - Historic Environment

Particularly supports Objectives 1: Promote pride in attractive, safe, local communities, 6: Create attractive town centres, 7: Provide well managed and appreciated environments and 8: Support a Greener Future.

The District's Historic Environment will be protected and enhanced via:

- The safeguarding of all historic sites, buildings, areas, archaeological remains, their settings and their historic landscape and townscape context according to their national or local status from developments harmful to their significance in order to sustain character, local distinctiveness and sense of place;
- supporting and promoting development proposals that are sensitive to and inspired by their context and add value to the existing historic environment, landscape and townscape character by virtue of their use, layout, scale, appearance, landscaping and materials to ensure that the historic environment acts as a stimulus to high quality design based upon guidance set out in the Design SPD; planning standards may be applied in a flexible manner to maintain continuity within historic townscapes. Opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance will be considered;
- supporting schemes which help to promote wider understanding and enjoyment of the historic environment by all members of the local and wider community, and wider social, cultural, economic and environmental benefits including continued use and enhancement of heritage assets most at risk;
- maintaining an appropriate balance between conservation, re-use, sympathetic adaptation and new development via recourse to national policy in order to promote the sustainable management of the historic environment, mixed sustainable land use patterns and promote the historic environment as a catalyst for the regeneration of the District;
- focussing development and regeneration around existing historic urban areas to maximise potential for investment within them and the benefits of heritage-led regeneration as opportunities arise.

Rugeley town centre, as a particular focus of built heritage interest, is currently the subject of a programme of heritage-led regeneration, maximising partnership opportunities with English Heritage and others where possible, through an area funding scheme for repairs and reinstatements of historic fabric. Key developments will be expected to provide contributions in support of this process, as described in the Rugeley Town Centre Action Area Plan and Rugeley Town Centre Conservation Area Management Plan Supplementary Planning Document.

The built heritage interest of Cannock town centre will provide the basis for future enhancement and development as a focus for investment (in accordance with policy CP9). A Cannock Town Centre Conservation Area Management Plan Supplementary Planning Document will consider the regeneration opportunities this presents.

Appendices

Appendix 1 – Local Plan (Part 1) Policies

Key development guidelines to support and enhance the character and appearance of Hednesford town centre and other parts of the District, based upon their historic local distinctiveness, will be set out in the Design SPD.

The heritage contribution of the District's canal network will be strengthened and promoted. Opportunities relating to the Trent and Mersey Canal will be considered within the Rugeley Town Centre Area Action Plan and the Trent and Mersey Canal Conservation Area Management Plan Supplementary Planning Document. A further conservation area will be considered for the Cannock Extension Canal, having regard to its wider setting and the potential for enhancements (in accordance with Policy CP12).

In rural areas the high historic landscape sensitivity will be protected via Green Belt policy. The AONB Management Plan will also provide a framework for the positive management promotion of the District's heritage assets.

The sustainable access and enjoyment of heritage assets District-wide will also be promoted through the strengthening of the District's green infrastructure and creation of footway/cycle routes. Opportunities will be taken to develop an integrated management strategy for Castle Ring, as one of the District's key ancient monuments, with the adjacent Beaudesert designed landscape which falls partly within Lichfield District.

The conservation and enhancement of heritage assets will be supported through Conservation Area Appraisals and Management Plans, the preparation of a Local List of locally significant heritage assets and through the development management process. Specifically Rugeley Town Centre and Talbot Street/Lichfield Street Conservation Areas will be targeted for funding assistance under the English Heritage Partnership funding scheme.

The local decision-making process will be based on an assessment of significance of heritage assets including their setting in relation to development proposals, primarily informed by the Historic Environment Record including the Historic Landscape Characterisation, Historic Environment Character Assessment, Extensive Urban Survey, Historic Farmsteads Survey, Conservation Area Appraisals and Management Plans and the Local List (forthcoming), updated as necessary. For heritage assets of archaeological interest or sites with potential interest an appropriate level of assessment and/or evaluation will be required to inform decision making.

New development making a positive contribution to the character and local distinctiveness of the historic environment will generally be supported, having regard to the Design Supplementary Planning Document, including the District Profile (Policy CP3). The best use for a historic building may be the use for which it was originally designed so continuation/reinstatement of that use is likely to be the preferred option. Alternative uses may be appropriate when they would secure the future of the building with minimal impact on significance. Work on heritage assets can have a serious deleterious impact on certain protected species (e.g. bats) so provision should be made for retention of protected species prior to commencement of works where they would otherwise be displaced.

Appendices

Appendix 1 – Local Plan (Part 1) Policies

Policy CP16 - Climate Change and Sustainable Resource Use

Supports all Objectives in particular 3: Provide for housing choice, 4: Encourage a vibrant local economy and workforce, 5: Encourage sustainable transport infrastructure, 6: Create attractive town centres and 8: Support a greener future.

1. The Council, working with partners, will tackle climate change and ensure sustainable resource use via the promotion and positive consideration of initiatives and development proposals that:

a) improve or perform well in relation to accessibility of services and sustainable transport networks (Policy CP10);

b) contribute to improved energy efficiency, renewable and low carbon energy generation and higher levels of overall sustainable construction having regard to local opportunities. The Council will continue to facilitate strategic improvements to the existing housing stock and support initiatives that utilise the natural biomass resource potential of the District appropriately (as well as other appropriate technologies). Community-led projects related to reducing carbon emissions will be facilitated wherever possible;

c) assist adaptation to climate change, both for people and the natural environment accounting for local likely effects (Policies CP3, CP12, and CP14);

d) reduce or mitigate all forms of pollution, based upon air quality modelling where necessary, and having regard to strategic local issues including air quality (Policies CP10 and CP13) and water quality, particularly along the Burntwood Brook, Saredon Brook and River Trent to meet Water Framework Directive targets. The Humber River Basin Management Plan (as the local delivery tool for achieving Water Framework Directive targets) will be supported via the permitting of developments that will not pose an obstacle to meeting WFD objectives and do not have a negative impact on water quality, either directly through pollution of surface or ground water or indirectly through overloading of Wastewater Treatment Works;

e) contribute to national and local waste reduction and recycling targets according to the waste hierarchy. The Council will work with partners to reduce the need for and impact of landfill operations within the District to achieve the County's 'zero waste-to-landfill' target by 2020. The site specific protection of waste facilities will be guided by the Staffordshire and Stoke-on-Trent Joint Waste Local Plan;

f) use land and building assets sustainably, including the preference for Brownfield land (provided it is not of high environmental value) whilst taking into account the need for avoidance of mineral resource sterilisation and having regard to all sources of land contamination and stability issues arising from the mining legacy. The identification of Minerals Safeguarding Areas and the need for site-specific safeguarding of minerals sites will be guided by the Staffordshire Minerals Local Plan;

g) appropriately account for both current and future potential levels of flood risk. Via the strategic approach (Policy CP1) developments are guided away from areas of flood risk. However where there are no alternative options available and development is required within the highest risk zone 3b, flood risk shall be managed through upstream alleviation in order to bring development in line with national planning policy. Land for key infrastructure

Appendices

Appendix 1 – Local Plan (Part 1) Policies

requirements, namely for the formal flood alleviation scheme for the Rising Brook at Rugeley, will be safeguarded via the strategic approach. The need for alleviation of surface water flood risk in the higher risk areas of Rugeley and Cannock is also identified and will be promoted via partnership working with the Lead Local Flood Authority.

2. For large-scale renewable and low carbon energy schemes, positive consideration will be given to proposals recognising their potential wider social, economic and environmental benefits. Account will be taken of other policy considerations in assessing their appropriateness, namely views and landscape character (particularly taking account of cumulative impacts in relation to large scale wind turbines or other large scale development proposals), biodiversity, the historic environment, pollution effects (including noise and odours), impacts upon the transport network, economic impacts and overall amenity including that of residents and businesses (Policies CP3, CP8, CP9, CP10, CP12, CP13, CP14, CP15, CP16). The ability to implement appropriate mitigation and restoration measures where relevant will be considered. For biomass proposals, account will also be taken of proximity of the supplies to demand and the impact this has upon the overall sustainability of the proposal. Biomass proposals should seek to derive supplies from locally available sources (or otherwise sustainable sources) to enhance their sustainability. The same criteria will apply in determining the Council's response to minerals and waste proposals, taking into account Staffordshire and Stoke-on-Trent Joint Waste Local Plan and Staffordshire Minerals Plan Local Plan policies.

3. All residential and non-residential development proposals should contribute to tackling climate change and promoting sustainable resource use by:

a) Exploring opportunities for exceeding national timetables for zero-carbon development and sustainable construction by virtue of their overall design, where viable. Account should be taken of the landform, layout, building orientation, massing, landscaping and use of materials. Schemes should also assess how they can utilise appropriate new renewable and low carbon technologies to help achieve higher carbon reduction standards, with the expectation that where conditions are favourable higher standards will be achieved. All new residential developments should achieve water efficiency standards of 105 litres/person/day or less (currently equivalent to Code for Sustainable Homes Level 3/4) as a minimum and should have regard to wider sustainability standards of the Code (using Level 3 as a good practice benchmark, or any future equivalent national standard). New non-residential developments should reference BREEAM standards and should seek to achieve 'Very Good' status as a minimum (or any future equivalent national standard), where viable. As part of the ongoing Infrastructure Delivery Plan the Council will consider contributions towards carbon reduction projects via the Community Infrastructure Levy and this will also be used to support the national approach for payments towards 'allowable solutions' for zero-carbon standards, which can be retained locally (subject to future national legislation and policy);

Appendices

Appendix 1 – Local Plan (Part 1) Policies

b) Improving the energy performance and wider sustainability of the existing building stock. Planning applications for extensions, conversions and refurbishments to existing domestic dwellings and non-residential schemes will be expected to undertake reasonable improvements to the energy and sustainability performance of the existing building. This will be in addition to the requirements of the Building Regulations for the changes for which planning permission is sought, including options such as installation of energy efficiency measures, renewable and low carbon technologies and Sustainable Drainage Systems (SUDS). Opportunities for enhanced standards on larger-scale refurbishment works will be pursued and the appropriate re-use or refurbishment of historic properties is also encouraged (in line with Policy CP13). Standards achieved should be expressed in line with nationally recognised standards, namely Code for Sustainable Homes and BREEAM (or any future equivalents);

c) Avoiding developments in high risk flood areas as per the Strategic Flood Risk Assessment. The sequential and exceptions tests will be applied and flood risk alleviation may be required, taking into account cumulative impacts upon risk in the catchment. Assessments should also consider flood risk from other sources as appropriate, particularly surface water, by having regard to the Surface Water Management Plan;

d) Protection of the water environment. This can be achieved by assessing options for (and implementing where viable) incorporating Sustainable Drainage to improve water quality, including consideration of green roofs; de-culverting watercourses; attenuating surface water discharges to combined foul/surface water systems and reducing overflows. Developments should ensure there is adequate on and off-site drainage infrastructure in place to serve their needs without posing a risk to the environment, including foul drainage and waste water treatment capacity;

e) Incorporating landscaping and sustainable design measures that assist adaptation to climate change and minimise all forms of pollution, particularly via the use of multi-functional green infrastructure as per Policies CP5, CP10, CP12 and CP14;

g) Considering their potential to sterilise mineral resources in consultation with the County Council. Developments within Mineral Consultation or Safeguarding Areas should not sterilise or seriously hinder the extraction of minerals. Proposals will be expected to extract any viable mineral resources prior to development, if practicable, and where this would not have unacceptable impacts upon neighbouring uses or conflict with other Core Strategy policies (see CP12, CP14, CP15, CP16). Where prior extraction is not considered feasible evidence supporting this view should be submitted and may include the impact upon the development's viability, impracticalities of prior extraction and the over-riding need for the development. Developments should also address any issues of land stability and surface hazards resulting from the legacy of past mining activity using existing evidence and via further site investigation information where appropriate to ensure safe development.

Supplementary Planning Documents will set out further guidance on how to achieve sustainable construction solutions in the local context, including multi-functional green infrastructure guidance, potential local energy opportunities and developer contribution mechanisms.

Appendices

Appendix 2 –District Profile

The profile of the District sets the scene for the Local Plan by identifying the key issues and challenges faced. This section has been taken from Local Plan (Part 1) and updated as necessary, also showing where we know we will need updated evidence to inform the new plan.

District Profile

Sub-national Context

Cannock Chase District lies within Southern Staffordshire on the northern edge of the Black Country area. At the heart of the District lies the nationally significant Cannock Chase Area of Outstanding Natural Beauty and around 60% of the District is designated Green Belt, testament to its strategic role as part of the West Midlands rural-urban fringe. The District acts as a strategic link between wider Staffordshire and the West Midlands conurbation.

The strongest residential migration flows to and from the District have typically been with Lichfield, South Staffordshire, Stafford and Walsall²⁷. There are strong two way flows of commuters between Lichfield and Cannock Chase, between South Staffordshire and Cannock Chase, and between Walsall and Cannock Chase. The most common commuter destinations for Cannock Chase residents are Lichfield, Walsall, Stafford, South Staffordshire and Birmingham²⁸. The conurbation also offers larger-scale retail and leisure provision. In recognition of these key economic and social links the District Council is a member of both the Stoke on Trent and Staffordshire Local Enterprise Partnership (LEP) and the Greater Birmingham and Solihull LEP. It has also more recently become a non-constituent member of the West Midlands Combined Authority (LEP) which is a body that has devolved powers from central Government to implement budgets and policy in relation to key areas such as transport and housing.

Population

The District has a growing population of 98,513 (mid-2016, an increase of 1.1% since the 2011 Census) which is estimated to increase to 104,100 in 2036. In 2016 18.6% of Cannock Chase residents were aged 65 and over. The trend of an ageing population is evident with the proportion of residents aged over 65 in the District projected to rise faster than the National average – an increase of 23.1% by 2026. The proportion of Cannock Chase residents aged 85 and over is estimated to rise by 50% during the same period.²⁹ At the time of the 2011 Census 96.5% of residents described themselves as ‘White British’ – a smaller proportion than in the 2001 Census (97.5%). The District is becoming more ethnically diverse with the 2011 Census revealing a larger number of residents identifying with a variety of ethnic groups (3.5% -around 3,400 people). The next largest ethnic group are of Indian origin, at just over 1% of the population.

²⁷ Southern Staffordshire Strategic Housing Market Assessment (2012).

²⁸ NOMIS: Official Labour Market Statistics

²⁹ ONS Sub-national population projections

Appendices

Appendix 2 –District Profile

Health and Education

Cannock Chase suffers from a relatively poor health profile compared to the national picture on all indicators. The District has particular health related issues in the areas of life expectancy and infant mortality, obesity, alcohol-related conditions, early deaths from cardiovascular conditions and rates of diabetes. The early death rate from heart disease has fallen but still remains higher than the national average³⁰. The 2011 Census indicates that 20.7% of residents in the District experienced a long-term limiting illness which was above the England average of 17.6%. The prevalence of long-term limiting illness increased to 60.9% among residents aged 65 and over which was again higher than the England average of 51.5%.

Evidence and monitoring for Local Plan (Part 1) shows that access to indoor leisure facilities in the north of the District has improved with the completion of Rugeley Leisure Centre and swimming pool. In 2012/13 Cannock Leisure Centre's new facilities became available to the public after undergoing major modernisation (and further improvements are planned). However the most recently produced evidence³¹ and monitoring highlights further improvements are required to meet the recognised needs of the rest of the District in terms of both indoor and outdoor facilities and in terms of quantity, quality and accessibility e.g. there is a need to increase playing pitch provision across the District. The evidence base for indoor and outdoor sports facilities is currently in the process of being updated.

Whilst the AONB is a vital asset for outdoor leisure and recreation the most recently produced evidence³² identified there are areas within the District deficient in access to alternative open spaces, particularly semi-natural sites. This evidence base will be updated. Monitoring of the Local Plan (Part 1) identifies there have been a number of new open and play spaces provided alongside new developments but that deficiencies are likely to still remain. Work is continuing on former stadium site in Cannock to provide an adventure play area, green gym equipment, BMX track and more which will improve access to healthy living opportunities in this area³³.

The District's educational performance has improved recently, however it continues to have lower levels of educational attainment compared to national and sub-national rates. The proportion of those achieving equivalent to NVQ Level 4 (equivalent to a HND or Degree level and above) remains below the national and West Midlands averages. GCSE attainment for Cannock Chase pupils is significantly worse than the England average. In addition there are inequalities within the district with achievement ranging from 25% in Cannock North ward to 59% in Hawks Green ward.³⁴

³⁰ Public Health England – Local Authority Health Profiles (2017)

³¹ CCDC Indoor and Outdoor Sports Facilities Assessment (2010)

³² CCDC Open Space Assessment (2009)

³³ CCDC Annual Report 2016/17

³⁴ NOMIS: Official Labour Market Statistics Cannock Chase Locality Profile (2016), Public Health England – Local Authority Health Profiles (2017)

Appendices

Appendix 2 –District Profile

Community Deprivation

Cannock Chase District is the most deprived Local Authority in Staffordshire (excluding Stoke-on-Trent) and ranks 128th out of 326 local authority areas. Deprivation occurs mainly in Education Skills and Training, Employment, Health and Disability and Income³⁵. Such deprivation can be attributed to the legacy of industrial decline in the District reducing access to employment, but can also be related to the need for appropriate social infrastructure. It is estimated that approximately 23% of children in Cannock Chase are classified as living in poverty³⁶. Average gross weekly earnings for full time employees that are Cannock Chase District residents are around 6% lower than the Great Britain average, increasing to around 15% for female full time workers³⁷.

Crime

Recorded crime in Cannock Chase has shown an increase over recent years. During 2016/17 there were 6,966 crimes recorded. This is an 18% increase (1,085 crimes) when compared with the previous year and 14% higher than the number recorded in 2010/11. Key areas of concern include the levels of violent crime and increasing levels of domestic violence. Levels of anti-social behaviour have reduced.³⁸

Housing

Local Plan (Part 1) housing requirements were drawn from the Strategic Housing Market Assessment (SHMA, 2012) which tested a range of scenarios including 2008-based household projections (and updated 2011-based household projections) to recommend a range of provision for the District of 250 to 280 houses per annum.

From a detailed analysis of the market the SHMA identified a need for future provision to be smaller dwellings suited to younger people, whilst recognising the aspirations of people to live in larger properties (3 and 4 bedrooms). The SHMA report identified in Cannock Chase an annual need for 197 affordable dwellings.

The housing evidence base will need updating as we prepare the Local Plan to reflect to most up to date situation. The most recent 2014-based household projections indicate an increase from 42,250 households (2016) to 46,739 households (2036). The Government has recently consulted upon its draft standard housing methodology which indicates a housing requirement of 295 dwellings per annum (2016-2036) for the District.

Employment

The local economic base has developed and diversified significantly from the mining heritage of the not too distant past with expansion of the tourism sector and growth arising from businesses locating near the strategic M6 Toll/A5 corridor. The District now has a more

³⁵ Index of Multiple Deprivation, 2015

³⁶ www.endchildpoverty.org.uk

³⁷ NOMIS: Official Labour Market Statistics

³⁸ Office for National Statistics, www.police.uk, Public Health England – Local Authority Health Profiles (2017)

Appendices

Appendix 2 –District Profile

diverse employment structure with 42% of the District employed in Group 1-3 occupations (including Managers, Directors, Professional, Associate Professional and Technical occupations). However, there is still an over representation of manufacturing, skilled trades and elementary occupations in comparison to regional and national averages. Figures show that the District has an over reliance upon jobs in the distribution and construction sectors (with the proportion of employee jobs in these sectors being almost double the national and regional averages) and that there is an under-representation of employee jobs in the service-based sectors such as professional services (including financial activities) and public administration.³⁹

The Districts employment rate has increased over the past few years and remains higher than both the regional and national average. Youth unemployment has increased slightly but remains under the national average. Over the past 4 years enterprises within the District have increased by almost 10%.⁴⁰ Out commuting (largely within Staffordshire and to the West Midlands conurbation) is an integral feature of the local labour market with commuting flows resulting in a population decrease of 8,655 in the District (i.e. the difference between those commuting in to the District and those commuting out of the District).⁴¹ Given the low levels of skills in the District (see Health and Education, above) there are also problems with linking residents to local jobs.

In an assessment Index of Resilience for Council's in England (Experian 2010) of resilience to economic changes, including public sector funding cuts, Cannock Chase was ranked 293rd from a total of 324 Council areas (with 1 being the most resilient). In the Business theme index, which assessed factors such as business density, business start-ups, and employment sectors, the District was ranked within the 10 least resilient areas in the Country. Key long standing economic structural weaknesses include the District being overly reliant on vulnerable traditional industry and manufacturing employment and the high proportion of young people in the area with poor skills and educational attainment levels.

Town Centres and Shopping

Cannock Town Centre is ranked 508 against other town centres and retail parks for 2016/17. The data also shows that Rugeley is at rank 608 and Hednesford is ranked 2,815. This reflects their smaller settlement size on a national register of retail centres.⁴² Cannock represents the largest town within the District's retail hierarchy and is suitable for larger scale retail and leisure developments. Hednesford town centre has undergone significant regeneration in recent years to deliver an improved retail and leisure offer for the area, as well as other public realm improvements e.g. at Hednesford Park. Rugeley town centre has also seen investment in terms of a new retail foodstore, improvements to the public realm and a flood alleviation scheme which will enable further redevelopment projects to be taken forward. There continue to be a number of local centres which serve local daily shopping needs in and around the District. The evidence base for retail needs will be updated. Since the Local Plan (Part 1) was adopted a retail designer outlet village has been approved at Mill

³⁹ NOMIS: Official Labour Market Statistics

⁴⁰ NOMIS: Official Labour Market Statistics

⁴¹ NOMIS: 2011 Census- Location of usual residence and place of work

⁴² Venuescore (Javelin Group)

Appendices

Appendix 2 –District Profile

Green (just outside Cannock town centre boundary) which the updated retail evidence will need to take account of.

Transport and Infrastructure

The District is located at a strategic road/rail transport crossroads between the North West and South East via the M6T/M6 and West Coast Main Line railway and East-West A5/M54 corridor, and the West Midlands and wider Staffordshire. A new M6T/M6-M54 link road is also proposed as well as the long term upgrade of the A5 Trunk Road to 'Expressway' status. Rugeley benefits from the Rugeley Eastern Bypass and direct rail services to London on the West Coast Main Line.

The Rugeley-Hednesford-Cannock-Walsall-Birmingham, 'Chase Line' rail service continues to grow in its popularity and the three stations at Cannock, Hednesford and Rugeley Town carry over 700,000 passengers' pa. The £100m Chase Line electrification will be completed in December 2018 and see the introduction of faster, longer and more frequent services , including two trains per hour throughout the day to Birmingham, and new direct services to the NEC/Birmingham Airport and London Euston. At the same time the line speed will be increased from 45mph to 60mph.

The Council is also actively involved in the innovative Chase Line 'Stations Alliance', with the West Midlands Combined Authority, LEPs, Network Rail and West Midlands Trains (the new West Midlands franchise operator). Cannock station in particular is the focus of attention for a major upgrade, in view of its close proximity to the £120m, Mill Green retail designer outlet village, which will attract 3-4 million visitors per annum.

Rugeley has also benefited due to its position on the West Coast Main Line (WCML) including the introduction of hourly services to Crewe, Stafford, Milton Keynes and London. The High Speed 2 (HS2) railway from London to Crewe will not directly run through the District, however its power supply will be provided from existing grid stations within the former Rugeley Power Station site, itself the subject of a major employment/residential regeneration.

While there is a good core urban and inter urban bus service network from Cannock to Wolverhampton, Stafford, Lichfield, Walsall and Wolverhampton and from Rugeley to Stafford and Lichfield, these are not immune from the national trend in falling passenger numbers. Recent County Council budget cutbacks have led to the loss of evening services and there are no longer any Sunday bus services.

The historical development of the District has also provided a wealth of canal network assets which provide connections to neighbouring areas and potentially offer opportunities for improved linkages. Ongoing initiatives by the Lichfield and Hatherton Canal restoration Trust, propose the phased restoration of the Hatherton Canal, partly on a new alignment.

Environment

The District comprises land rising from the low lying, largely urbanised areas in the south-west and Green Belt area around Norton Canes in the south-east to the higher plateaux within the Cannock Chase AONB. These plateaux then fall to the wide valley of the River

Appendices

Appendix 2 –District Profile

Trent with the urban area of Rugeley and Brereton bordered by Green Belt in the north. Cannock Chase AONB provides a strategic area of accessible countryside with conservation, recreation, economic and tourism benefits. The Green Belt is also important for recreation, maintaining the District's character and its wildlife and safeguarding the wider open countryside. The District supports 2 Special Areas of Conservation, 3 Sites of Special Scientific Interest, over 30 local Sites of Biological Interest, 3 Local Nature Reserves and 1 Local Geological Site. The southern part of the District also lies within the cross authority Community Forest of Mercia. However, some elements of the District's biodiversity assets are at potential risk of decline due to development and recreational pressures unless appropriate mitigation measures are put in place⁴³. This natural environment gives the District a valuable semi-rural landscape, which combined with the historical influence of human activities results in a distinctive landscape character.

The District's medieval origins, mining legacy and industrial/agricultural heritage provide a wealth of valuable assets, which contribute to this distinctive character and provide a range of recreation and tourism benefits. There are 8 Conservation Areas within the District (primarily focused around Rugeley), 70 listed buildings and 5 Scheduled Ancient Monuments. There are also a range of non-designated heritage assets including archaeological features of interest, potential sites of national importance related to military activities and locally significant historic farmsteads. The canal network represents a key heritage asset that can contribute towards the natural environment. The central landscape areas of the District are in a fairly good and strong condition overall and are of high sensitivity to change; those in the weakest and poorest condition are primarily at southern and eastern parts (around Norton Canes), mainly due to the extent of change in this area; although some parts are still sensitive to further change⁴⁴.

In addition, the District's mining legacy has resulted in a variety of issues and constraints. Surface hazards, such as mine entries and fissures, are present throughout the District and rising mine water is an issue that The Coal Authority is monitoring due to its potential pollution and flooding effects. Southern parts of the District are still classified as potential mineral resource areas for coal. Central and northern parts of the District are also classified as having potential mineral resources (sand and gravel).⁴⁵

Green Belt

Given that 60% of the District is designated Green Belt, it is a key feature of the District's overall character. It provides a range of multifunctional benefits (as outlined above) and serves to maintain the openness of the rural-urban fringe (with the West Midlands conurbation) as well as the District's separate urban areas and their identities. A Green Belt study (2016) provides an overview of the current condition of the Districts' Green Belt (in terms of how it performs against the nationally defined purposes of Green Belt).

⁴³ CCDC Appropriate Assessments (2009 onwards)

⁴⁴ Landscape Character Assessment for Cannock Chase District (2016) and Addendum (2017)

⁴⁵ Staffordshire County Council Minerals Local Plan (2017)

Appendices

Appendix 2 –District Profile

Climate Change

The District's per capita carbon emissions are below the national average and they are the second lowest in Staffordshire. There has been a general reduction in the levels of CO₂ emissions from all sectors within the District. The overall 'Per Capita Emissions' has fallen from 6.3 (2005) to 4.2 (2015). The domestic sector is the largest source accounting for 39% of all emissions⁴⁶. There are currently four notable renewable/low carbon energy schemes running in the District⁴⁷. In terms of the impacts of climate change middle estimates suggest a temperature rise of between 1.4- 3.4 degrees up to 2080, with decreases in summer rainfall, increases in winter rainfall and a potential increase in flood risk⁴⁸.

Key Issues

From the profile the following key issues for the District can be identified:

- Levels of crime, and perceptions of crime, remain a concern;
- Low standards of health and educational attainment require improvement;
- Future housing needs, particularly affordable housing requirements, have to be met;
- Economic growth and regeneration needs have to be met and access to employment opportunities and local labour skills require improvement;
- Provision of comprehensive transport networks need to be better supported to help reduce social exclusion and unsustainable development impacts;
- The town centres need to adapt and increase their competitiveness to maintain local shopping provision and contribute to regeneration;
- The highly valuable and sensitive natural environment, historic environment and landscape character need to be protected and enhanced whilst meeting demands for recreation and economic activity;
- Potential challenges posed by the need to respond to climate change need to be tackled e.g. alternative forms of energy supply, addressing flood risk, helping local wildlife to adapt, along with wider sustainable development concerns. For example, air and water quality concerns as well as more specific local issues (such as those related to minerals and the coal mining legacy).

These District-wide issues manifest in the localities of the District in different ways, reflecting local features. The key points are summarised below with brief profile characteristics.

Cannock/Hednesford/Heath Hayes

- These areas are described together as they form a continuous urban area. The combined population is 65,423, 67% of the District total (2011 Census).

⁴⁶ Department for Business, Energy & Industrial Strategy

⁴⁷ CCDC Authority Monitoring Report 2016/17

⁴⁸ CCDC Strategic Flood Risk Assessment 2014

Appendices

Appendix 2 –District Profile

- Parts of Cannock, Heath Hayes, Hawks Green, Pye Green and Hednesford have seen reduced levels or even loss of their bus services and are now more isolated. Social isolation is an issue for many people who do not access to cars. In contrast, rail services have seen significant improvements and continue to experience strong growth in passenger numbers.
- Housing provision is a mix of age, size and tenure. There have been a number of recent Council-led programmes to regenerate public housing estates which were of poor quality, being constructed from defective pre cast reinforced concrete.
- This urban area, particularly Cannock, provides the majority of employment opportunities for the District with particular concentrations along the A5/M6 Toll corridor, which links into the neighbouring West Midlands conurbation.
- Health provision is via small doctors' surgeries across the area rather than from larger health centres, with the exception of Hednesford. There are 14 primary and 4 secondary schools and a number of community facilities, including the Chase Leisure Centre.
- The area is served by a series of major open recreational spaces e.g. Hednesford Hills, a recently designated SSSI, and major parks at Cannock, Hednesford and Heath Hayes. Improvements to the quality of play areas/hubs have occurred including a Cannock Stadium and ongoing maintenance/improvements to the District's parks which have achieved 'Green Flag' status.⁴⁹ However, some residential areas do not have good access to children's play facilities. Indoor leisure provision requires improvement, which is being partly addressed via modernisation of the Chase Leisure Centre.
- Since the sixteenth century, coal extraction has had a major impact on the landscape character, resulting in extensive industrialisation. Cannock Town Centre Conservation Area, with its 12 listed buildings, requires management and investment to enhance its character whilst North Street, Bridgtown Conservation Area, illustrative of the area's growth during the late Victorian period, has benefited from recent investment and major enhancements.

Rugeley and Brereton

- The combined population of 24,650 is 25% of the District total (2011 Census).
- Rugeley town centre has had limited new investment since the mid 1980s and is in continued need of regeneration. However, more recent investment in the form of a new supermarket, public realm enhancements and a flood alleviation scheme have brought about new opportunities and improvements to the town. The Towers Business Park (developed on the former Lea Hall Colliery site) is now almost fully committed being home to major companies, such as Amazon. The now well established Eastern Bypass also provides links to nearby employment opportunities. However, some issues of out commuting and lack of access to local high quality employment opportunities remain.
- Rail services have seen significant improvements to Birmingham, London and the north-west. The off-peak Chase Line service frequency to Birmingham will be doubled to half

⁴⁹ CCDC Authority Monitoring Report 2016/17

Appendices

Appendix 2 –District Profile

hourly from May 2018, while the £100m electrification scheme will be completed in December 2018, including the introduction of longer, faster services to Birmingham with direct services to Birmingham International (Airport/NEC) and hourly to London.

- Bus services have followed the national trend of gradual decline in passengers and a diminishing network. County Council budget cutbacks in April 2018, have led to the withdrawal of many evening services and there are no longer any Sunday bus services in the District.
- Apart from the Victorian residential streets around Rugeley Town Centre, the historic core of Brereton village and areas of north-west Ravenhill most housing is post 1945 with several estates of public housing including the former National Coal Board Pear Tree estate, which has environmental and infrastructure problems.
- There are two health centres, 9 primary schools, and 1 secondary school. There are also a number of community facilities including the recently developed Rugeley Leisure Centre and swimming pool. Despite being adjacent to the AONB, there is a lack of alternative recreational sites and deficiencies in access to play areas.
- There is a wealth of historic natural and built assets in the area e.g. 6 Conservation Areas in and around Rugeley Town Centre, along the Trent and Mersey Canal and at Main Road, Brereton. Rugeley's position alongside the strategic River Trent corridor has resulted in its development since early Domesday records and the layout of the town pattern is largely unchanged from the sixteenth century

Norton Canes

- The population of 7,479 is almost 8% of the District total (2011 Census). Originating as a mining village it expanded to include estates of public and private housing during the 1960/70s. There have been more recent expansions in the form of housing developments to the south east of the urban area (at the former Greyhound Stadium) and there is a large housing development planned for the south east of the urban area (450 homes). There are 2 primary schools, a secondary school, new library and community centre together with a limited range of local shops. A new health centre opened in late 2007. The centre and east of the village has relatively good bus services, however the southern parts of Norton Canes have lost their services, and as with the rest of the District, no longer have any Sunday bus services.
- Access to recreational sites in the area is relatively good, particularly given the proximity to the Chasewater Country Park (in Lichfield District). Access to indoor leisure facilities is mainly outside the settlement at Cannock, Burntwood or Walsall.

The Rural Areas

The Cannock Chase AONB contains one of the largest areas of readily accessible recreational land in the West Midlands, being a statutory designation under the Countryside and Rights of Way Act 2000. It is a significant asset for nearby communities as well as comprising important heathland areas covered by the European designated Special Area of

Appendices

Appendix 2 –District Profile

Conservation (SAC). The landscape is dominated by forestry plantations, however within the AONB and around its fringes there have been, and continue to be, a number of influences on its landscape and heritage e.g. hunting and military activities, mining, agriculture, equestrian activity and recreation. Modern-day activities require careful management in view of the areas sensitivities.

- Slitting Mill, Prospect Village and Cannock Wood village are all situated in the northern area outside the Green Belt. All have village halls; however Prospect Village and Slitting Mill have no shops or schools. Cannock Wood has access to a local primary school and shop. Prospect Village, Rawnsley, Hazel Slade and Cannock Wood have a daytime and Saturday bus service to Cannock, Hednesford, Burntwood and Lichfield, albeit reduced in 2018. All Sunday bus services were withdrawn in April 2018 due to County Council budget cut backs. Slitting Mill has a limited demand responsive community bus service, the future of which is currently under review. Social isolation is now an issue.
- The rural area south of the M6 Toll contains the hamlet of Little Wyrley, scattered dwellings and farms, commercial developments at Watling Street, Lime Lane and a recently completed landfill site at the former Grove Colliery. It also contains the Cannock Extension Canal Special Area of Conservation (SAC). This area contains some of the most intact rural landscape character in the District, particularly south of the A5.
- The rural areas, by their largely undeveloped nature, have a unique character by virtue of the surviving historic farmsteads and field patterns, largely from the 18th and 19th centuries. However the District also retains a wealth of late medieval and early post medieval industrial sites including glass working, mining and metal working. Such sites throughout the West Midlands represent the first stirrings of what was to become the Industrial Revolution during the 19th Century, though by this time much of the industrial focus had moved away from the District. These assets are sensitive to development pressures and require careful consideration.

Appendices

Appendix 3 –Local Plan (Part 1) Vision

The District will continue to be made up of distinct communities with strong local character. People will be safer and healthier and will be proud of the area in which they live and work.

- People will be proud of where they live and work within Cannock Chase District and will take pride in encouraging others to visit the area. New developments will be designed to a high standard, carefully thought out to complement and enhance the surrounding area, minimise impact on existing residents and designed in such a way that opportunities for crime and anti-social behaviour are kept to a minimum. Appropriate redesign and uses will be promoted in places which are 'hot spots' for crime and anti-social behaviour as the opportunity arises, in order to reduce these problems. Partnership organisations and the local community will work together to ensure that local solutions are relevant to the different needs and aspirations of each community.
- People will be proud of their District's heritage, environment and town centres. They will have seen progress towards enhancement of the District's Conservation Areas in Rugeley, Brereton, Cannock town centre and Bridgtown, and safeguarding of other heritage assets across the District. They will continue to be proud of Cannock Chase Area of Outstanding Natural Beauty and the protected areas of open space and countryside.
- There will be plenty of choice and opportunity to live healthy lifestyles. The quality, quantity and range of accessible indoor and outdoor sport and recreation facilities will be improved, particularly leisure facilities around Cannock. Open spaces within the urban areas will be enhanced and local needs in terms of play facilities for children and young people will be met. There will be better links between the town and countryside where appropriate, and between urban open spaces.
- People will have easy access to a range of services which are relevant to their needs. Primary health care provision, such as doctor's surgeries, will be available from modern accessible buildings within all the main urban areas. People living in rural communities will be able to access health services through good public transport links and, where possible, through services brought directly to the village where there is particular need. There will also be access to a range of other services such as local convenience stores and community centres. These will be relevant to local needs and flexible in order to be able to adapt to future changes within the community, for example as the population ages.
- Housing will be of a good quality and will suit peoples' circumstances so they will have a choice of where and how to live. New housing will be built to the highest possible sustainable standards to ensure it is environmentally friendly and flexible to be able to adapt to the changing needs of residents. There will be a range of affordable and market housing which provides for local needs and which also encourages more people in managerial and professional jobs who work or invest in the District to live here. Estates of poor quality public housing will be redeveloped or redesigned to improve standards of living and the environment.

The potential of the District's accessible location along major transport routes will be maximised to achieve a thriving local economy.

- The range of employment opportunities available in the District will be widened, and local people will have the education, skills and training to access these opportunities. There will be new investment in areas of growth, and the levels of commuting will be reduced.

Appendices

Appendix 3 –Local Plan (Part 1) Vision

- Cannock, as the District's main strategic centre, will have a wider choice of non–food shopping and commercial leisure facilities. Rugeley town centre will serve the north of the District and surrounding rural parts of Stafford Borough and Lichfield District. It will see new investment in food and non–food retail, commercial and leisure developments guided by an Area Action Plan. Hednesford will see new shopping development to re-establish its role as one of the District's three town centres. The district centre at Hawks Green and local centres of Norton Canes, Heath Hayes, Chadsmoor, Bridgtown, Fernwood Drive and Brereton will have improved local facilities. In the rural areas, neighbourhood planning initiatives to retain or develop retail facilities will be supported as part of the Localism agenda.
- There will be more opportunities for sustainable transport across the District. Rail services will be faster and more frequent, including the introduction of new inter-regional services. There will be better integration between bus and rail services and improved services to the rural areas. A demand-responsive community transport system will have been introduced to reduce social isolation in those areas where conventional bus services are not appropriate.
- The cycle network will have been expanded and used for both work and leisure, routes will be attractive and link together more effectively.
- More people will want to stay in Cannock Chase District overnight or longer, taking advantage of the business and leisure opportunities available and the accessibility of appropriate areas of Cannock Chase, Chasewater and the open countryside.

People will lead greener, more environmentally friendly lifestyles, inspired by Cannock Chase Area of Outstanding Natural Beauty.

- New development will provide high quality design of both individual buildings and public spaces using sustainable principles and methods of construction. It will incorporate renewable or low carbon energy, water conservation, flood prevention, waste reduction and material management features. Measures for adapting to climate change and reducing the severity of its effects will be developed and used. Brownfield land regeneration opportunities will be maximised and key pollution hazards in the District will be managed and reduced (e.g. Bridgtown Air quality Management Area).
- People will be proud of their local environment which will be well managed. All of the District's landscapes, habitats, heritage assets and cultural heritage will be conserved and enhanced in a way which protects local identity and distinctiveness. There will be no inappropriate development within or on the edge of the Cannock Chase Area of Outstanding Natural Beauty. The Green Belt will be protected from inappropriate development, will be well managed and will be linked to the Area of Outstanding Natural Beauty. There will be a 'green corridor' of restored lowland heathland habitat linking the Cannock Chase Area of Outstanding Natural Beauty to Sutton Park.
- Cannock Chase Area of Outstanding Natural Beauty will be better known as a place for day visits and also as a place for longer stays nearby, as guided by the AONB Management Plan and Cannock Chase SAC mitigation measures. There will be greater understanding of the area's heritage e.g. former military sites. The network of open green space, including canals and the Forest of Mercia, will be strengthened and positively managed in the interests of recreation and biodiversity. Agriculture and forestry will continue to play major roles in managing the rural landscape.

Appendices

Appendix 4 –Priorities for Local Plan (Part 1) Objectives

Objective 1: Promote pride in attractive, safe local communities

- *To ensure the highest standards of good design of buildings and spaces are achieved to help promote sustainable communities*
- *To retain and enhance the distinct and separate character of the District's settlements to ensure people have a sense of belonging and pride*
- *To work with the Police and the community in promoting better design and use of spaces to minimise opportunities for crime, improving environmental quality of spaces, adopting 'Secured by Design' principles (or similar), ensure the safety of pedestrians/cyclists and promoting health through 'active design,' (i.e. design that encourages people to walk / cycle).*
- *To promote appropriate design and uses in town centres with 'active' street frontages and high quality public space to ensure centres are well used and cared for and to maximise community interaction whilst minimising the opportunity for crime and anti-social behaviour.*

Objective 2: Create healthy living opportunities across the District

- *To support improved health care provision;*
- *To help developments which cater for longer, healthier, more active and more independent living;*
- *To facilitate provision of accessible, good quality, sustainably managed open space, sport, physical activity, leisure and entertainment and community facilities;*
- *To encourage the use of canals and other watercourses in providing sport and leisure opportunities including walking and cycling; and*
- *To help support measures which address issues of obesity.*

Objective 3: Provide for housing choice

- *To facilitate sustainable housing provision.*
- *To manage the release of sufficient land for housing in appropriate locations.*
- *To help meet local need for both affordable and aspirational housing.*
- *To provide housing choices for an ageing population*
- *To cater for the needs of different communities*

Objective 4: Encourage a vibrant local economy and workforce

- *To maximise the strategic location of the District and provide a continuous supply of good quality accessible employment land to attract more new businesses.*
- *To help support improvements in workforce skills, a broader economic base and training opportunities to enhance local recruitment.*
- *To provide for the employment needs of existing local businesses.*
- *To facilitate a range of sizes and types of employment sites to meet modern business needs.*

Appendices

Appendix 4 –Priorities for Local Plan (Part 1) Objectives

- *To provide employment opportunities in locations which best respond to market demands and which will attract inward investment (ensuring consistency with other sustainable development principles of the Local Plan).*
- *To ensure that business locations and centres are accessible by public transport from all areas of the District, reducing travel needs where possible.*
- *To ensure the land based economies of the District, including agriculture and forestry, can continue to operate, diversify and prosper.*
- *To enable the growth of sustainable tourism balanced with the protection of the AONB and the District's two SACs.*

Objective 5: Encourage sustainable transport infrastructure

- *To implement a sustainable and integrated transport strategy that includes the continued development of the core strategic network.*
- *To reduce reliance on private cars for local journeys where possible, through spatial development choices and well designed layout of communities.*
- *To locate development in areas accessible by public transport, cycling and walking as well as reducing the need to travel.*
- *To achieve improvements to public transport, walking and cycling, including access for all sections of the community to work, shopping, health, education, leisure, valued environments and other facilities.*
- *To secure the continued development of the Chase Line rail services and infrastructure as the preferred means of transport to Walsall and Birmingham, in the existing and post 2015 franchise.*
- *To support the safe and efficient use of the highway network through traffic management schemes determined by local need.*
- *To support the construction of new roads only as a last resort and where they are related to environmental enhancement, public transport or road safety.*
- *To support sustainable freight distribution by road, rail and water.*
- *To safeguard land from prejudicial development required for new sustainable transport proposals, including road, rail, and water.*

Objective 6: Create attractive town centres

- *To ensure town centres maintain their positions within the retail hierarchy.*
- *To support growth of shops, offices, business, leisure, arts, cultural and tourism in town centres improving access to employment in order to achieve town centres with good vitality and viability.*

Objective 7: Provide well managed and appreciated environments

- *To protect, conserve and enhance the District's natural and historic environment assets, particularly the strategic Cannock Chase Area of Outstanding Natural Beauty,*

Appendices

Appendix 4 –Priorities for Local Plan (Part 1) Objectives

via the appropriate management of development pressures and maximise opportunities for access and enjoyment.

- *To conserve, expand and link natural habitats through habitat creation and improvement to ensure a robust, coherent network of sites that provides wildlife with the opportunity to prosper.*
- *To conserve and enhance significant elements of cultural heritage including designated sites and important elements of historic landscape character.*
- *To achieve new development designed to provide a high quality of built form and public realm which enhances the District's distinct natural and historic environmental assets.*

Objective 8: Support a greener future

- *To position Cannock Chase District to face the future changes and challenges of climate change via strategic development location choices and design standards.*
- *To reduce carbon emissions in line with national targets.*
- *To ensure sustainable resource use by reducing waste, increasing recycling and safeguarding potential minerals reserves.*
- *To promote appropriate renewable energy and green technologies.*
- *To maximise flood protection and manage the effects of flooding.*
- *To promote sustainable construction methods/materials including 'climate proofed' developments to assist adaptation;*
- *To reduce pollution and its impact on local communities and the environment, particularly to contribute in achieving good status in the local waterbodies as set out in the Water Framework Directive.*

Appendices

Appendix 5- Glossary

Phrase	Abbreviation	Definition
Air Quality Management Area	AQMA	An area designated by the local authority which is not meeting the national air quality objectives.
Local Air Quality Action Plan		A plan to tackle air pollution, particularly focused on AQMAs designated within a local authority.
Area Action Plan	AAP	An optional Development Plan Document. It is aimed at establishing a set of proposals and policies for the development of a specific area (such as a town centre or an area of new development).
Area of Outstanding Natural Beauty	AONB	A statutory National Landscape designation to provide special protection to defined areas of natural beauty.
Authority Monitoring Report	AMR	An annual report produced by the local authority that monitors the effectiveness of Local Plan policies e.g. number of new houses built, amount of new open spaces.
Birmingham City Council		The local Government body responsible for managing the City of Birmingham, including the Planning services.
Brownfield Land		Brownfield (also known as Previously Developed Land) is a previously developed site that is available for re-use, usually due to abandonment or under use.
Brownfield Development		Site available for re-use which has been previously developed and is abandoned or underused.
Brownfield Registers		A statutory list of previously developed sites that could be suitable for residential development.
Call for Sites		The process of collecting and collating information on potential development sites.
Community Infrastructure Levy	CIL	A charge on new developments that can be levied by local authorities (or other authorities with charging powers e.g. Mayor of London) to fund infrastructure projects. The charging rates are set locally and vary from one area to another e.g. on the types of development charged and the value of those charges. In Cannock Chase, the charges are currently £40 per sqm for residential development and £60 per sqm for out of town and all large foodstore retail development (subject to increases due to indexation).
Cannock Chase District Council	CCDC / CCC	The Local Planning Authority for Cannock, Rugeley, Hednesford, Norton Canes and neighbouring villages.
Conservation Area		Protected areas of special architectural or historic interest.

Appendices

Appendix 5- Glossary

Phrase	Abbreviation	Definition
Conservation Area Management Plans		Plans that set out how Conservation Areas should be managed to protect their historic assets and integrity.
County Council	CC	The upper tier of two-tier authorities covering a county wide area.
Density		The amount of development that a site can accommodate (often measured in dwellings per hectare for residential development)
Dwellings Per Hectare	DPH	Unit of land measurement relative to the amount of dwellings it could accommodate.
Design Supplementary Planning Document	Design SPD	A document providing additional planning information and guidance on design issues for development in Cannock Chase District.
Development Plan Document	DPD	Sets out the Local Planning Authority's policies and proposals for the development and status of land. It can include a Local Plan, Site Allocations and Area Action Plan documents amongst others.
Developer Contributions and Housing Choices SPD		A document providing additional planning information and guidance on developer contributions and housing provision within Cannock Chase District.
District Council	DC	The lower tier of two-tier authorities, responsible for local services.
Duty to Cooperate		This is a legal test that requires cooperation between local planning authorities and other public bodies to ensure Local Plan policies effectively address strategic issues e.g. infrastructure, housing. It is separate from but related to the Local Plan test of soundness.
Employment Land Availability Assessment	ELAA	A database of sites put forward by stakeholders including the Council and land owners to be assessed for their suitability for future employment uses.
Environmental Capacity Study		A study carried out to assess future development potential within Cannock Chase District.
Greater Birmingham Housing Market Area	GBHMA	A housing market area is a geographical area defined by household demand and preferences for all types of housing, reflecting the links between places where people live and work. This HMA is based on the wider Birmingham area.

Appendices

Appendix 5- Glossary

Phrase	Abbreviation	Definition
Green Belt		A policy and land use designation used to retain areas of largely undeveloped, wild, or agricultural land surrounding or neighbouring urban areas.
Green Belt Review		A process that sets out the methodology and mechanism for potential possible alterations to the Green Belt boundaries.
Green Space Network		A network of linked green infrastructure within Cannock Chase District that links urban areas to the countryside.
Greater Birmingham and Solihull Local Enterprise Partnership	GBSLEP	The Local Enterprise Partnership (see definition below) for this area, covering a number of local authorities including Cannock Chase District.
Gypsy, Traveller and Travelling Showpeople	GTTS	National Planning Policy defines 'Gypsies and Travellers' as 'persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or family's or dependents' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group or travelling showpeople or circus people travelling together as such'. 'Travelling Showpeople' are defined as 'members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependents' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and travellers as defined above'.
Gypsy, Traveller and Travelling Showpeople Accommodation Assessment	GTAA	An assessment of the accommodation needs of gypsy, traveller and travelling showpeople for the plan period. This is then used to identify how many new sites may be needed for such accommodation in the District.

Appendices

Appendix 5- Glossary

Phrase	Abbreviation	Definition
Habitats Regulation Assessment	HRA	The Habitats Regulations Assessment is a tool to identify whether there are likely to be any harmful effects from minerals and waste policies and development proposals on internationally important nature sites. The HRA considers how significant any impacts are likely to be, and identifies whether they can be reduced (mitigated) to protect these sites or whether it is not possible to offset any likely adverse effects. Internationally important nature sites include Special Areas of Conservation (SAC) which have important habitat features, Special Protection Areas (SPAs) which relate to important bird populations and Ramsar sites which are internationally important wetlands. Collectively, these are often referred to as Natura 2000 sites.
Hectare	HA	A unit of land measurement.
Housing and Planning Act 2016		An Act of Parliament that introduced changes to housing policy and the planning system.
Housing Delivery Test		An annual test (by central Government) of the extent to which a local authority is meeting its local housing requirements. Where the amount of new homes being built does not meet requirements there are different penalties dependent upon the level of under delivery.
Housing Needs Assessment		An assessment of the amount and type of housing accommodation required in the District, focused particularly upon affordable needs.
Indoor and Outdoor Sports Facilities Assessment		An assessment of the current quantity and quality of the local authority areas' facilities and an assessment of the future needs for indoor and outdoor sports provision (in quantity and quality terms), taking account of future population changes.
Infrastructure Delivery Plan	IDP	A plan to identify and aid implementation of the necessary social, physical and green infrastructure required to create sustainable communities.
Landscape Character Assessment		A detailed study that analyses and sets out different types of landscape within an area and their historical context.

Appendices

Appendix 5- Glossary

Phrase	Abbreviation	Definition
Local Enterprise Partnership	LEP	A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.
Local Green Space	LGS	Local Green Space designation is a way to provide special protection for green areas of particular importance to local communities.
Local Nature Reserve	LNR	Local Nature Reserves (LNRs) are places with wildlife or geological features that are of special interest locally. There are over 1280 LNRs in England covering almost 40,000 ha
Local Plan		The Development Plan for a Local Planning Authority area. It can include Development Plan Documents such as Site Allocations and Area Action Plans.
Local Planning Authority	LPA	The authority responsible for planning functions within a District, County or any other type of administrative area.
Local Plan (Part 1)	LPP1	The adopted 2014 Development Plan Document that sets out the strategic planning policies and context for Cannock Chase District.
Local Plan (Part 2)	LPP2	The Development Plan Document that was intended to accompany LPP1 by providing further policy context and allocating sites for future development.
Mineral Safeguarding Areas		An area of land protected from development due to the presence of minerals within a site that could be required for future extraction.
Minerals Plan		A planning document that sets out future minerals needs within an area and protects mineral extraction sites to meet that demand.
Mitigation and Implementation Strategy		A framework that aims to provide protection against a potential threat and provide practical solutions or alternatives to solve the problem.
National Planning Policy Framework	NPPF	This document sets out the Governments planning policies for England and how they should be applied.

Appendices

Appendix 5- Glossary

Phrase	Abbreviation	Definition
Open Space Assessment		An assessment of the current quantity and quality of the local authority areas' open spaces and an assessment of the future needs for open space provision (in quantity and quality terms), taking account of future population changes.
Parking Standards, Travel Plans and Developer Contributions for Sustainable Transport SPD		A document providing additional planning information and guidance on transport related matters within Cannock Chase District.
Policy Map		A map that shows the location of planning designations, which are usually also set out in written planning policies.
National Planning Policy Guidance	NPPG	The Government planning advice that accompanies the National Planning Policy Framework.
Neighbourhood Plans		A plan prepared by a Parish Council or Neighbourhood Forum for a particular designated Neighbourhood Area.
Partner Authorities		The Government bodies working together as a team on a contract or project.
Retail and Leisure Study		A study on retail and leisure uses within Cannock Chase District, including existing and future capacity.
Safeguarded Land		Land that is protected for a specific future, often longer term, land use.
SAC Zone of Influence		An area within which new residential development must provide mitigation measures to avoid harm to Cannock Chase SAC.
Self Build Registers		A register of people who are interested in building their own dwelling within Cannock Chase District.
Self Build and Custom Housebuilding Act 2015		An Act of Parliament that sets out legislation on self build and custom house building.

Appendices

Appendix 5- Glossary

Phrase	Abbreviation	Definition
Site Assessment Matrix		A framework for assessing whether a site is suitable for a proposed use or designation.
South Staffordshire District Council	SSDC	The Local Planning Authority for South-West Staffordshire. It covers areas including Great Wyrley, Cheslyn Hay and Huntington.
Special Area of Conservation	SAC	Special Areas of Conservation (SACs) are protected sites under the European Community Habitats Directive. They provide increased protection to a variety of wild animals, plants and habitats and are a vital part of global efforts to conserve the world's biodiversity.
Stafford Borough Council	SBC	The Local Planning Authority for the Stafford area. It includes the northern part of Cannock Chase AONB, Brocton and Great/Little Haywood.
Staffordshire County Council	SCC	The upper- tier in a two tier Local Authority system County wide Planning Authority for Highways, Minerals and Waste planning matters.
Statement of Community Involvement	SCI	A statement of how Cannock Chase Council will consult the local community when preparing planning documents and consulting on planning applications.
Strategic Housing Land Availability Assessment	SHLAA	A database of sites put forward by stakeholders including the Council and land owners to be assessed for their suitability for future residential uses.
Strategic Housing Market Assessment		A report on the objectively assessed and evidenced development needs for housing within an area.
Stoke-on-Trent & Staffordshire Local Enterprise Partnership	SSLEP	The economic body for the Staffordshire County Council and Stoke On Trent Government areas. See LEP definition.
Supplementary Planning Document	SPD	A local development document that may cover a range of issues, thematic or site-specific, and provides further detail of policies and proposals in a 'parent' development plan document.
Sustainability Appraisal	SA	An appraisal of the economic, environmental, and social effects of a plan.

Appendices

Appendix 5- Glossary

Phrase	Abbreviation	Definition
Town and Country Planning Regulations 2012		Regulatory framework
Viability Assessment		An assessment of whether or not development is likely to be financially viable, taking into account a range of relevant factors including land values and costs, development costs, financing costs and developer profit. These assessments can be undertaken at a Local Plan level (i.e. how will Local Plan policies affect the financial viability of developments in the District generally) and at a site-specific/development level.
West Midlands Combined Authority	WMCA	A recently constituted authority formed of local authorities and Local Enterprise Partnerships (LEPs) chaired by the Mayor for the West Midlands. It enables the transfer of powers on decision making and funding from central Government to the West Midlands on specified areas (as set out within devolution agreements) e.g. transport, housing.