



CANNOCK CHASE DISTRICT COUNCIL

LOCAL PLAN – PREFERRED OPTIONS CONSULTATION

19TH MARCH – 30TH APRIL 2021

NON-TECHNICAL SUMMARY



INTRODUCTION

The Cannock Chase District Local Plan will guide and manage the development of the District during the period to 2038. The Local Plan will identify land to meet the needs of the economy and to ensure that a sufficient number of homes can be built. New development will be well-designed and safe, and will have good access to schools, health services, parks and green spaces, leisure facilities and other services. New development will be accommodated whilst protecting and enhancing the natural, built and historic environment.

The Council asked people for their views on what sort of things should be covered by the Local Plan through an 'Issues and Options Consultation' in May 2019. The responses to that consultation have been taken into account in this Local Plan 'Preferred Options' consultation document. The 'Preferred Options' document identifies the sites that could be suitable for new development, and sets out draft policies that could be used to guide and manage the development of the District. This document provides a summary of the Local Plan 'Preferred Options' consultation document.

The Council will consider the responses to the 'Preferred Options' consultation, before preparing a draft Local Plan. This will be called the 'Pre-Submission (Regulation 19) Draft Local Plan', and it will be published in winter 2021 for consultation. After that, the Local Plan will be submitted to the Secretary of State (Planning Inspectorate) for independent examination, probably over the summer 2022. A planning inspector will be assigned by the Secretary of State to examine the Local Plan to see whether it can be found 'sound' and able to be adopted by the Council during 2023.

The Local Plan will then form part of the Development Plan for the District, together with plans for minerals and waste prepared by Staffordshire County Council, and neighbourhood plans. There is an adopted Neighbourhood Plan for Hednesford, and four designated areas (Brereton & Ravenhill, Norton Canes, Cannock Wood and Rugeley) where Neighbourhood Plans are in the early stages of preparation.

Throughout the preparation of the Local Plan, the Council will engage with partner organisations, statutory consultees, and other relevant Local Authorities under the legal Duty to Co-operate.

THE DISTRICT CONTEXT

Cannock Chase District lies within Southern Staffordshire on the northern edge of the Black Country areas. At the heart of the District lies the nationally significant Cannock Chase Area of Outstanding Natural Beauty (AONB) and around 60% of the District is designated Green Belt.

The 'Preferred Options' document includes a 'District Profile' which sets out information about the characteristics of: the population (health, education, deprivation); the place (housing, employment, town centres, transport and infrastructure); and, the environment (Green Belt, climate change)

THE SPATIAL STRATEGY

Cannock Chase District will meet the development needs arising from the district and provide a contribution towards the Housing Market Area shortfall. In order to meet these needs, the Spatial Strategy of the Local Plan proposes that:

- Development will be located the most sustainable locations, be focussed on the existing urban areas, will protect and enhance Green Belt land and the AONB;
- Adverse environmental impacts of development will be minimised and mitigated where unavoidable;
- Housing and employment requirements will be met where possible within urban areas or in accessible and sustainable expansions to the urban areas;
- The reuse of previously developed sites will be optimised, and natural assets will be protected, for example by low and zero carbon energy and heat production;
- Cultural and heritage assets will be protected and local distinctiveness and sense of place will be maintained and strengthened through quality design;
- Green Belt release in order to provide sufficient land to meet Cannock Chase District's housing need with an element of flexibility;
- A minimum 5,516 dwellings will be delivered to meet the district's housing need between 2018 and 2038 at a rate of 276 dwellings per annum;
- A further 500 dwellings will be delivered to help meet a shortfall arising from the wider housing market area, (increasing total delivery 6,016 dwellings at a rate of 301 dwellings per annum);
- Up to 50 hectares of employment land will be provided to meet the District's requirements;
- Look to meet our development needs beyond the plan period.

OBJECTIVE 1: DELIVERING HIGH QUALITY DEVELOPMENT THAT IS DISTINCTIVE, ATTRACTIVE AND SAFE



The 'Preferred Options' document includes Policies that will:

- Protect, conserve and enhance our historic environment and avoid adverse impacts on our Conservation Areas, Ancient Monuments, Listed Buildings, Locally Listed buildings, and Sites of Archaeological Interest (Policy SO1.1).
- Ensure that development proposals enhance the quality of the built environment by retaining and enhancing the distinct and separate character of each of the District's settlements, and deliver the highest quality of building design and layout (SO1.2).
- Create safe and secure environments by designing out crime, and the fear of crime, without detracting from attractive, high quality design (SO1.3).

OBJECTIVE 2: CREATING COMMUNITY INFRASTRUCTURE AND HEALTHY LIVING OPPORTUNITIES



The 'Preferred Options' document includes Policies that will:

- Safeguard existing community infrastructure (such as schools and health centres) and ensure that development contributes towards new community infrastructure which is easily accessible to the local community (SO2.1).
- Safeguard health and amenity by ensuring that new development provides for satisfactory daylight, sunlight, outlook, and privacy, and protects residents, workers and visitors from noise, smell, litter, dust or other unacceptable impacts (SO2.2).
- Improve the provision of active leisure (including play space) and sport facilities by ensuring that development proposals contribute to meeting the demands generated by the development (SO2.3).
- Provide opportunities for healthy living and active travel by integrating walking and cycling routes, co-locating community facilities in accessible locations, and providing multifunctional open spaces (SO2.4).
- Protect existing, and provide new, allotments and community food growing sites (SO2.5).

OBJECTIVE 3: DELIVERING A SUFFICIENT SUPPLY OF HOMES TO PROVIDE FOR HOUSING CHOICE AND ENSURING ALL PEOPLE ARE ABLE TO LIVE IN A DECENT HOME



The 'Preferred Options' document includes Policies that will:

- Provide for a minimum of 5,516 dwellings to meet local housing needs, and an additional 500 dwellings to meet unmet needs of neighbouring areas, and ensure a sufficient supply of deliverable and developable land is available (SO3.1).
- Deliver a wide choice of high quality homes which widen opportunities for home ownership, meet needs for social and rented housing, and create sustainable, inclusive and mixed communities (SO3.2).
- Provide dwellings of sufficient size and layout to meet the needs of their occupants, and suitable housing for households with health problems or disabilities (SO3.3).
- Consider proposals for new sites for Gypsies, Travellers and Travelling Showpeople to meet assessed needs (SO3.4).

OBJECTIVE 4: ENCOURAGING A VIBRANT LOCAL ECONOMY AND WORKFORCE

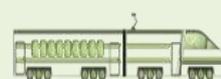


The 'Preferred Options' document includes Policies that will:

- Safeguard existing Employment Areas (as listed in the Explanatory Text) for non-town centre offices, industry and warehousing (SO4.1).

- Provide for up to 50 hectares of land for office, manufacturing and distribution employment development during the period to 2038, with a range of sizes and types of employment to meet business needs (SO4.2).
- Provide for the sustainable development of tourism and the rural economy (SO4.3).
- Support proposals for the development of live work spaces within residential areas (SO4.4).
- Require major employment development proposals to develop Employment and Skills Plans to support local workers (SO4.5).

OBJECTIVE 5: SUPPORTING THE PROVISION OF SUSTAINABLE TRANSPORT AND COMMUNICATIONS INFRASTRUCTURE



The 'Preferred Options' document includes Policies that will:

- Ensure development is located where it can provide convenient access for all sections of the community to work, shopping, health, education, leisure, green space and other facilities (SO5.1).
- Require development proposals to demonstrate how they will deliver digital connectivity (SO5.2).
- Ensure development contributes to the reduction of the reliance on carbon-intensive modes of transport, for example by supporting the take-up of ultra low emission vehicles, and developing electric vehicle charging networks (SO5.3).
- Continue work between the District Council and the local highway authority, transport stakeholders, other partners, business and the local community to maintain and improve the transport system (SO5.4).
- Protect the Hatherton Canal Restoration Corridor from development that would prevent the future implementation of the canal restoration project (SO5.5).
- Protect proposed recreational footpath and cycle routes from development that will prevent the future implementation of the proposed schemes (SO5.6).
- Ensure that development makes appropriate off-street parking in accordance with the relevant Local Design Code (SO5.7).

OBJECTIVE 6: CREATING ATTRACTIVE TOWN AND LOCAL CENTRES



The 'Preferred Options' document includes Policies that will:

- Ensure development proposals for Main Town Centre Uses are appropriate to the role, scale, and historic character of the settlement, and the established hierarchy of Town and Local Centres (SO6.1).
- Require proposals for Retail and Leisure Uses outside designated Primary Shopping Areas to be accompanied by an impact assessment where the floorspace exceeds the set floorspace thresholds (SO6.2).

- Safeguard existing town centre services which occupy active street frontages/ground floor level within a designated Primary Shopping Area (SO6.3).
- Create an attractive and safe environment through good design to ensure the growth and resilience of our town centres (SO6.4).
- Identify redevelopment opportunity sites in Cannock Town Centre (SO6.5).
- Identify redevelopment opportunity sites in Rugeley Town Centre (SO6.6).
- Identify redevelopment opportunity sites in Hednesford Town Centre (SO6.7).

OBJECTIVE 7: PROTECTING AND ENHANCING THE NATURAL ENVIRONMENT



The 'Preferred Options' document includes Policies that will:

- Support the protection, conservation, enhancement and restoration of designated biodiversity and geodiversity sites (SO7.1).
- Ensure development provides a net gain in biodiversity through the restoration and re-creation of priority habitats and ecological networks, and the protection and recovery of protected and priority species populations (SO7.2).
- Ensure development does not lead directly or indirectly to an adverse impact upon a Special Area of Conservation (SO7.3).
- Protect, conserve and enhance landscape character (SO7.4).
- Protect landscape areas within the Cannock Chase Area of Outstanding Natural Beauty (AONB) from damaging or inappropriate development (SO7.5).
- Protect the Green Belt area within the Cannock Chase District with the highest degree of protection from development (SO7.6).
- Ensure that any loss of Green Belt is suitably mitigated (SO7.7).
- Ensure that sites which form the Green Space Network within the built-up areas of the District receive protection from development (SO7.8).

OBJECTIVE 8: SUPPORTING A GREENER FUTURE



The 'Preferred Options' document includes Policies that will:

- Support development proposals for appropriate low and zero carbon energy and heat production installations, including solar photovoltaic, wind energy, and air and water source heat pumps (SO8.1).
- Ensure that development proposals strive to achieve the highest level of building performance standards for energy use and achieve the lowest carbon emissions that can practically and viably be achieved (SO8.2).
- Require development proposals to include a Sustainability Statement to set out how the design will achieve sustainability (SO8.3).

- Manage flood risk within the Plan Area by directing development away from areas at highest risk (SO8.4).
- Require development proposals to set out how any air, water, soil, noise and light pollution that may arise will be avoided or, if not possible, mitigated (SO8.5).
- Prioritise the use of suitable brownfield land the effective use of under-utilised land and buildings (SO8.6).
- Ensure that development will maximise the contribution that substitute or secondary and recycled material can make as an alternative to primary minerals (SO8.7).
- Require development proposals to be supported by a site waste management plan demonstrating that waste prevention is the first priority (SO8.8).

CONSULTATION INFORMATION

We will be consulting on the Local Plan 'Preferred Options' from **Friday 19th March, 2021 to 16:45 on Friday 30th April, 2021.**

Due to the current restrictions we are providing the opportunity for you to email your questions and queries to planningpolicy@cannockchasedc.gov.uk. You can also arrange a time to discuss the plan with officers via the telephone or by using Teams. Requests can be made by via email, letter or by calling 01543 462621.

We have also written to and emailed everyone who is registered on the Planning Policy consultation database. If you wish your details to be added to the database for future consultations please email us at: planningpolicy@cannockchasedc.gov.uk.

The full document and supporting evidence can be viewed on our website at: www.cannockchasedc.gov.uk/planningpolicy and there is an interactive map at <http://cannockchase.addresscafe.com/app/exploreit/consultation.aspx>

How to Respond

To give us your views can to fill in a comments form which is available to download via the following web link. Alternatively, you can complete and submit the hard copy of this form found on pages 8-10. Please submit these using the contact details for Planning Policy set out below.

 **Address:** Planning Policy, Cannock Chase Council, Civic Centre, PO Box 28, Beecroft Road, Cannock, Staffordshire, WS11 1BG

 **E-mail:** planningpolicy@cannockchasedc.gov.uk

Comments Form

Cannock Chase District Council is consulting on its Local Plan Review (Preferred Options) document and the Sustainability Appraisal Report. We would like to hear your views on these documents.

You can view the Local Plan Review at www.cannockchasedc.gov.uk/planningpolicy

and evidence base documents via:

<http://www.cannockchasedc.gov.uk/residents/planning/planning-policy/evidence-base->

[documents-websites](http://www.cannockchasedc.gov.uk/residents/planning/planning-policy/evidence-base-documents-websites). We would like to receive your comments by the 4:45pm on Friday

30th April, 2021

PRIVACY NOTICE

The comments form is set out in two parts. Please read the information below carefully.

PART 1: In order for your comments to be taken into account please provide your contact details on Part 1 of this form. Your address and contact details will not be shared with anyone else and will be protected. You can decide whether to not to be added to our planning policy consultation database (see Question a) on Part 1). By requesting your details to be added to the planning policy consultation database you are providing your consent for us to retain your personal information so we can keep you up to date with progress on the local plan and other planning policy consultations. Our consultation database is held confidentially by the Planning Policy team and is not shared with anyone else, We will retain your details on record until you a) request that we update them b) you unsubscribe or c) we have evidence that the contact is no longer active for example returned letters or email 'bounce-back'. You can update your preferences by emailing planningpolicy@cannockchasedc.gov.uk or writing to Planning Policy at the address on this form.

PART 2: Please provide your name and comments on Part 2 of this form (name must be the same as that entered on Part 1). Please note that your views will not be confidential and will be made publicly available. Only your name (or organisation name, if applicable) will be attributable publicly. If you are representing someone else you **MUST** declare that you have their consent to do so or else we will not be able to count their response as being valid (see Question b) on Part 1). Once processed, your comments will be used to help formulate policy and therefore will not be able to be withdrawn. Any comments received which are considered to be inflammatory, offensive or otherwise inappropriate will be

Please return your completed comments forms by the closing date via email to planningpolicy@cannockchasedc.gov.uk or by post to the following address;

Planning Policy, Cannock Chase District Council, Civic Centre, PO BOX 28, Beecroft Road,
Cannock, Staffordshire, WS11 1BG

PART 1

Please complete the information below:

Name:	
Organisation:	
Address:	
Postcode:	
Email address (please provide if you have one as it is the most efficient way of contacting you):	

Please place an x in the box that best describes you / your role in responding to this consultation

Resident or Individual	<input type="checkbox"/>	Local Authority	<input type="checkbox"/>
Business	<input type="checkbox"/>	Public service provider e.g. education establishment, health etc.	<input type="checkbox"/>
Developer or Investor	<input type="checkbox"/>	Public agency /organisation	<input type="checkbox"/>
Landowner	<input type="checkbox"/>	Statutory Consultee	<input type="checkbox"/>
Planning Agent or Consultant	<input type="checkbox"/>	Charity	<input type="checkbox"/>
Land & Property Agent or Surveyor	<input type="checkbox"/>	Duty to co-operate	<input type="checkbox"/>
Community or other Organisation	<input type="checkbox"/>	Other (please specify).....	<input type="checkbox"/>

a) Please state (by placing an x in the correct box) whether you would like to be kept up to date with progress on the Local Plan Review and other planning policy consultations (and therefore added to our consultation database):

Yes, please keep me on your database so that I am kept up to date on the progress of future Cannock Chase District Local Plan and planning policy consultations

No, I do not wish to be added to your database and do not want to be kept up to date on the progress of future Cannock Chase District Local Plan and planning policy consultations

b) If you have completed this form as an agent or on behalf of another person, please confirm that they have given their consent for you to do so by ticking the box below. Without this consent we will not be able to accept their comments as being valid.

I can confirm that I have received consent from the named person/organisation to complete this representation form on their behalf.

PART 2

Name:	
Organisation (if applicable):	

This comments form can be used to respond on the following consultation documents

- Cannock Chase District Local Plan Review (Preferred Options)
- Sustainability Appraisal Report

Please state clearly the document you are commenting on and include page / paragraph number, chapter title or question number you are responding to. You can submit multiple forms if you need to. Please return your comments via email to planningpolicy@cannockchasedc.gov.uk or via post to Planning Policy, Cannock Chase Council Civic Centre, Beecroft Road, Cannock, WS11 1BG.

Document Title
Reference details (e.g. page, paragraph, chapter title, question number etc.)
Please provide your comments here (use further sheets if needed, and if applicable support your comments with references to specific evidence).