Cannock Chase Local Plan (Part 2)  
Issues & Options Consultation

Summary of Representations

Cannock, Hednesford, Heath Hayes & Rural Areas Sites

August 2017
### Local Plan Part 2 Site Option C64 - Land at Rawnsley Road

<table>
<thead>
<tr>
<th>Rep ID No.</th>
<th>Respondent</th>
<th>Comment</th>
<th>Council Response</th>
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</thead>
<tbody>
<tr>
<td>IOC64 - 1</td>
<td>Bromford (c/o Pegasus Group)</td>
<td>Bromford control this site and are promoting it for housing development. The site is white land in the urban area of Cannock and there is no public access. Reasons detailed as to why there is no justification for its designation as a Local Green Space. Bromford intend to commence pre-application discussion shortly with supporting technical evidence. The site should be allocated for residential development within LPP2 and discounted as a Local Green Space.</td>
<td>Land is currently undesignated however during Local Plan Part 1 consultation this land was nominated by the local community as of particular importance to them for its landscape quality and ecological interest warranting special protection. Hence it is proposed for consideration against criteria set out in NPPF paras 76-78 as Local Plan Part 2 is taken forward in conjunction with the review of the Green Belt and Green Space Network.</td>
</tr>
<tr>
<td>IOC64 - 2</td>
<td>Bromford (c/o Pegasus Group)</td>
<td>Comment on Sustainability Appraisal conclusions on the site. Contend that the sites’ biodiversity and geodiversity score should be reappraised based upon its potential to have a positive effect on this objection by including green infrastructure on site. Note that the site is not Green Belt or AONB land and that it lies within the urban area, forming a logical extension to the settlement.</td>
<td>Noted. Comments more fully considered in Sustainability Appraisal responses.</td>
</tr>
<tr>
<td>IOC64 - 3</td>
<td>Bromford (c/o Pegasus Group)</td>
<td>Given that the Council is considering removing land from the Green Belt for housing there is no justification for including this site within the Green Belt.</td>
<td>Noted, see comments above.</td>
</tr>
<tr>
<td>IOC64 - 4</td>
<td>Mr Dorsett c/o Tedstone, George and Tedstone</td>
<td>It is noted that the site is to be considered for the following: 1. Housing 2. Green Space and Recreation 3. Green Belt. Landowner fully supports the allocation of the site for residential development and strongly objects to the other proposals. The site is ideally located for new housing in a highly sustainable location with excellent public transport links immediately adjacent. All necessary amenities are readily available and easily accessed. The site is triangular in shape with existing residential development along two of the sides. The third site is bordered by a disused railway line with further development beyond. As such the site represents a most logical extension to the existing housing area.</td>
<td>Noted, see comments above.</td>
</tr>
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</table>
It should be noted that the site has previously been recognised as suitable for residential development and a planning application was recommended for approval by planning officers. Detailed assessments have been carried out in the recent past to establish that there are no technical, legal or physical constraints to the development of the site. Investigations have included an ecological appraisal which has demonstrated that there would be no adverse impact from the development of the site. Detailed investigations have been carried out to establish an acceptable drainage solution should the site be developed. Surveys and initial design work have been completed to demonstrate suitable site access for development.

It is clear that the site offers an excellent opportunity to make a significant contribution to the housing needs of the district. The site is particularly suited to the provision of affordable housing in view of its location in relation to transport and other amenities. The landowner has explored development of the site with a number of affordable housing providers and is prepared to commit to a full level of provision in line with local plan policies and to make the site available for immediate development.

There is no justification for the site to be designated for green space/recreation or green belt. The immediate locality is well served with open space for both formal and informal recreation. There is in any event no scope for recreation use given the fact that the site is in private ownership. The site would not satisfy the justification for green belt designation.

If any further information is required in respect of the site we shall be pleased to provide it.
Please keep me informed of plans for site.                  Noted.
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<tr>
<td>I0C75-1</td>
<td>Environment Agency</td>
<td>The assessments to support the planning application for this site concluded that no further works were required in relation to risks posed to 'Controlled Waters' receptors by the contamination on site.</td>
<td>Noted.</td>
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<tr>
<td>IOC80-1</td>
<td>Environment Agency</td>
<td>Site is located above a historic landfill site and consequently there is potential for contamination to have occurred. Before the principle of development can be determined, land contamination should be investigated to see whether it could preclude certain development due to environmental risk or cost of clean-up (remediation). Any planning application for a site where there is potential for contamination must be supported by a Preliminary Risk Assessment. Depending on the findings subsequent site investigation, risk assessment and remediation may be required. Appropriate conditions can be attached to any planning permission. Where there is significant contamination or uncertainty over the risks to ‘Controlled Waters’ receptors, a site investigation may be required as part of a planning application. Should consult with the Councils’ Environmental Health team for further advice on generic aspects of land contamination management. Issues relating to risks of contamination to groundwater will need to be considered prior to permission being given for development.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
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<tr>
<td>IOC80-2</td>
<td>KGL Estates (Heminsley / McGregor)</td>
<td>There are only 11 years left of the current adopted plan period and several of the 6-15 developable sites in the SHLAA have been rolled forward annually on several occasions with no indication of any significant progress having been made to bring them forward. Examples are sites C220(a), C220(b) and C80 in Hednesford amounting to 157 units.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>IOC80-3</td>
<td>Staffs County Council</td>
<td>SA notes that site partially within Hednesford Brickworks SBI yet classifies negative biodiversity impacts as minor. This appears no appropriate unless supported by up to date survey and assessment.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
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<tr>
<td>IOC84-1</td>
<td>Astbury L</td>
<td>Not suitable for housing development due to proximity to existing school.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>IOC84-2</td>
<td>Bradley B</td>
<td>Should be discounted as option for housing at this stage.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>IOC84-3</td>
<td>Environment Agency</td>
<td>Site is located above a historic landfill site and consequently there is potential for contamination to have occurred. Before the principle of development can be determined, land contamination should be investigated to see whether it could preclude certain development due to environmental risk or cost of clean-up (remediation). Any planning application for a site where there is potential for contamination must be supported by a Preliminary Risk Assessment. Depending on the findings subsequent site investigation, risk assessment and remediation may be required. Appropriate conditions can be attached to any planning permission. Where there is significant contamination or uncertainty over the risks to ‘Controlled Waters’ receptors, a site investigation may be required as part of a planning application. Should consult with the Councils’ Environmental Health team for further advice on generic aspects of land contamination management. Issues relating to risks of contamination to groundwater will need to be considered prior to permission being given for development.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
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<tr>
<td>IOC84-4</td>
<td>Taylor Wimpey (Lichfields)</td>
<td>Development brief for site submitted outlining indicative proposals for 340 homes (in conjunction with site C279).</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
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<tr>
<td>IOC115-1</td>
<td>Bradley B</td>
<td>Should be discounted as option for housing at this stage.</td>
<td>Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the database (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.</td>
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## Local Plan Part 2 Site Option C116(a) and (b)

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<td>IOC116-1</td>
<td>Biffa Plc</td>
<td>The sites lie in proximity to operational Poplars landfill site, with an associated Anaerobic Digestion (AD) plant. Provision of 2580 houses adjacent to the Poplars site would unduly constrain the long term permitted activities at the site and is therefore contrary to Policy 2.5 of the adopted Joint Waste Plan. The AD plant is adjacent to the eastern boundary of the Poplars site and the remaining landfill void space is also on the eastern boundary. Assumed that there would be no buffer between the permitted landfill operations and the edge of the identified housing site. Should the allocation be taken forward then a buffer of at least 250m of undeveloped land between the boundary of the Poplars site and the first built development on the allocated site should be included. The potential environmental effects of the sites’ permitted operations on residents in the proposed properties should be assessed and appropriate mitigation measures included, particularly for noise impacts. The developer should offer an equivalent amount of land for ecological offsetting due to loss of Green Belt/Greenfield land. Biffa would be happy to enter into discussions with any future developer around the use of the restored landfill site for this purpose.</td>
</tr>
<tr>
<td>IOC116-2</td>
<td>Bradley B</td>
<td>Should be discounted as option for housing at this stage.</td>
</tr>
<tr>
<td>IOC116-3</td>
<td>Edwards D</td>
<td>Re C116a / b &amp; GT3, strongly object to any building or sites around the areas identified. In the first case this will this remove any greenbelt land and associated bridleways in the immediate area for residents to enjoy. In addition the hedgerows and vista in that area will of course be spoiled. Chiefly however, we currently have a heavy traffic flow issue around</td>
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<td>Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is</td>
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this area stretching along this road down into Cannock. This will very soon be greatly compounded by the Mill Green Retail Outlet development at the West end of the same road of these proposed developments, which will generate additional heavy traffic 7 days per week. Taking this into account over and above the existing congestion in this area, to then add any, let alone the estimated 2,600 additional residential dwellings plus their vehicles, would cause great stress and inconvenience to local residents in addition to a likely gridlock issue and pollution of queuing vehicles. All of these factors could also potentially cause health issues to many local residents.

currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

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<th>IOC116-4</th>
<th>Environment Agency</th>
<th>Site C116(b)- Site affected by ordinary watercourses where EA have little or no information. It would therefore be more appropriate for the Lead Local Flood Authority (Staffs County Council) to lead. As a minimum adequate development easements should be maintained, and where improvements can be made, renaturalisation and deculverting to ensure compliance with Local Plan Policy CP16.</th>
<th>Noted, will be considered fully as Site Assessment work is taken forward.</th>
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<tr>
<td>IOC116-5</td>
<td>Environment Agency</td>
<td>C116(b)- site is located above a historic landfill site and consequently there is potential for contamination to have occurred. Before the principle of development can be determined, land contamination should be investigated to see whether it could preclude certain development due to environmental risk or cost of clean-up (remediation). Any planning application for a site where there is potential for contamination must be supported by a Preliminary Risk Assessment. Depending on the findings subsequent site investigation, risk assessment and remediation may be required. Appropriate conditions can be attached to any planning permission. Where there is significant contamination or uncertainty over the risks to ‘Controlled Waters’ receptors, a site investigation may be required as part of a planning application. Should consult with the Councils’ Environmental</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
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<td>IOC116-6</td>
<td>KGL Estates (Heminsley / McGregor)</td>
<td>Promoting the site for Green Belt release to deal with the shortfall issue and then longer term need. C116a should be for development within the current plan period (housing, school, local centre, open space) and C11b should be for safeguarding. The developments, along with an extension to Kingswood Lakeside can deliver improvements to highways infrastructure and assist in the problems at Five Ways. Site C116a is proposed to be divided into two phases. Phase 1 could deliver 160 units at 30dph which would include a LEAP. Phase 2 could deliver 777 units at 35dph, retaining woodland and delivering a primary school. It is the most sustainable option as assessed in the IIA (SA) as other sites (C264, C265 and C279) have adverse impacts on landscape and nature conservation. N52 west of Norton canes has a greater landscape impact and adverse impact on the historic environment especially in relation to St Johns Church. In terms of the Green Belt it would take housing no nearer to the existing northern edge of Norton Canes than the existing housing development south of Cannock Rd / Newlands lane. It would have less impact in terms of coalescence than sites C264 / 265 / 279. Development of a further large site at Norton Canes such as N52 along with smaller sites round Norton Canes would not fit with the adopted strategy. Development of sites C342, C375 and C373 would be contrary to national policy relating to the protection of the landscape of AONBs. Site 116b is constrained by an SBI and overhead power lines. It can deliver 784 units at 35dph and should be safeguarded. Improvements to highways could be delivered from the schemes and the rep contains further details as to how this could be achieved.</td>
<td>Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. Comments regarding other sites have also been logged against those site references accordingly.</td>
</tr>
<tr>
<td>IOC116-7</td>
<td>District Councillor J</td>
<td>Sites run along the northern border of Norton Canes’ Greenbelt. These sites begin to move the urban borders of Heath Hayes and</td>
<td>Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is</td>
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<tr>
<td>Preece (Norton Canes Ward)</td>
<td>Hawks Green south and further towards Norton Canes, contravening the Greenbelt purpose of preventing neighbouring towns from merging. C116(a) and (b) are part of land parcel C17 in the Greenbelt Review and scores high for both checking the urban sprawl of large built up areas and assisting in the safeguarding of the countryside from encroachment. Furthermore, there are issues with the air quality of Five Ways Island, which is about to become an Air Quality Management Area due to the volume of traffic and traffic flow to this site. Proposals at this site would increase the problem - no apparent solution in the short term. It is the duty of Cannock Chase District Council, when overseeing a AQMA, to consult with its own planning department to consider measures that can be used within the planning system to reduce the threat to air quality. Should the site be taken out of Greenbelt, it needs to be recognised that most of their area falls within the border of Norton Canes. This is particularly important when considering CIL contributions.</td>
<td>urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.</td>
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<tr>
<td>IOC116-8 Quinn M</td>
<td>Do not agree with building houses on Green Belt land. The traffic in Wimblebury and Littleworth Road is already very high and building more houses would make it even busier. C264 known within the area to have great historical importance with evidence of history dating back to medieval times with bell pits and mining which are all part of the local history. Choosing somewhere that has less historical importance and less impact on local residents would be better. For example, the site of C116 would have the least impact on local residents/local area.</td>
<td>Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.</td>
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### IOC116-9 Richborough Estates (Pegasus)

Promoting as a residential led scheme of approx 700 dwellings at 35dph with the potential to deliver community facilities, a primary school, and a possible country park south of Newlands lane. Land should be removed from the Green Belt to allow for delivery (and cross reference to representations which contest the way in which the wider Green Belt parcel has been scored). Range of services and facilities close to the site mean it is sustainable. Highway access is safe and suitable and further improvements could be provided eg pedestrian crossing. Landscape assessment undertaken – site is pastoral farmland, with hedgerows and woodland. Site includes a Public Right of way. Landscape character assessment outcomes show this would be a logical release from the Green Belt – settlement fringe, robust boundaries and degree of visual separation including vegetation. Site lies within the vicinity of the Poplars landfill assessment would be undertaken but no issues anticipated as the site is no closer than existing dwellings in the area. Drainage strategy would be developed. Indicative masterplan supplied. 20% affordable housing assumed. Site is deliverable and immediately available.

Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

### IOC116-10 Staffs County Council

C116(a) has substantial constraints to capacity due to woodland. SA seems to underestimate biodiversity impacts. C116(b) includes Newlands Brook Fields SBI and other habitats of potential value that would limit capacity considerably or require substantial off-site compensation. The SA underestimates biodiversity impacts.

Noted, will be considered fully as Site Assessment work is taken forward.

Comments cross referenced to the SA feedback

### IOC116-11 Twist T

Areas proposed for development cannot withstand this amount with infrastructure etc. Five Ways Island can not cope with current traffic as it is. I moved to this area because it is rural. Understand need for houses but not this amount in Green Belt which separates villages and towns. Please consider some Green Belt.

Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.
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| IOC116-12 | Walker C | Oppose development of sites C264 and C265. Do not agree that any Green Belt should be used for housing but the development of this site would have a greater detrimental impact than some other sites. Areas of C116 would have least impact on the local area- roads are of a more substantial nature to accommodate additional traffic and with the improvements to the Orbital due to the Mill Green outlet development this will be improved further. Also closer to transport links at the train and bus station within walking distance which give access to Birmingham and Stafford. C116 is also in area where no villages or towns will join together so not impacting their identities. C116 also has little to no historical significance. |
| IOC116-13 | Walker P | Opposed to development of sites C264 and C265 for housing. There are Note and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. |
other pockets of land being considered and whilst I'm against the use of Green Belt for housing they would have a lower impact on the area e.g. site C116 which is not in areas of high historical importance and does not enable neighbouring towns to encroach on each other

work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.
### Local Plan Part 2 Site Option C119/CE54

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<td>IOC119/CE54-1</td>
<td>Environment Agency</td>
<td>This site is adjacent to Saredon Brook (main river). The majority of site lies within high risk FZ3 with the remainder being within medium risk FZ2. Detailed assessment would be required to demonstrate that any mitigation measures were capable of protecting the site and would not increase flood risk elsewhere. Access and egress could also be an issue and an 8 metre easement would be required from top of bank, which would impinge on the developable area.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
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<tr>
<td>IOC119/CE54-2</td>
<td>Environment Agency</td>
<td>Site is located above a historic landfill site and consequently there is potential for contamination to have occurred. Before the principle of development can be determined, land contamination should be investigated to see whether it could preclude certain development due to environmental risk or cost of clean-up (remediation). Any planning application for a site where there is potential for contamination must be supported by a Preliminary Risk Assessment. Depending on the findings subsequent site investigation, risk assessment and remediation may be required. Appropriate conditions can be attached to any planning permission. Where there is significant contamination or uncertainty over the risks to ‘Controlled Waters’ receptors, a site investigation may be required as part of a planning application. Should consult with the Councils’ Environmental Health team for further advice on generic aspects of land contamination management. Issues relating to risks of contamination to groundwater will need to be considered prior to permission being given for development.</td>
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<tr>
<td>IOC119/CE54-3</td>
<td>G L Hearn on behalf of Severn Trent</td>
<td>Site forms part of Severn Trent Ltd surplus land holding and crosses District boundary, 2.35ha in CCDC. Comprises former water reclamation works, vacant land and 3 filled lagoons. Site</td>
<td>Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise</td>
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<td>C Load</td>
<td>Description</td>
<td>Notes</td>
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<td>Water Ltd</td>
<td>currently Green Belt. Contend that site no longer meets Green belt purposes. Options E2c and E5b would enable the site to be allocated or safeguarded to provide additional employment land in a sustainable location adjacent to an existing key location for employment in accordance with the NPPF. Severn Trent are keen to collaborate with CCDC to deliver a sound Local Plan.</td>
<td>urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.</td>
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<td>IOC119/CE54-4</td>
<td>Lichfield and Hatherton Canals Restoration Trust</td>
<td>Appears to be close to the projected route for the Hatherton Canal. It is necessary to show the detailed land allocation for the canal adjacent to the site to avoid the risk of development prejudicial to the restoration of the canal.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
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<tr>
<td>IOC121-1</td>
<td>Bradley B</td>
<td>Should be discounted as option for housing at this stage.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>IOC121-2</td>
<td>Mr Follows (c/o Chivers Commercial)</td>
<td>Owner of site seeking allocation for residential development - also has potential for other quasi residential/commercial uses e.g. care home/health related, possible retail or extension of commercial lease. Currently the site is in partial commercial use (car auction). Site is located on the edge of Cannock - believe that such uses would not be out of keeping with the existing mixed use pattern in the area. Also landowner of adjoining 'Longford Park' which extends to approx. 27 acres (10.9 Ha) within South Staffs District Council- to whom representations have also been made. Has potential for alternative development, including educational purposes.</td>
<td>Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.</td>
</tr>
<tr>
<td>Rep ID No.</td>
<td>Respondent</td>
<td>Comment</td>
<td>Council Response</td>
</tr>
<tr>
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</tr>
<tr>
<td>IOC125-1</td>
<td>Environment Agency</td>
<td>Active Permitted Sites: located adjacent to an active landfill. The potential noise, odour, physical (i.e. large cliff faces) and landfill gas impacts of this site should be considered in the allocation of this site for residential purposes. The risks associated with landfill gas will depend on the controls in place. Older landfill sites may have poorer controls in place and the level of risk may be higher or uncertain due to a lack of historical records. The operator is required to monitor for sub-surface migration of landfill gas from the site. An examination of records of this monitoring shows that there is no previous evidence of landfill gas migration from the site that could affect the proposed development. Environmental Health and Building Control departments would wish to ensure that any threats from landfill gas have been adequately addressed. This may include building construction techniques that minimise the possibility of landfill gas entering any enclosed structures.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
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</table>
## Local Plan Part 2 Site Option C136

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<thead>
<tr>
<th>Rep ID No.</th>
<th>Respondent</th>
<th>Comment</th>
<th>Council Response</th>
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<tbody>
<tr>
<td>IOC136-1</td>
<td>Anderson S</td>
<td>As a resident of the parish of Cannock Wood I wish to submit my comments on some of the proposed housing allocation options in the Local Plan. I would like to be kept up to date with the progress of the Local Plan and future consultations. The reference numbers of the areas of land that I wish to comment on are as follows and basically fall within the area known as Cannock Wood. C137,C136,C373,C399,C400,C401,C402,C403,C404 All these sites are unsuitable for consideration for housing as they do not comply with council policy for housing. They are within the Green Belt as well as being within the Area of Outstanding Natural Beauty and so do not comply with the council’s policy of keeping these areas protected from unnecessary development. They would not comply with the policy to keep house building restricted to urban areas as they are so obviously a rural area and such development would contribute to village sprawl, bringing the built up area of the village close to merging with the nearby settlements of Prospect Village and Chase Terrace. The general lack of facilities in the village, such as doctors, shops and schools also make them unsuitable sites for housing use. The road infrastructure is also very restricted in the areas around these sites as it is a rural community. These sites could also compromise the historic site of Nuns Well which lies within the area and should be protected, along with the areas of woodland that exist on and around this site.</td>
<td>Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. AONB context noted: Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.</td>
</tr>
<tr>
<td>IOC136-2</td>
<td>Bradley B</td>
<td>Should be discounted as option for housing at this stage.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>IOC136-3</td>
<td>Mr and Mrs Davis G</td>
<td>All of the land suggested for housing around the Cannock Wood area is Green Belt and AONB. I live on the edge of this land and was refused a small extension to my kitchen because ‘it would be a detriment to the visual amenity of the area’ even though</td>
<td>Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with</td>
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surrounded by conifers. Surely hundreds of new houses would therefore completely eliminate the visual amenity.

the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

AONB context noted: Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.

| IOC136-4 | Edrop D | Unsuitable for inclusion in the Local Plan Part 2 Issues and Options as they all lie within Green Belt and AONB. Development of these sites would be outside of the policy for urban development of sites for housing. They would constitute a contravention of CCDC planning policies for housing development. If developed it would contribute to the sprawl of the villages of Cannock Wood and Gentleshaw which is also against planning policies. There is also a general lack of infrastructure and amenities in the village, such as doctors, schools and shops. |
| Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which |
I understand the plan details sites being considered for appraisal purposes at this time. My principle concern at this stage, as an inhabitant of Cannock Wood, is that the overriding principles outlined at the outset of Local Plan (Part 2) in respect of potential development in / around the village of Cannock Wood, are a direct contradiction of Local Plan (Part 1) which clearly outlined the Cannock Wood enclave as being sited within an Area of Outstanding Natural Beauty. As such, the idea that development of a number of sites within the green belt is even being considered within such an area, beggars belief. From a presentation by the Planning Office at the Village Hall a couple of weeks ago, which was attended by a huge array of the village’s population, it was understood that people may propose to have their property, or other sites not belonging to them, to be considered within the Plan, but as all the principle sites bordering Cannock Wood are ostensibly identified as sitting within the green belt, it surely means that such land must be excluded from further consultations. Notwithstanding the fact that there is some need for further sustainable development within the broader Cannock area, it is understood from the presentation that a large proportion of the area’s commitment has already either been met or has been.

Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

AONB context noted: Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.
planned for, and also that there remain a number of brown field sites within the broader Cannock area which have already been identified for development purposes. It would be useful to understand the extent to which the identification of brown field sites elsewhere within the borough satisfy the commitment to further development.

The village of Cannock Wood has limited amenities, but with a vibrant school which continues to benefit from a catchment area which stretches down towards Burntwood and further east to some other local villages. There is a local shop but with limited opening hours and a limited range of produce.

The village has an active local community, the fabric of which is governed and energised by the relative size of the village. There are currently some problems with car cruising / car speeding groups emanating from the surrounding towns and villages, and such matters would be further worsened by increased development / expansion of the village’s boundaries.

The greatest damage / travesty befitting the village would be the destruction of the green belt and the fact that the village is designated as sitting within an area of outstanding natural beauty. There is abundant local wildlife, including foxes, badgers and deer, which is a key feature of the area's attraction for outdoor pursuits including mountain biking and walking - a great destination for visitors from all adjoining areas and further afield. Destruction of the wildlife habitats for these animals, and a healthy destination for the local and regional population, would be a travesty given the future we are seeking to leave for our young, including my own children.

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<tr>
<th>IOC136-6</th>
<th>Frison F</th>
<th>I understand the plan details sites being considered for appraisal purposes at this time. My principle concern at this stage, as an inhabitant of Cannock Wood, is that the overriding principles outlined at the outset of Local Plan (Part 2) in respect of potential development in / around</th>
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<td>assessment work on the plan progresses.</td>
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<td>Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in</td>
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the village of Cannock Wood, are a direct contradiction of Local Plan (Part 1) which clearly outlined the Cannock Wood enclave as being sited within an Area of Outstanding Natural Beauty. As such, the idea that development of a number of sites within the green belt is even being considered within such an area, beggars belief. From a presentation by the Planning Office at the Village Hall a couple of weeks ago, which was attended by a huge array of the village’s population, it was understood that people may propose to have their property, or other sites not belonging to them, to be considered within the Plan, but as all the principle sites bordering Cannock Wood are ostensibly identified as sitting within the green belt, it surely means that such land must be excluded from further consultations.

Notwithstanding the fact that there is some need for further sustainable development within the broader Cannock area, it is understood from the presentation that a large proportion of the area’s commitment has already either been met or has been planned for, and also that there remain a number of brown field sites within the broader Cannock area which have already been identified for development purposes.

It would be useful to understand the extent to which the identification of brown field sites elsewhere within the borough satisfy the commitment to further development.

The village of Cannock Wood has limited amenities, but with a vibrant school which continues to benefit from a catchment area which stretches down towards Burntwood and further east to some other local villages. There is a local shop but with limited opening hours and a limited range of produce.

The village has an active local community, the fabric of which is governed and energised by the relative size of the village. There are currently some problems with car cruising / car speeding groups emanating from the surrounding towns and villages, and such matters would be further worsened by increased

| Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

AONB context noted: Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses. |
development / expansion of the village's boundaries. The greatest damage / travesty befitting the village would be the destruction of the green belt and the fact that the village is designated as sitting within an area of outstanding natural beauty. There is abundant local wildlife, including foxes, badgers and deer, which is a key feature of the area's attraction for outdoor pursuits including mountain biking and walking - a great destination for visitors from all adjoining areas and further afield. Destruction of the wildlife habitats for these animals, and a healthy destination for the local and regional population, would be a travesty given the future we are seeking to leave for our young, including my own children.

Cannock Wood is an AONB – should such potential development even be proposed? C373 and peripheral areas (C136, C137, C400, C401, C402, C403, C404) are Green belt. All feeder roads into village are rural, narrow and in places single track, not conducive to frequent use by heavy traffic. Commitment of CCDC to preserve green space between village and town communities would be threatened with probability of Cannock Wood merging with Burntwood. No Doctors surgery or shops and one small school so villagers dependant on already oversubscribed amenities in nearby towns. Further development would require major capital investment in these towns. Any development in Cannock Wood would be environmentally and financially prohibitive. Need for more houses is indisputable but use of brownfield sites in first instance is surely preferable even if cost is greater. Preservation of green spaces is fundamentally important to the wellbeing of the public and vital if AONB’s are to be sustained.

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AONB context noted: Local Plan part 1 provides the adopted policy context for consideration of sites (Policy
Section 3, Key Issues and Reasons for Recommendation 3.2 The role of Local Plan Part 2 is to deliver Part 1. It needs to allocate sites to deliver the amounts of development in the right locations, and where necessary can also provide further policy elaboration provided that it links directly back to Part 1 and can be clearly justified by robust evidence.

5.6 - As Local Plan Part 2 is to deliver the detail set out in Part 1, it is imperative that it is consistent with it.

5.14 - The National Planning Policy Framework states that Green Belt has five purposes. Its role is:
• 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; and
• To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Links between Local Plan Part 1 and Local Plan Part 2
Table: Policy CP14 extract referenced.

4.3 LPP1 sets the context for the need for LPP2. Policy CP1 emphasises the need to focus investment and regeneration ‘in existing settlements whilst conserving the landscape of the AONB. Local Plan Part 2 is contradictory to deliver Local Plan Part 1 and Cannock Chase AONB Management Plan 2014-19 with sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 all being within the Green Belt and AONB, these sites should be taken out of the next round of the plan on these points alone. All these sites would ruin the character of Cannock Wood village and be detrimental to the AONB.
Furthermore with sites C264, C264(a), C264(b), C285, C264 (c),
C264(d), C264 (e) and C265. These proposed sites would be
detrimental to the area in general linking urban areas together,
ruining the local landscape and the views into and out of the
AONB. These sites are not in keeping with the local area and would
ruin the local community having such an increase population.

The sites C136, C137, C373, C376, C399, C400, C401, C402, C403,
C404 and C555 would overwhelm the small village of Cannock
Wood which does not have the infrastructure to support
developments of this size. They would also effect the
environment, much of the traffic would have to pass via the 5
ways junction at Heath Hayes which already has air pollution
issues and requires measures to bring the air quality at this
junction within European standards.

Much of the proposed land in sites C136, C137, C373, C376, C399,
C400, C401, C402, C403, C404 and C555 is used for equestrian
purposes. Cannock Chase and the AONB is being promoted as
recreational and leisure use, where would people keep their
horses if these sites went ahead? Locally Coney Lodge Farm on
Rugeley Road, Chase Terrace is currently already under
development into and housing complex.

Many of the sites C136, C137, C373, C376, C399, C400, C401,
C402, C403, C404 and C555 are on top of old unmarked mine
workings which would cause issues during any development.

Another concern that I would have is having such a mass of houses
so close to the Beaudesert Scout and Guide camp for security
reasons. Therefore making this site easily accessible on foot etc.
could cause issues.
The site that is proposed at C373, CE55 would have a detrimental impact on the local wildlife with many trees, ancient woods, streams and pools there is a rich diversity of wildlife from Deere, birds, newts etc.

Below are various extracts to support my comments (which I have added comments in red or made key sentences bold) to support the fact that the sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 should be taken out of the local plan due to them not being in fitting with Local Plan Part 1 2014 and the Cannock Chase AONB Management Plan 2014-19:

Page 35 of Local Plan Part 1, 3.0 Vision states
‘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.’

Local Plan Part 1, Section 1 core strategy, figure 4.1. (see below)
States that Cannock Wood is within AONB and to ‘Respect Village Character’

The sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 would not be ‘respecting’ the village character as Cannock Wood would be overwhelmed.

From the Cannock Chase AONB Management Plan 2014-19, Cannock Wood and sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 are all within the area classed as ‘Settled Plateau Farmlands’ as per Figure 3 (page 13).

With Special Qualities (page 18) being:
- Undulating landform dissected by small wooded stream valleys
- Clustered farmsteads and roadside cottages
- Winding lanes with high hedgebanks
- Small irregular hedged fields

These special qualities should therefore be preserved.

Page 8 states
- HLO2 Conserve and enhance the distinctive and nationally important landscape of Cannock Chase AONB and the locally, nationally and internationally important biodiversity and geodiversity it supports, ensuring links between habitats within
the AONB and surrounding landscape.

Landscape Key issues (page 24) states:-
• KI6 Pressure for development, its quality and impacts may change the character of the AONB landscapes and its setting.
• KI7 Encroachment of urban elements into landscapes.
• KI9 The development of major new housing provision immediately surrounding the AONB may significantly increase the impact of regular visitors to localised areas.

Already on key dates i.e. Christmas, New year and summer days Castle ring car park is full with vehicles parking in surrounding narrow lanes making walking around the local area dangerous. Around the popular Castle Ring area and Gentleshaw Common there are already signs of too many visitors of trampled pathways, flora / fauna and littering, dog fowling etc.

• KI21 Maintaining views from and into the AONB.

Sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 would ruin views into and out of the AONB.

All the site listed above would have a detrimental impact on views from and into the AONB. The green space in and around the Cannock Chase AONB must be protected.

• KI22 Ancient woodland needs to be protected and restored to secure its long term future.

There are ancient woodlands that form part of site C373 and CE55.
Landscape Policies (page 30) states:-
• LP6 The Partnership will seek to influence planning policies, Local Plans and planning decisions to ensure they incorporate measures for the conservation and enhancement of the AONB landscape and scenic beauty.

I do not see how any of the sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 conserve or enhance the AONB landscape and scenic beauty.

• LP11 Work will be undertaken to ensure protection of all landscape, heritage, geological and ecological designated assets. There is an old moat that is within the C373 and CE55 sites so this should be protected as heritage.

<table>
<thead>
<tr>
<th>IOC136-9</th>
<th>Hughes K</th>
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</table>
| Sites C136, C137, C373, C400, C401, C402, C403 and C404 - I am emailing to express my concern for the above proposed local development. There are a number of reasons why I believe that this area should not be considered:
- This is an area of outstanding natural beauty.
- This would be detrimental to valuable wildlife and habitat.
- The impact this would have to the deer who have already been forced onto local roads due to a housing estate 2 miles down the road.
- This area has an ancient moated site/abbey and ancient woodland.
- Public footpath walks run through the proposed site.
- Roads/lanes in the surrounding villages are only built to withstand light traffic and are already in a state of disrepair and have no paths.
- Primary and Secondary schools are already pushed to the limits with children already not getting into schools in their catchment.
- No local amenities |
<p>| Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. |</p>
<table>
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<tr>
<th>IOC136-10</th>
<th>Hughes N</th>
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<tr>
<td><strong>As a council tax payer I am disturbed to have just been made aware of this application and subsequent proposed plans. I am proud and have worked very very hard to own a house within an area of natural beauty and made various sacrifices over the last 15 years to be in a position to move into Cannock Wood to give me and my family what I consider to be a better quality of life. Deer have ALREADY made way without choice in relation to a new build next to Morrisons and are now left to wonder in a small section of fenced grass. In summary; Our roads in CANNOCK WOOD are awful and have been for years. These need seriously addressing asap along with a severe lack of other key amenities. Our school is stretched to fit people in from the relevant areas and are now underperforming already. There are surely plentiful brown field sites available and certainly even less detrimental green belt areas locally that are not areas of outstanding natural beauty!!! My personal lane (Ivy Lane) is already used as a cut through for the traffic created by the business at the bottom of slang lane, even though it has no footpaths. I will help the people of this beautiful village fight this through planning as best I can to try and secure an area I think should quite simply be left for future generations to enjoy. Please don't form the excuse that jobs will be created as if we all decided to run around committing crimes, dropping litter etc it would create more jobs for people- but that doesn't mean it would be the right thing to do.</strong></td>
<td><strong>Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. AONB context noted: Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.</strong></td>
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I, along with others I have spoken too in and around the village will defend against this proposal until it is withdrawn.

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<tr>
<th>IOC136-11</th>
<th>Johnson J</th>
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<td>• The residents of Cannock Wood do not get a free newspaper and we have not been informed of the possible implications of Local Plan 2 on Cannock Wood by our own Parish Council therefore many residents are still not aware of the possible development and this will impact on the number of comments sheets which will be received. The lack of notification is against the spirit of the Localism Act 2011.</td>
<td>Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.</td>
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<tr>
<td>• Our present village population is in the region of 1000, this development is likely to increase this by at least 50% thus changing the whole nature of the village.</td>
<td>AONB context noted: Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.</td>
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<tr>
<td>• The infrastructure is unable to support a development of the size proposed. There are insufficient doctors, schools, shops etc. The possible entry/exit points to the sites are mainly on Hayfield Hill or Cumberledge Hill, neither of which would be able to support the amount of traffic which would emanate from the developments. The amount and type of traffic passing through the village would be excessive and would result in a very dangerous environment, the traffic in the village having already increased considerably over the last few years. The area is well used by walkers, cyclists, dog walkers and horse riders. All these would be put at a greater risk from increased traffic.</td>
<td>In terms of the consultation, whilst the process was extensively advertised it is recognised that there is always room for improvement where resources allow and this will be looked at when we take forward the next stage of the plan. Further detail is set out in the Cabinet report dated 24th August 2017 <a href="http://www.cannockchasedc.gov.uk/council/council-">http://www.cannockchasedc.gov.uk/council/council-</a></td>
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<td>• The development at Court Bank will be against the objectives of the AONB which it is fully within. It will no longer be a special, peaceful or tranquil place and the development would cut the links between habitats within the AONB and surrounding landscape. The National Planning Policy Framework states that great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.</td>
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32
• The development at Court Bank would be on green belt land whilst there are brown field sites such as Rugeley Power Station available which would better suit a mixed development.
• The development at Court Bank would not make use of previously developed land and buildings.
• There have been problems with flooding in the proposed area at Court Bank and this development would not reduce this risk.
• One of the SA objectives is to protect and enhance biodiversity, flora, fauna and geodiversity. Why therefore build on land which is a rich habitat for flora and fauna with ancient woodland, a red deer herd, pools and a stream. The website for Court Bank Livery Stables quotes “The ancient woodland of Court Bank Covert is home to a large range of flora and fauna including a herd of wild Red Deer which can often be viewed on the farm. It is in three distinct sections that have been named Bridge Copse, Badger Wood and the Kings Spinney. The Redmoor brook flows through the Court Bank Farm running north to south through the ancient woodland, with an optional brook crossing on the farm ride. Onsite there are two pools which are recorded on ancient maps, which indicates that they provided the Abbey with food.”
• Another SA objective is to conserve and enhance the historic environment. As the proposed land contains a scheduled monument of a moated site and Bloomery in Court Banks Covert Dam and Nuns Well, this development is again this objective. Historic England records the following information: “The medieval moated site and bloomery 360m south west of Court Bank Farm survive as earthworks and buried archaeological deposits. Despite some disturbance through tree and scrub growth the moated site has experienced little modern development and therefore will contain archaeological and environmental deposits which will provide important information about the nature and use of the monument as well as medieval society, its economy and...
landscape in which it has been constructed. Despite some disturbance the bloomery survives as archaeological deposits relating to the process of iron smelting and will provide information on the nature and use of the medieval bloomery as well as medieval society, its economy and landscape in which it has been constructed. The monument includes the earthworks and buried remains of a medieval moated site and a nearby bloomery situated within the valley of Redmoor Brook. A rectangular moated site measuring externally up to 140m north west to south east by 100m south west to north east encloses an internal area of approximately 0.5 hectares. The Redmoor Brook has been re-cut to run through the south west and south east arms of the moat. It is possibly the site of a royal hunting lodge built by Henry II in 1157-1158. To the north east at SK 0414 1179 lie the buried remains of a medieval bloomery or iron furnace, evident by buried mounds of iron slag, cinder and black earth. Situated close by is a rock-cut well known as Nun’s Well which may be medieval in date. The possible site of a C12 hermit priory which adopted Cistercian rule in 1141 and then moved to Stoneleigh by 1159, is thought to lie in the vicinity. “Court Bank Livery Stables website states “In 1910 evidence of a Flint Knapping floor was discovered near the Nun’s Well, which proved human activity in the Mesolithic/Neolithic period and over 28 recognisable implements have been found in the area including arrow heads, axe heads and a flint scraper.” This development would not only affect the known site but would impact on the archaeological and environmental deposits that are yet to be uncovered.

I am writing to you with regards to the sites identified under the Cannock Chase Local Plan in Cannock Wood. I am a resident of the village (Cumberledge Hill) and a former resident of Gentleshaw nearby. I understand that the Council are required to find sites for new affordable homes in the district. I also understand that two sites have been identified in Cannock Wood. Whilst I am aware

Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to
that no planning permission has currently been granted and the use of these potential sites has not been proposed yet, I felt it important to express my concerns with any possible changes to the green belt land in and around Cannock Wood. I feel strongly that Cannock Wood should keep its green belt land (and therefore not be granted permission for any other purpose), for the following reasons:

1. Reduction in green belt land would further blur the boundaries between villages resulting in a loss of identity of the village and contribute to creeping urbanisation. This in turn could also reduce desirability and therefore house prices.

2. The area in question would likely have an impact on Nun's Well which is a nature reserve. Part of the reason people enjoy the village is the abundance and availability of wildlife.

3. Nun's Well is also of historical importance, again contributing towards the village’s identity.

4. If the Council’s goal is to build affordable housing, that goal is unlikely to be met by building in the village/on green belt land. Houses in this area are already higher than average due to desirability. Building houses would either a) not make said houses affordable or b) reduce the value of the overall properties in the village.

5. Part of the Common (also a nature reserve) has already been encroached upon by Cameron Homes. Further reduction in green belt/building on or near to nature reserves would encourage these companies in trying to build on similar land due to the implication that it is acceptable.

Many thanks in advance for taking these concerns into consideration during the process of finalising the local plan.

update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

AONB context noted: Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.

| IOC136-13 | Natural England | See overall comments on SSSI Impact Risk Zones. Site lies within AONB. Adopted LPP1 policies CP12, 13 and 14 apply. | Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted: Local Plan part 1 provides the |
Sites C136, C137, C373, C400, C401, C402, C403, C404, C399, C376. The call for sites for potential development is understandable considering current requirements for housing. It is an unfortunate fact that green belt is now considered a legitimate option for development and evident in areas across the country such options are taken up. The above site refs are of particular concern as the area is an AONB. This means by definition that its landscape is considered so precious that it is protected for the nation, for its wildlife, habitats, historical heritage and scenic views. It is easy to see why Cannock Wood has earned this status, it meets all the criteria with abundance. Castle Ring and Court bank Farm are excellent examples of historical sites and areas that provide natural habitat for wildlife. Cannock Wood attracts many visitors because of its wildlife, history and ancient monuments which brings significant benefits to the area. To turn the surrounding field and woodlands into housing estates or industrial developments will induce a great loss for the sake of a few houses. Access to the village is a big concern, the roads are narrow and restrictive so any extension of the village will cause significant risks from more traffic. Developments in the surrounding area already underway or complete have driven out wildlife from their habitat; this is evident from the increasing sights of deer roaming the main roads of Chase Terrace. This should not be allowed to happen further in this area. The negative aspects of approving the above referenced sites for potential development are clear, so as a resident who is concerned for the Cannock area as a whole, please assess the sites as unsuitable and preserve a valuable AONB.

Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

AONB context noted: Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.
| IOC136-15 | Smith M | Object to site. Situated on green belt land and as per the Cannock district councils plan, does not comply with the plan for urban development only. The roads surrounding the proposed sites are not suitable as speeding is already an issue on Hayfield Hill with the current number of vehicles, an issue that has been highlighted on a number of occasions and has been monitored and accepted by the highways agency and police. I would have serious concern over the welfare of my family, children visitors and neighbours. I would also have serious concerns for the welfare of wildlife that are reliant on these proposed sites. |
| IOC136-16 | Smith S | Object to site. Situated on green belt land and as per the Cannock district councils plan, is a direct contradiction of the plan i.e. urban development only. Also the extension of the village of Cannock wood would also be against Cannock district councils policies. The roads surrounding the proposed sites are not suitable as speeding is already an issue on hayfield hill without having more vehicles to contend with, an issue that has been highlighted on a number of occasions and has been monitored and accepted by the highways agency and police. Finally, as well as being against your own policies it would also be irresponsible due to the amount of |

Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

AONB context noted: Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.
| IOC136-17 | Stiffs County Council | Sites C136, 137, 373, 400, 401, 402, 403 and 404 – potential to impact on sensitive undesignated archaeological remains but they are small in nature and do not impinge directly upon designated heritage assets or large areas of historic landscape character. Castle Ring hillfort (SAM) lies close to/overlooking the above sites, at present screened by vegetation, but the Forestry Commission felling plans may expose the monument and any allocation site on lower land to the south may impact upon the setting of this nationally important heritage asset. | Noted, will be considered fully as Site Assessment work is taken forward. |
| IOC136-18 | Stansfield N | Site outside the existing village boundary of Cannock Wood and within the Green Belt and the AONB. The Local Plan Core Strategy (1) proposes to protect the Green Belt in accordance with National Planning Policy by restricting further development to within the existing village boundary. To include the site for future housing development would therefore be contrary to long established Green Belt policy. Furthermore Cannock Wood is within the Cannock Chase Area of Outstanding Natural Beauty where national and local planning policies seek to protect the special character of the area in the public interest. To allow the site to be developed for housing would detract from the visual | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the |
Within green belt land. Development be totally unacceptable, as it would dramatically increase urban sprawl, merging individual villages together, destroying their beauty, identity and very unique characters. The green belt status must be maintained in these areas in order to protect the villages, wildlife habitat and agriculture.

Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

AONB context noted: Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.
Mr Thomas A

Falls within the Area of Outstanding Natural Beauty (AONB), designated for conservation due to its significant landscape value! Any development outside of the settlement boundaries would be detrimental to the AONB. Furthermore, any large-scale developments would have a devastating effect on the AONB and would threaten its very existence.

AONB context noted: Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.

Tunnicliffe G

The fact that the areas (areas of outstanding natural beauty and green belt) have been proposed beggars belief. Not only this, Cannock Wood suffers already from totally inadequate service utilities- mains drainage, water, electric, gas and telecoms. In addition, the road network in and around Cannock Wood would not support development on this scale.

Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

AONB context noted: Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.
| IOC136-22 | Williams I & C | Concerned about the proposals for house building in and around Cannock Wood and the impact upon the Green Belt and AONB. There is no infrastructure in the village to support extra housing. Have no doctor’s surgery, a small school and one shop that opens for 2 hours every other day. Roads are crumbling with volume of traffic and there is a limited bus service. | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

AONB context noted: Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses. |
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<th>Rep ID No.</th>
<th>Respondent</th>
<th>Comment</th>
<th>Council Response</th>
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<tr>
<td>IOC137-1</td>
<td>Anderson S</td>
<td>As a resident of the parish of Cannock Wood I wish to submit my comments on some of the proposed housing allocation options in the Local Plan. I would like to be kept up to date with the progress of the Local Plan and future consultations. The reference numbers of the areas of land that I wish to comment on are as follows and basically fall within the area known as Cannock Wood. C137,C136,C373,C399,C400,C401,C402,C403,C404 All these sites are unsuitable for consideration for housing as they do not comply with council policy for housing. They are within the Green Belt as well as being within the Area of Outstanding Natural Beauty and so do not comply with the council’s policy of keeping these areas protected form unnecessary development. They would not comply with the policy to keep house building restricted to urban areas as they are so obviously a rural area and such development would contribute to village sprawl, bringing the built up area of the village close to merging with the nearby settlements of Prospect Village and Chase Terrace. The general lack of facilities in the village, such as doctors, shops and schools also make them unsuitable sites for housing use. The road infrastructure is also very restricted in the areas around these sites as it is a rural community. These sites could also compromise the historic site of Nuns Well which lies within the area and should be protected, along with the areas of woodland that exist on and around this site.</td>
<td>Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.</td>
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<td>IOC137-2</td>
<td>Berwick A</td>
<td>I would like to lodge please the following comments regarding the possible future development, within the proposed Local Plan of land off Hayfield Hill and Slang Lane, known as Court Bank Farm, plus adjoining land. These comments are listed in bullet point form:- - Cannock Wood is an Area of Outstanding Natural Beauty and</td>
<td>Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to</td>
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must not be ruined by any future building development;
- There are totally inadequate facilities within Cannock Wood to cater for any significant number of new residents (e.g., there are no doctors' surgeries or shops (other than a small greengrocer's store which hardly ever opens). Also there would be enormous strain placed on the small Gentleshaw primary school.
- Rather than spoil and develop this beautiful area, surely it makes more sense to develop existing brownfield sites such as Rugeley Power station.
- Cannock Wood is a lovely village and should remain as it is. It does not make sense to develop it further.
- Finally, I would like to add that there is evidence that the Court Bank Farm land carries significant historical heritage. Within their own website (www.courtbankfarm.com), Mr and Mrs Newton, the owners of Court Bank Farm state about the site history:
"The farm provides a safe and secure environment for horses and is also a natural habitat for local wildlife."
"At Court Bank Farm you are following in the steps of Royalty and local history. Within the ancient woodlands of Court Bank Farm an Abbey was established in 1141; this scheduled moated site was later used as a royal hunting lodge by Henry II and other gentry in 1155. There is also evidence of coal mining, flint snapping, iron production and industrial activity taking place within the estate during the medieval period."
"The Nun's well was used in the medieval period to draw water for the Abbey."
"The ancient woodland of Court Bank Covert is home to a large range of flora and fauna including a herd of wild Red Deer..."
"The Redmoor brook flows through the ancient woodland..."
"Onsite there are two pools which are recorded on ancient maps, which indicates that they provided the Abbey with food."
"In 1910 evidence of a Flint Knapping floor was discovered near the Nun's Well, which proved human activity in the

update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

AONB context noted: Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.
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<th>IOC137-3</th>
<th>Berwick K</th>
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| **Mesolithic/Neolithic period and over 28 recognisable implements have been found in the area including arrow heads, axe heads and a flint scraper.**
The Green Belt and the area around Cannock Chase should be protected at all costs and the land within Cannock Wood should not be included in the Local Plan. Proposals from any developers or land owners should therefore be totally rejected.

I would like to lodge please the following comments regarding the possible future development, within the proposed Local Plan of land off Hayfield Hill and Slang Lane, known as Court Bank Farm, plus adjoining land. These comments are listed in bullet point form:
- The area is an Area of Outstanding Natural Beauty and should not be ruined by any future building development;
- There are inadequate facilities within Cannock Wood to cater for any significant number of new residents (e.g., there are no doctors' surgeries or shops (other than a small greengrocer's store which hardly ever opens). Also there would be enormous strain placed on the small Gentleshaw primary school.
- Rather than spoil and develop this beautiful area, surely it makes more sense to develop existing brownfield sites such as Rugeley Power station.
- Cannock Wood is a lovely village and should remain as it is. It does not make sense to develop it further.
- Finally, I would like to add that there is evidence that the Court Bank Farm land carries significant historical heritage. Within their own website (www.courtbankfarm.com), Mr and Mrs Newton, the owners of Court Bank Farm state about the site history:
  "The farm provides a safe and secure environment for horses and is also a natural habitat for local wildlife."
  "At Court Bank Farm you are following in the steps of Royalty and local history. Within the ancient woodlands of Court Bank Farm an Abbey was established in 1141; this scheduled moated site was

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AONB context noted: Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.
later used as a royal hunting lodge by Henry II and other gentry in 1155. There is also evidence of coal mining, flint snipping, iron production and industrial activity taking place within the estate during the medieval period."
"The Nun's well was used in the medieval period to draw water for the Abbey."
"The ancient woodland of Court Bank Covert is home to a large range of flora and fauna including a herd of wild Red Deer..."
"The Redmoor brook flows through the ancient woodland..."
"Onsite there are two pools which are recorded on ancient maps, which indicates that they provided the Abbey with food."
"In 1910 evidence of a Flint Knapping floor was discovered near the Nun's Well, which proved human activity in the Mesolithic/Neolithic period and over 28 recognisable implements have been found in the area including arrow heads, axe heads and a flint scraper."

| IOC137-4 | Bradley B | Should be discounted as option for housing at this stage. | Noted, will be considered fully as Site Assessment work is taken forward. |
| IOC137-5 | Mr and Mrs Davis G | All of the land suggested for housing around the Cannock Wood area is Green Belt and AONB. I live on the edge of this land and was refused a small extension to my kitchen because 'it would be a detriment to the visual amenity of the area' even though surrounded by conifers. Surely hundreds of new houses would therefore completely eliminate the visual amenity. | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the database (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local... |
| IOC137-6 | Derry I&J | Disagree with proposed development around Cannock Wood for following reasons:  
- No existing facilities, employment prospects, adequate schools, and no reason to house people from more urban areas. All amenities would have to be provided.  
- Road infrastructure comprises narrow lanes and roads, unsuitable for substantial traffic. Current speeding problems. Bus service would need to be increased with impact on roads.  
- Is AONB within Green Belt, only such area in county, a jewel in the crown. Quintessential English village which will disappear if the rural community is turned into an urban overspill area.  
- Home to Castle Ring and Nuns Well monuments, with wildlife and plants which need preservation for future generations. Increased population may threaten this.  
- High level of equestrian activity would be affected, this was a diversification from farming and is lucrative. Increased traffic would discourage horse owners.  
- Brownfield sites should be considered first eg Rugeley Power Station and sites in and around Cannock, Heath Hayes and Norton Canes with links to amenities.  
- Development would encourage urbanisation and linking to Chase Terrace and be the demise of the village.  
- Only developers and landowners will benefit, wholly | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.  
AONB context noted: Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses. |
| IOC137-7 | Edrop D | **Unsuitable for inclusion in the Local Plan Part 2 Issues and Options as they all lie within Green Belt and AONB. Development of these sites would be outside of the policy for urban development of sites for housing. They would constitute a contravention of CCDC planning policies for housing development. If developed it would contribute to the sprawl of the villages of Cannock Wood and Gentleshaw which is also against planning policies. There is also a general lack of infrastructure and amenities in the village, such as doctors, schools and shops.** |
| IOC137-8 | Hawkins M&D | **Cannock Wood is an AONB – should such potential development even be proposed? C373 and peripheral areas (C136, C137, C400, C401, C402, C403, C404) are Green belt. All feeder roads into village are rural, narrow and in places single track, not conducive to frequent use by heavy traffic. Commitment of CCDC to preserve** |

Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

AONB context noted: Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.
green space between village and town communities would be threatened with probability of Cannock Wood merging with Burntwood. No Doctors surgery or shops and one small school so villagers dependant on already oversubscribed amenities in nearby towns. Further development would require major capital investment in these towns. Any development in Cannock Wood would be environmentally and financially prohibitive. Need for more houses is indisputable but use of brownfield sites in first instance is surely preferable even if cost is greater. Preservation of green spaces is fundamentally important to the wellbeing of the public and vital if AONB’s are to be sustained.

Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

AONB context noted: Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.

| IOC137-9 | Houldcroft J | Section 3, Key Issues and Reasons for Recommendation 3.2 The role of Local Plan Part 2 is to deliver Part 1. It needs to allocate sites to deliver the amounts of development in the right locations, and where necessary can also provide further policy elaboration provided that it links directly back to Part 1 and can be clearly justified by robust evidence.

5.6 - As Local Plan Part 2 is to deliver the detail set out in Part 1, it is imperative that it is consistent with it.

5.14 - The National Planning Policy Framework states that Green Belt has five purposes. Its role is:
- To check the unrestricted sprawl of built up areas;
- To prevent neighbouring towns merging in to one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns; |

| | | Noted and for consideration as the site assessment work is undertaken. |
and

• To assist in urban regeneration, by encouraging the recycling of
derelict and other urban land.

(page 9) ‘Links between Local Plan Part 1 and Local Plan Part 2’
table- Policy CP14 extract referenced.

(page 17) 4.3 LPP1 sets the context for the need for LPP2. Policy
CP1 emphasises the need to focus investment and regeneration ‘in
existing settlements whilst conserving the landscape of the AONB.
Local Plan Part 2 is contradictory to deliver Local Plan Part 1 and
Cannock Chase AONB Management Plan 2014-19 with sites C136,
C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55
all being within the Green Belt and AONB, these sites should be
taken out of the next round of the plan on these points alone. All
these sites would ruin the character of Cannock Wood village and
be detrimental to the AONB.

Furthermore with sites C264, C264(a), C264(b), C285, C264 (c),
C264(d), C264 (e) and C265. These proposed sites would be
detrimental to the area in general linking urban areas together,
ruining the local landscape and the views into and out of the
AONB. These sites are not in keeping with the local area and would
ruin the local community having such an increase population.

The sites C136, C137, C373, C376, C399, C400, C401, C402, C403,
C404 and CE55 would overwhelm the small village of Cannock
Wood which does not have the infrastructure to support
developments of this size. They would also effect the environment,
much of the traffic would have to pass via the 5 ways junction at
Heath Hayes which already has air pollution issues and requires
measures to bring the air quality at this junction within European
standards.

Much of the proposed land in sites C136, C137, C373, C376, C399,
C400, C401, C402, C403, C404 and CE55 is used for equestrian purposes. Cannock Chase and the AONB is being promoted as recreational and leisure use, where would people keep their horses if these sites went ahead? Locally Coney Lodge Farm on Rugeley Road, Chase Terrace is currently already under development into and housing complex.

Many of the sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 are on top of old unmarked? Mine workings which would cause issues during any development.

Another concern that I would have is having such a mass of houses so close to the Beaudesert Scout and Guide camp for security reasons. Therefore making this site easily accessible on foot etc. could cause issues.

The site that is proposed at C373, CE55 would have a detrimental impact on the local wildlife with many trees, ancient woods, streams and pools there is a rich diversity of wildlife from Deere, birds, newts etc.

Below are various extracts to support my comments (which I have added comments in red or made key sentences bold) to support the fact that the sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 should be taken out of the local plan due to them not being in fitting with Local Plan Part 1 2014 and the Cannock Chase AONB Management Plan 2014-19:

Page 35 of Local Plan Part 1, 3.0 Vision states
‘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.’

Local Plan Part 1, Section 1 core strategy, figure 4.1. (see below) States that Cannock Wood is within AONB and to ‘Respect Village Character’

The sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 would not be ‘respecting’ the village character as Cannock Wood would be overwhelmed.

From the Cannock Chase AONB Management Plan 2014-19, Cannock Wood and sites C136,
C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 are all within the area classed as ‘Settled Plateau Farmlands’ as per Figure 3 (page 13).

With Special Qualities (page 18) being:-
- Undulating landform dissected by small wooded stream valleys
- Clustered farmsteads and roadside cottages
- Winding lanes with high hedgebanks
- Small irregular hedged fields

These special qualities should therefore be preserved.

Page 8 states
- HLO2 Conserve and enhance the distinctive and nationally important landscape of Cannock Chase AONB and the locally, nationally and internationally important biodiversity and geodiversity it supports, ensuring links between habitats within the AONB and surrounding landscape.

Landscape Key issues (page 24) states:-
- KI6 Pressure for development, its quality and impacts may change the character of the AONB landscapes and its setting.
- KI7 Encroachment of urban elements into landscapes.
- KI9 The development of major new housing provision immediately surrounding the AONB may significantly increase the impact of regular visitors to localised areas.

Already on key dates i.e. Christmas, New year and summer days Castle ring car park is full with vehicles parking in surrounding narrow lanes making walking around the local area dangerous. Around the popular Castle Ring area and Gentleshaw Common there are already signs of too many visitors of trampled pathways,
<p>| IOC137-10 | Hughes K | Sites C136, C137, C373, C400, C401, C402, C403 and C404 - I am emailing to express my concern for the above proposed local | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is |</p>
<table>
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<tr>
<th>IOC137-11</th>
<th>Hughes N</th>
</tr>
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<tr>
<td>As a council tax payer I am disturbed to have just been made aware of this application and subsequent proposed plans. I am proud and have worked very very hard to own a house within an area of natural beauty and made various sacrifices over the last 15 years to be in a position to move into Cannock Wood to give me and my family what I consider to be a better quality of life. Deer have ALREADY made way without choice in relation to a new build next to Morrisons and are now left to wonder in a small section of fenced grass. In summary; Our roads in CANNOCK WOOD are awful and have been for years. These need seriously addressing asap along with a severe lack of urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. AONB context noted: Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.</td>
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other key amenities. Our school is stretched to fit people in from the relevant areas and are now underperforming already. There are surely plentiful brown field sites available and certainly even less detrimental green belt areas locally that are not areas of outstanding natural beauty!!! My personal lane (Ivy Lane) is already used as a cut through for the traffic created by the business at the bottom of slang lane, even though it has no footpaths. I will help the people of this beautiful village fight this through planning as best I can to try and secure an area I think should quite simply be left for future generations to enjoy. Please don’t form the excuse that jobs will be created as if we all decided to run around committing crimes, dropping litter etc it would create more jobs for people- but that doesn’t mean it would be the right thing to do. I, along with others I have spoken too in and around the village will defend against this proposal until it is withdrawn.

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<tr>
<th>IOC137-12</th>
<th>Johnson J</th>
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<tr>
<td>• The residents of Cannock Wood do not get a free newspaper and we have not been informed of the possible implications of Local Plan 2 on Cannock Wood by our own Parish Council therefore many residents are still not aware of the possible development and this will impact on the number of comments sheets which will be received. The lack of notification is against the spirit of the Localism Act 2011.</td>
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<td>• Our present village population is in the region of 1000, this development is likely to increase this by at least 50% thus changing the whole nature of the village.</td>
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<tr>
<td>• The infrastructure is unable to support a development of the size proposed. There are insufficient doctors, schools, shops etc.</td>
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<tr>
<td>The possible entry/exit points to the sites are mainly on Hayfield Hill or Cumberledge Hill, neither of which would be able to support</td>
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review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

AONB context noted: Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.

Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local
the amount of traffic which would emanate from the developments. The amount and type of traffic passing through the village would be excessive and would result in a very dangerous environment, the traffic in the village having already increased considerably over the last few years. The area is well used by walkers, cyclists, dog walkers and horse riders. All these would be put at a greater risk from increased traffic.

- The development at Court Bank will be against the objectives of the AONB which it is fully within. It will no longer be a special, peaceful or tranquil place and the development would cut the links between habitats within the AONB and surrounding landscape. The National Planning Policy Framework states that great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.

- The development at Court Bank would be on green belt land whilst there are brown field sites such as Rugeley Power Station available which would better suit a mixed development.

- The development at Court Bank would not make use of previously developed land and buildings.

- There have been problems with flooding in the proposed area at Court Bank and this development would not reduce this risk.

- One of the SA objectives is to protect and enhance biodiversity, flora, fauna and geodiversity. Why therefore build on land which is a rich habitat for flora and fauna with ancient woodland, a red deer herd, pools and a stream. The website for Court Bank Livery Stables quotes “The ancient woodland of Court Bank Covert is home to a large range of flora and fauna including a herd of wild Red Deer which can often be viewed on the farm. It is in three distinct sections that have been named Bridge Copse, Badger Wood and the Kings Spinney. The Redmoor brook flows Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

AONB context noted: Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.

In terms of the consultation, whilst the process was extensively advertised it is recognised that there is always room for improvement where resources allow and this will be looked at when we take forward the next stage of the plan. Further detail is set out in the Cabinet report dated 24th August 2017 http://www.cannockchasedc.gov.uk/council/council-and-committees-minutes-reports-and-agendas
through the Court Bank Farm running north to south through the ancient woodland, with an optional brook crossing on the farm ride. Onsite there are two pools which are recorded on ancient maps, which indicates that they provided the Abbey with food.”

- Another SA objective is to conserve and enhance the historic environment. As the proposed land contains a scheduled monument of a moated site and Bloomery in Court Banks Covert Dam and Nuns Well, this development is again this objective.

Historic England records the following information:

“The medieval moated site and bloomery 360m south west of Court Bank Farm survive as earthworks and buried archaeological deposits. Despite some disturbance through tree and scrub growth the moated site has experienced little modern development and therefore will contain archaeological and environmental deposits which will provide important information about the nature and use of the monument as well as medieval society, its economy and landscape in which it has been constructed. Despite some disturbance the bloomery survives as archaeological deposits relating to the process of iron smelting and will provide information on the nature and use of the medieval bloomery as well as medieval society, its economy and landscape in which it has been constructed. The monument includes the earthworks and buried remains of a medieval moated site and a nearby bloomery situated within the valley of Redmoor Brook. A rectangular moated site measuring externally up to 140m north west to south east by 100m south west to north east encloses an internal area of approximately 0.5 hectares. The Redmoor Brook has been re-cut to run through the south west and south east arms of the moat. It is possibly the site of a royal hunting lodge built by Henry II in 1157-1158. To the north east at SK 0414 1179 lie the buried remains of a medieval bloomery or iron furnace, evident by buried mounds of iron slag, cinder and black earth. Situated close by is a rock-cut well known as Nun’s Well which may be medieval in date. The possible
<table>
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<tr>
<th>IOC137-13</th>
<th>Matthews S</th>
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| I am writing to you with regards to the sites identified under the Cannock Chase Local Plan in Cannock Wood. I am a resident of the village (Cumberledge Hill) and a former resident of Gentleshaw nearby. I understand that the Council are required to find sites for new affordable homes in the district. I also understand that two sites have been identified in Cannock Wood. Whilst I am aware that no planning permission has currently been granted and the use of these potential sites has not been proposed yet, I felt it important to express my concerns with any possible changes to the green belt land in and around Cannock Wood. I feel strongly that Cannock Wood should keep its green belt land (and therefore not be granted permission for any other purpose), for the following reasons:
1. Reduction in green belt land would further blur the boundaries between villages resulting in a loss of identity of the village and contribute to creeping urbanisation. This in turn could also reduce desirability and therefore house prices.
2. The area in question would likely have an impact on Nun’s Well which is a nature reserve. Part of the reason people enjoy the village is the abundance and availability of wildlife.
3. Nun’s Well is also of historical importance, again contributing towards the village’s identity.
4. If the Council’s goal is to build affordable housing, that goal is... |
| Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

AONB context noted: Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses. |
unlikely to be met by building in the village/on green belt land. Houses in this area are already higher than average due to desirability. Building houses would either a) not make said houses affordable or b) reduce the value of the overall properties in the village.

5. Part of the Common (also a nature reserve) has already been encroached upon by Cameron Homes. Further reduction in green belt/building on or near to nature reserves would encourage these companies in trying to build on similar land due to the implication that it is acceptable.

Many thanks in advance for taking these concerns into consideration during the process of finalising the local plan.

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IOC137-14 Mrs Mills c/o Tedstone, George and Tedstone

Landowner supports allocation of the site for residential use. The site is suitably located adjacent to existing housing and within convenient distance of transport links and all necessary amenities. The site would provide a sustainable location for development and make a significant contribution to the housing needs of the district.

There are no legal, technical or physical constraints which would hamper or restrict the immediate development of the site if it were to be removed from the Green Belt. In view of the need for the Council to consider the removal of land from the Green Belt to accommodate new development it is suggested that the site represents a very suitable opportunity.

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Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

AONB context noted: Local Plan part 1 provides the adopted policy context for consideration of sites (Policy
| IOC137-15 | Natural England | See overall comments on SSSI Impact Risk Zones. Site lies within AONB. Adopted LPP1 policies CP12, 13 and 14 apply. | Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted: Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses. |
| IOC137-16 | Perks G | Sites C136, C137, C373, C400, C401, C402, C403, C404, C399, C376. The call for sites for potential development is understandable considering current requirements for housing. It is an unfortunate fact that green belt is now considered a legitimate option for development and evident in areas across the country such options are taken up. The above site refs are of particular concern as the area is an AONB. This means by definition that its landscape is considered so precious that it is protected for the nation, for its wildlife, habitats, historical heritage and scenic views. It is easy to see why Cannock Wood has earned this status, it meets all the criteria with abundance. Castle Ring and Court bank Farm are excellent examples of historical sites and areas that provide natural habitat for wildlife. Cannock Wood attracts many visitors because of its wildlife, history and ancient monuments which brings significant benefits to the area. To turn the surrounding field and woodlands into housing estates or industrial developments will induce a great loss for the sake of a few houses. Access to the village is a big concern, the roads are narrow and restrictive so any extension of the village will cause significant risks from more traffic. Developments in the surrounding area already underway or complete have driven out wildlife from their habitat; this is evident from the increasing sights of deer roaming the main roads of Chase Terrace. This should not be allowed to happen | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. AONB context noted: Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses. |
further in this area. The negative aspects of approving the above referenced sites for potential development are clear, so as a resident who is concerned for the Cannock area as a whole, please assess the sites as unsuitable and preserve a valuable AONB.

| IOC137-17 | Roberts C | Slang Lane is a very narrow lane with only footpaths on one side at either end and no paths past the junction with Ivy Lane. It is already a very busy Lane with large vehicles and horse boxes attending the farm and riding school. Horses and riders are also frequently using the Lane to access the farm and the lane is also used as a short cut through to Hayfield Hill. The land in Cumberledge hill is adjacent to Nuns Well which is a special site in an AONB. Cannock Wood itself has 1 small school which is already full with pupils from outside the catchment area, the Doctors Surgeries in the surrounding villages are also full with many of them unable to accept new patients, and the Village also lacks a Post Office and shops. |
| IOC137-18 | Roberts J | C400, C402, C373, C137. Slang Lane is a very narrow lane with only footpaths on one side at either end and no paths past the junction with Ivy Lane. It is already a very busy Lane with large vehicles and horse boxes attending the farm and riding school. Horses and riders are also frequently using the Lane to access the farm and the |

Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

AONB context noted: Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.

Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in...
<table>
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<tr>
<th>IOC137-19</th>
<th>Smith M</th>
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<tbody>
<tr>
<td>Object to site. Situated on green belt land and as per the Cannock district councils plan, does not comply with the plan for urban development only. The roads surrounding the proposed sites are not suitable as speeding is already an issue on hayfield hill with the current number of vehicles, an issue that has been highlighted on a number of occasions and has been monitored and accepted by the highways agency and police. I would have serious concern over the welfare of my family, children visitors and neighbours. I would also have serious concerns for the welfare of wildlife that are reliant on these proposed sites.</td>
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Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

AONB context noted: Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.
| IOC137-20 | Smith S | Object to site. Situated on green belt land and as per the Cannock district councils plan, is a direct contradiction of the plan i.e. urban development only. Also the extension of the village of Cannock wood would also be against Cannock district councils policies. The roads surrounding the proposed sites are not suitable as speeding is already an issue on hayfield hill without having more vehicles to contend with, an issue that has been highlighted on a number of occasions and has been monitored and accepted by the highways agency and police. Finally, as well as being against your own policies it would also be irresponsible due to the amount of wildlife that resides on these proposed sites. |

|  |  | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. |

<p>|  |  | AONB context noted: Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses. |</p>
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<tr>
<th>IOC137-21</th>
<th>Staffs County Council</th>
<th>Sites C136, 137,373,400,401,402,403 and 404 – potential to impact on sensitive undesigned archaeology remains but they are small in nature and do not impinge directly upon designated heritage assets or large areas of historic landscape character. Castle Ring hillfort (SAM) lies close to/overlooking the above sites, at present screened by vegetation, but the Forestry Commission felling plans may expose the monument and any allocation site on lower land to the south may impact upon the setting of this nationally important heritage asset.</th>
<th>Noted, will be considered fully as Site Assessment work is taken forward.</th>
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<tr>
<td>IOC137-22</td>
<td>Stansfield N</td>
<td>Site outside the existing village boundary of Cannock Wood and within the Green Belt and the AONB. The Local Plan Core Strategy (1) proposes to protect to the Green Belt in accordance with National Planning Policy by restricting further development to within the existing village boundary. To include the site for future housing development would therefore be contrary to long established Green Belt policy. Furthermore Cannock Wood is within the Cannock Chase Area of Outstanding Natural Beauty where national and local planning policies seek to protect the special character of the area in the public interest. To allow the site to be developed for housing would detract from the visual character of the area and the setting of the village.</td>
<td>Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. AONB context noted: Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.</td>
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<td>IOC137-23</td>
<td>Mr Thomas A</td>
<td>Within green belt land. Development be totally unacceptable, as it would dramatically increase urban sprawl, merging individual villages together, destroying their beauty, identity and very unique characters. The green belt status must be maintained in these areas in order to protect the villages, wildlife habitat and agriculture.</td>
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<tr>
<td>IOC137-24</td>
<td>Mr Thomas A</td>
<td>Falls within the Area of Outstanding Natural Beauty (AONB), designated for conservation due to its significant landscape value! Any development outside of the settlement boundaries would be detrimental to the AONB. Furthermore, any large-scale developments would have a devastating effect on the AONB and would threaten its very existence.</td>
<td>Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. AONB context noted: Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.</td>
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AONB context noted: Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.

| IOC137-25 | Tunnicliffe G | The fact that the areas (areas of outstanding natural beauty and green belt) have been proposed beggars belief. Not only this, Cannock Wood suffers already from totally inadequate service utilities- mains drainage, water, electric, gas and telecoms. In addition, the road network in and around Cannock Wood would not support development on this scale. |
| Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. |
| IOC137-26 | Williams I & C | Concerned about the proposals for house building in and around Cannock Wood and the impact upon the Green Belt and AONB. There is no infrastructure in the village to support extra housing. Have no doctor’s surgery, a small school and one shop that opens for 2 hours every other day. Roads are crumbling with volume of traffic and there is a limited bus service. |
| IOC137-27 | Woodland Trust | Adjacent to ancient woodland (Unnamed) | Noted, will be considered fully as Site Assessment work is taken forward. |

AONB context noted: Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.

Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

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<td>IOC171-1</td>
<td>Bradley B</td>
<td>Should be discounted as option for housing at this stage.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
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<tr>
<td>IOC174-1</td>
<td>Bradley B</td>
<td>This plot is an overdeveloped site, where a reduced amount of proposed dwellings would work.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>IOC174-2</td>
<td>Environment Agency</td>
<td>Site affected by ordinary watercourses where EA have little or no information. It would therefore be more appropriate for the Lead Local Flood Authority (Staffs County Council) to lead. As a minimum adequate development easements should be maintained, and where improvements can be made, renaturalisation and deculverting to ensure compliance with Local Plan Policy CP16.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
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<tr>
<td>IOC176-1</td>
<td>Staffs County Council</td>
<td>Adjacent to Hednesford Hills section of Chasewater and Southern Staffs Coalfield Heaths SSSI. Potential impacts on, in particular, bird species.</td>
<td>Noted, will be considered as Site Assessment work is taken forward.</td>
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<td>IOC177-1</td>
<td>Staffs County Council</td>
<td>Shown as 6-15 year delivery but could be brought forward as 0-5 year delivery.</td>
<td>Noted, will be considered as Site Assessment work is taken forward.</td>
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<td>Staffs County Council</td>
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<td>IOC220ab-1</td>
<td>KGL Estates (Heminsley / McGregor)</td>
<td>There are only 11 years left of the current adopted plan period and several of the 6-15 developable sites in the SHLAA have been rolled forward annually on several occasions with no indication of any significant progress having been made to bring them forward. Examples are sites C220(a), C220(b) and C80 in Hednesford amounting to 157 units.</td>
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<td>IOC264a-2</td>
<td>Environment Agency</td>
<td>Site is located above a historic landfill site and consequently there is potential for contamination to have occurred. Before the principle of development can be determined, land contamination should be investigated to see whether it could preclude certain development due to environmental risk or cost of clean-up (remediation). Any planning application for a site where there is potential for contamination must be supported by a Preliminary Risk Assessment. Depending on the findings subsequent site investigation, risk assessment and remediation may be required. Appropriate conditions can be attached to any planning permission. Where there is significant contamination or uncertainty over the risks to ‘Controlled Waters’ receptors, a site investigation may be required as part of a planning application. Should consult with the Councils’ Environmental Health team for further advice on generic aspects of land contamination management. Issues relating to risks of contamination to groundwater will need to be considered prior to permission being given for development.</td>
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<tr>
<td>IOC264a-3</td>
<td>Houldcroft J</td>
<td>Section 3, Key Issues and Reasons for Recommendation 3.2 The role of Local Plan Part 2 is to deliver Part 1. It needs to allocate sites to deliver the amounts of development in the right locations, and where necessary can also provide further policy elaboration provided that it links directly back to Part 1 and can be clearly justified by robust evidence. 5.6 - As Local Plan Part 2 is to deliver the detail set out in Part 1, it is imperative that it is consistent with it. 5.14 - The National Planning Policy Framework states that Green Belt has five purposes. Its role is:</td>
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- 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; and
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.


(page 17) 4.3 LPP1 sets the context for the need for LPP2. Policy CP1 emphasises the need to focus investment and regeneration ‘in existing settlements whilst conserving the landscape of the AONB. Local Plan Part 2 is contradictory to deliver Local Plan Part 1 and Cannock Chase AONB Management Plan 2014-19 with sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 all being within the Green Belt and AONB, these sites should be taken out of the next round of the plan on these points alone. All these sites would ruin the character of Cannock Wood village and be detrimental to the AONB.

Furthermore with sites C264, C264(a), C264(b), C285, C264 (c), C264(d), C264 (e) and C265. These proposed sites would be detrimental to the area in general linking urban areas together, ruining the local landscape and the views into and out of the AONB. These sites are not in keeping with the local area and would ruin the local community having such an increase population.

The sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 would overwhelm the small village of Cannock Wood which does not have the infrastructure to support developments of this size. They would also effect the environment, much of the traffic would have to pass via the 5 ways junction at Heath Hayes which already has air pollution issues and requires
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Much of the proposed land in sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 is used for equestrian purposes. Cannock Chase and the AONB is being promoted as recreational and leisure use, where would people keep their horses if these sites went ahead? Locally Coney Lodge Farm on Rugeley Road, Chase Terrace is currently already under development into a housing complex.

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Below are various extracts to support my comments (which I have added comments in red or made key sentences bold) to support the fact that the sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 should be taken out of the local plan due to them not being in fitting with Local Plan Part 1 2014 and the Cannock Chase AONB Management Plan 2014-19:

Page 35 of Local Plan Part 1, 3.0 Vision states
‘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.’

Local Plan Part 1, Section 1 core strategy, figure 4.1. (see below) States that Cannock Wood is within AONB and to ‘Respect Village Character’

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From the Cannock Chase AONB Management Plan 2014-19, Cannock Wood and sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 are all within the area classed as ‘Settled Plateau Farmlands’ as per Figure 3 (page 13).

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• Undulating landform dissected by small wooded stream valleys
• Clustered farmsteads and roadside cottages
• Winding lanes with high hedgebanks
• Small irregular hedged fields

These special qualities should therefore be preserved. Page 8 states
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Already on key dates i.e. Christmas, New year and summer days
Castle ring car park is full with vehicles parking in surrounding narrow lanes making walking around the local area dangerous. Around the popular Castle Ring area and Gentleshaw Common there are already signs of too many visitors of trampled pathways, flora / fauna and littering, dog fowling etc.

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- KI22 Ancient woodland needs to be protected and restored to secure its long term future.

There are ancient woodlands that form part of site C373 and CE55.

Landscape Policies (page 30) states:-

- LP6 The Partnership will seek to influence planning policies, Local Plans and planning decisions to ensure they incorporate measures for the conservation and enhancement of the AONB landscape and scenic beauty.

I do not see how any of the sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 conserve or enhance the AONB landscape and scenic beauty.

- LP11 Work will be undertaken to ensure protection of all landscape, heritage, geological and ecological designated assets.
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I do not see how any of the sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 conserve or enhance the AONB landscape and scenic beauty.
- LP11 Work will be undertaken to ensure protection of all landscape, heritage, geological and ecological designated assets. There is an old moat that is within the C373 and CE55 sites so this should be protected as heritage.

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<th>IOC264c-4</th>
<th>O'Sullivan J</th>
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<td>This development would mean that Wimblebury, Littleworth, Rawnsley and Prospect Village would merge into one large conurbation. It is important to maintain the community advantages of established identities. Historically part of the site was the original golf course of the Marquis of Anglesey. There must be significant concern about the current infrastructure. There is already parking problems outside local GPs surgeries (Rawnsley Road). Schools will be under pressure as well as other community based services. Access to and from such a large site will be problematic. Littleworth Road is already a main route to Burntwood and Chasetown. Area C264(D) is already prone to flooding. A permanent pond has developed after many years. It is expanding. There are newts in that pond. The site is Green Belt and enjoyed by wildlife. A herd of red deer can often be seen grazing. I have no problem supporting housing developments. We all need space to grow our families. But there are far better alternatives to the sites I have identified.</td>
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Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.
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<td>IOC264d-1</td>
<td>Mr and Mrs Bebbington</td>
<td>Concerns regarding potential development of the site. Concern regarding loss of privacy and amenity to own property. Concern regarding impact upon dismantled railway and impacts upon habitats/wildlife, including trees and deer.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
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</table>
| IOC264d-2  | Bennett E                  | - This is a large area of land presently designated as Green Belt which will be lost forever.  
- In the field adjacent to Littleworth Road a pool has formed which has increased in size over the years and suggests that drainage may be a problem and the area may be prone to flooding.  
- Housing development on this scale could not be supported by the present infrastructure with the surrounding roads already heavily congested at peak times. The lack of school capacity and medical facilities is also another consideration.  
- The farmland also supports a variety of wildlife which includes deer and birds of prey.  
- Area has a number of rights of way which many people utilise for their enjoyment of the countryside.  
- Should the proposed housing development be allowed the identities of Wimblebury, Rawnsley, Prospect Village and Heath Hayes, as old mining villages, will disappear to be replaced by urban sprawl.  
- Much smaller developments should be pursued which can be absorbed more easily into the community. | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. |
| IOC264d-3  | Bradley B                  | Should be discounted as option for housing at this stage.                                                                                                                                               | Noted, will be considered fully as Site Assessment work is taken forward.                             |
| IOC264d-4  | Environment Agency         | Site is located above a historic landfill site and consequently there is potential for contamination to have occurred. Before the principle of development can be determined, land contamination should be investigated to see whether it could preclude certain development due to environmental risk or cost of clean-up | Noted, will be considered fully as Site Assessment work is taken forward.                             |
| IOC264d-5 | Harvey S | I understand the need for housing development but feel that open space is also important for residents. The fields are currently used for agriculture. People also use the footpaths which cross the fields. Wildlife has to be considered and the field sustains birds of prey and I have also seen deer there. | Noted, will be considered fully as Site Assessment work is taken forward. |
| IOC264d-6 | Houldcroft J | Section 3, Key Issues and Reasons for Recommendation 3.2 The role of Local Plan Part 2 is to deliver Part 1. It needs to allocate sites to deliver the amounts of development in the right locations, and where necessary can also provide further policy elaboration provided that it links directly back to Part 1 and can be clearly justified by robust evidence.  
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• To preserve the setting and special character of historic towns; and
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(page 9) ‘Links between Local Plan Part 1 and Local Plan Part 2’
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• LP11 Work will be undertaken to ensure protection of all landscape, heritage, geological and ecological designated assets. There is an old moat that is within the C373 and CE55 sites so this should be protected as heritage.
| IOC264d-7 | Lichfield District Council | Concerned site may conflict with Policy CP12 – Biodiversity and Geodiversity of the Local Plan Part 1. Request that the following ecological issues are considered as the site assessments are progressed:  
- potential impacts (direct and indirect) of upon Chasewater Heaths and Southern Staffordshire Coalfields SSSI and Gentleshaw Common SSSI and recognition that appropriate buffering and mitigation would be needed;  
- assurance that ‘no net loss’ to biodiversity and appropriate enhancements can be achieved;  
- is located in a key strategic heathland corridor, as identified by the Staffordshire Habitat Opportunity Map and an important cross boundary priority area for creating and enhancing heathland between Cannock Chase SAC and Sutton Park NNR; and  
- heathland creation must be a key component of any development scheme. | Noted, will be considered fully as Site Assessment work is taken forward. |
| IOC264d-8 | O’Sullivan J | This development would mean that Wimblebury, Littleworth, Rawnsley and Prospect Village would merge into one large conurbation. It is important to maintain the community advantages of established identities.  
Historically part of the site was the original golf course of the Marquis of Anglesey.  
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The site is Green Belt and enjoyed by wildlife. A herd of red deer can often be seen grazing.

I have no problem supporting housing developments. We all need space to grow our families. But there are far better alternatives to the sites I have identified.

| IOC264d-9 | Purcell J | We have a herd of deer, coming off the Chase that uses the pond as a watering hole (in corner of proposed land). Found newts on my garden which backs onto the land (photos provided). We also have foxes, badgers. I have seen weasels and stoats. The land is prone to flooding as it used to flood my next doors’ garden (which was milky coloured). The coal board who owned it at the time had 3 attempts before they stopped it flooding. |

plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. Noted, will be considered fully as Site Assessment work is taken forward.
## Local Plan Part 2 Site Option C264(e)

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<td>Bradley B</td>
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<td>Houldcroft J</td>
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• HLO2 Conserve and enhance the distinctive and nationally important landscape of Cannock Chase AONB and the locally, nationally and internationally important biodiversity and geodiversity it supports, ensuring links between habitats within the AONB and surrounding landscape.

Landscape Key issues (page 24) states:-
• KI6 Pressure for development, its quality and impacts may change the character of the AONB landscapes and its setting.
• KI7 Encroachment of urban elements into landscapes.
• KI9 The development of major new housing provision immediately surrounding the AONB may significantly increase the impact of regular visitors to localised areas.
Already on key dates i.e. Christmas, New year and summer days Castle ring car park is full with vehicles parking in surrounding narrow lanes making walking around the local area dangerous. Around the popular Castle Ring area and Gentleshaw Common there are already signs of too many visitors of trampled pathways, flora / fauna and littering, dog fouling etc.

• KI21 Maintaining views from and into the AONB.

Sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 would ruin views into and out of the AONB.

All the site listed above would have a detrimental impact on views from and into the AONB. The green space in and around the Cannock Chase AONB must be protected.

• KI22 Ancient woodland needs to be protected and restored to secure its long term future.

There are ancient woodlands that form part of site C373 and CE55.

Landscape Policies (page 30) states:-
• LP6 The Partnership will seek to influence planning policies, Local Plans and planning decisions to ensure they incorporate measures for the conservation and enhancement of the AONB landscape and scenic beauty.

I do not see how any of the sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 conserve or enhance the AONB landscape and scenic beauty.
<table>
<thead>
<tr>
<th>IOC264e-4</th>
<th>Purcell J</th>
<th>LP11 Work will be undertaken to ensure protection of all landscape, heritage, geological and ecological designated assets. There is an old moat that is within the C373 and CE55 sites so this should be protected as heritage.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
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<td></td>
<td></td>
<td>We have a herd of deer, coming off the Chase that uses the pond as a watering hole (in corner of proposed land). Found newts on my garden which backs onto the land (photos provided). We also have foxes, badgers. I have seen weasels and stoats. The land is prone to flooding as it used to flood my next doors’ garden (which was milky coloured). The coal board who owned it at the time had 3 attempts before they stopped it flooding.</td>
</tr>
<tr>
<td>Rep ID No.</td>
<td>Respondent</td>
<td>Comment</td>
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</tr>
<tr>
<td>IOC264-1</td>
<td>Baker H &amp; Horton C</td>
<td>We have only just purchased our first home and if we would have known about this it would have made us second think about the purchase. The land is a haven for nature including deers, which I have already seen. The wildlife would be hugely disrupted and the current scenery would be destroyed.</td>
</tr>
<tr>
<td>IOC264-2</td>
<td>Bradley B</td>
<td>Should be discounted as option for housing at this stage.</td>
</tr>
<tr>
<td>IOC264-3</td>
<td>Church Commissioners (Barton Wilmore)</td>
<td>The whole Bleak House site has been included as a site option which is also refined into smaller land parcels C264 (a) to (e) included as site options for housing. Plan and vision document also submitted.</td>
</tr>
<tr>
<td>IOC264-4</td>
<td>Cooper L</td>
<td>Concerned about impact on traffic and additional congestion/pollution. Concerned about impact on local wildlife (deer especially as they have already been affected by other</td>
</tr>
<tr>
<td>IOC264-5</td>
<td>Elliot L</td>
<td>I oppose the use of Green Belt land to build houses. In particular, Wimblebury has already lost a lot of land to development and we are beginning to lose our identity as a village and are being merged with Hednesford etc. The pressure on roads is already at tipping point and there is no access to C264 without disruption to current residents. Our Green Belt should be protected for conservation of nature and for the good and well being of residents.</td>
</tr>
<tr>
<td>IOC264-6</td>
<td>Garcha, L</td>
<td>Object – Wimblebury is and always has been a village surrounded by farms and Green Belt land. Development of C264 and C265 will take away character and cause loss of privacy with negative visual impact. Contrary to LP1 vision for District to continue to be made up of distinct communities with strong local character – all villages will lose local and historical identity and farmland in area renowned for its AONB. Contrary to LP1 statement that designated Green Belt is a crucial feature of the district’s character. (2.23). LP1 p50 states land east of Wimblebury to be safeguarded and now proposing to build there. LP1 p77 states that area in C264 and C265 was a focus for landscape and biodiversity conservation and p85 it was identified as part of the green infrastructure ‘to be</td>
</tr>
<tr>
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<td>Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.</td>
</tr>
<tr>
<td>IOC264-7</td>
<td>Garcha O</td>
<td></td>
</tr>
<tr>
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<tr>
<td>I strongly oppose the council's decision to propose the future development on the green belt land between Prospect Village and Wimblebury. Your plan proposes building on green space that has never been brownfield space. There are also environmental and health issues, to name but a few. These would be increased pollution from traffic, increase in congestion around Cannock's already struggling road infrastructure and a massive loss of wildlife habitat. There has already been a lot of housing developments around Pye Green Road, Burntwood and other places in and around Wimblebury and Heath Hayes. I'd also like to point out, in local plan part 1 C264 and C265 these areas were identified as green belt land (see page 7), you are now proposing development on the green belt land without any land being protected. There is an Increasing Urban sprawl in these areas and your future plans are not protecting green belt land. I also would like to refer to page 33 of local plan 1 whereby you stated that your vision for the Cannock chase district was for it to</td>
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</table>

view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

AONB context noted: Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses. Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.
‘continue to be made up of distinct communities with strong local character’. This is not the case if you develop on C264 and C265 as all local villages will then lose their local identity and historical identity as all farmland is lost from an area which thrives on farming both past and present.

Your proposed future plans would also be damaging historical land and Wimblebury, Prospect Village and Heath Hayes as a whole. Your plans will end up merging Wimblebury, Rawnsley, prospect village, Heath Hayes and Cannock wood. This would mean that we will lose the historical and individual identity and urban feel of these local yet independent villages.

I’d also like to refer to page 26 of local plan 1 (point 2.23) you stated that ‘designated green belt land is a crucial feature of the districts overall character’ and you are now planning to develop on green belt land. This totally contradicts local plan 1.

It is already a built up area and over the last 15 years has been heavily developed on.

Refering to Page 50 of plan 1 you stated that the land East of Wimblebury Road will be safeguarded (post plan period) and you are now planning to develop there. Again I must point out this contradicts plan 1.

Referring to page 77 of local plan 1 you stated that the area in C264 and C265 were a focus for landscape and biodiversity conservation - you are now proposing to build on this area again contradicting plan 1. You also identified it as part of the green infrastructure.

On page 85 of plan 1 you stated that ‘Green infrastructure is to be protected and enhanced to assist climate change, mitigation and adaption’. You are now planning to build on that area. Building on this area will in no way assist climate change.

Until the 1980’s Heath Hayes and Wimblebury were separate but now they are connected due to urban sprawl. Each village once had their own individual identities, these have now disappeared.
and your proposed plan will only make this worse. Cannock council have also recently approved the plans for the development of the Mill Green designer shopping outlet. The increased traffic this will cause will massively affect the environmental impact in the areas of Heath Hayes and Wimblebury. It is crucial that green belt land is kept to offset the environmental impact the shopping village will cause. The current infrastructure around these villages regarding education, healthcare, traffic will not cope with the proposals for plan 2.

In summary I totally oppose your plans on future development on the green belt land between Prospect Village and Wimblebury (Wimblebury Farm)

I am writing this as a resident of Wimblebury. Could you please keep me on your database so that I am kept up to date with progress of the local plan and future consultations.

Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local
1) These areas have already been heavily developed with housing over the last 25 years. Large-scale development ceased at least 10 years ago and the area has had an opportunity to settle and for the boundaries of Hazelslade, Rawnsley, Heath Hayes and Wimblebury to become clearly established. To now “fill in the gaps” between all of these settlements and as far as Norton Canes in the South would clearly amount to unrestricted sprawl of built-up areas.

2) For the same reason, it would mean that neighbouring towns would merge in to one another. Each of the towns/villages outlined above has its own identity and own local facilities - whether it be the school, nature reserve and Post Office of Hazelslade; the doctors’ surgery, shop and nursery of Rawnsley; or the historic shopping areas of Heath Hayes in particular, but also the other towns. To allow these areas to merge into one conurbation would destroy the individual identities and characters of each;

3) This area of Greenbelt abuts the Cannock Chase AONB. The Greenbelt helps to protect the AONB from encroachment. To remove the Greenbelt and allow such huge development (there are approx. 5000 houses proposed, the entire requirement for the district) to border directly onto the AONB would be a severe encroachment on the major natural asset that the district has;

4) See the comments above, especially with regard to Heath Hayes and its historic High Street;

5) See comments above re: removing this Greenbelt before full consideration of redeveloping the power station site has taken place.

Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

AONB context noted: Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.
topographically, the area contained within all of these sites is elevated and contains a number of public footpaths which provide beautiful open views across rolling countryside as far South as Walsall on the horizon. Looking North-West are equally stunning views across low fields to Rawnsley some distance away, with Hednesford Hills towering above it. These vistas are special. They are what the Greenbelt exists to protect and to smother them with housing, in a district that is rightly proud of its natural beauty, and especially the way that natural beauty has been borne from an industrial past, would be a travesty.

| IOC264-9 | Green Party (CCDC) | Concerns about the scale of proposals between Wimblebury and Prospect Village -would create a whole new suburb. The retention of this area of Green Belt is essential to protect the community identities. Even a partial development would damage the character of the area as this might also be seen as part of a future long term use which would creep across the intervening area over time. |
| Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. |

AONB context noted: Local Plan part 1 provides the adopted policy context for consideration of sites.
| IOC264-10 | Guest C | I am opposed to the use of Green Belt land for housing in our area. The position of houses in this area would further increase the terrible traffic problems in Wimblebury Road, Littleworth Road and Five Ways Island. There is a wildlife pond in this area and it is a vital habitat to much nature and wildlife. | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. |
| IOC264-11 | Guest J | I am opposed to the use of Green Belt land for housing. Green Belt land was put in place to prevent urban spread and joining of towns. By building on these areas you would be joining together Prospect Village, Wimblebury, Littleworth and Rawnsley, with each losing its identity. Also C264(c) and (d) have a nature pond, which houses much wildlife and buzzards have been seen in this area too. | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to |
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<table>
<thead>
<tr>
<th>IOC264-12</th>
<th>Houldcroft J</th>
</tr>
</thead>
</table>
| **Section 3, Key Issues and Reasons for Recommendation 3.2** The role of Local Plan Part 2 is to deliver Part 1. It needs to allocate sites to deliver the amounts of development in the right locations, and where necessary can also provide further policy elaboration provided that it links directly back to Part 1 and can be clearly justified by robust evidence.  
5.6 - As Local Plan Part 2 is to deliver the detail set out in Part 1, it is imperative that it is consistent with it.  
5.14 - The National Planning Policy Framework states that Green Belt has five purposes. Its role is:  
• To check the unrestricted sprawl of built up areas;  
• To prevent neighbouring towns merging in to one another;  
• To assist in safeguarding the countryside from encroachment;  
• To preserve the setting and special character of historic towns;  
and  
• To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.  
(page 17) 4.3 LPP1 sets the context for the need for LPP2. Policy CP1 emphasises the need to focus investment and regeneration ‘in existing settlements whilst conserving the landscape of the AONB. Local Plan Part 2 is contradictory to deliver Local Plan Part 1 and |

Noted and for consideration as the site assessment work is undertaken.
Cannock Chase AONB Management Plan 2014-19 with sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 all being within the Green Belt and AONB, these sites should be taken out of the next round of the plan on these points alone. All these sites would ruin the character of Cannock Wood village and be detrimental to the AONB.

Furthermore with sites C264, C264(a), C264(b), C285, C264 (c), C264(d), C264 (e) and C265. These proposed sites would be detrimental to the area in general linking urban areas together, ruining the local landscape and the views into and out of the AONB. These sites are not in keeping with the local area and would ruin the local community having such an increase population.

The sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 would overwhelm the small village of Cannock Wood which does not have the infrastructure to support developments of this size. They would also effect the environment, much of the traffic would have to pass via the 5 ways junction at Heath Hayes which already has air pollution issues and requires measures to bring the air quality at this junction within European standards.

Much of the proposed land in sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 is used for equestrian purposes. Cannock Chase and the AONB is being promoted as recreational and leisure use, where would people keep their horses if these sites went ahead? Locally Coney Lodge Farm on Rugeley Road, Chase Terrace is currently already under development into and housing complex.

Many of the sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 are on top of old unmarked? Mine workings
which would cause issues during any development.

Another concern that I would have is having such a mass of houses so close to the Beaudesert Scout and Guide camp for security reasons. Therefore making this site easily accessible on foot etc. could cause issues.

The site that is proposed at C373, CE55 would have a detrimental impact on the local wildlife with many trees, ancient woods, streams and pools there is a rich diversity of wildlife from Deere, birds, newts etc.

Below are various extracts to support my comments (which I have added comments in red or made key sentences bold) to support the fact that the sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 should be taken out of the local plan due to them not being in fitting with Local Plan Part 1 2014 and the Cannock Chase AONB Management Plan 2014-19:

Page 35 of Local Plan Part 1, 3.0 Vision states
‘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.

Local Plan Part 1, Section 1 core strategy, figure 4.1. (see below) States that Cannock Wood is within AONB and to ‘Respect Village Character’

The sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 would not be ‘respecting’ the village character as Cannock Wood would be overwhelmed.

From the Cannock Chase AONB Management Plan 2014-19, Cannock Wood and sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 are all within the area classed as ‘Settled Plateau Farmlands’ as per Figure 3 (page 13).

With Special Qualities (page 18) being:

- Undulating landform dissected by small wooded stream valleys
- Clustered farmsteads and roadside cottages
- Winding lanes with high hedgebanks
- Small irregular hedged fields
These special qualities should therefore be preserved.
Page 8 states
• HLO2 Conserve and enhance the distinctive and nationally important landscape of Cannock Chase AONB and the locally, nationally and internationally important biodiversity and geodiversity it supports, ensuring links between habitats within the AONB and surrounding landscape.

Landscape Key issues (page 24) states:-
• KI6 Pressure for development, its quality and impacts may change the character of the AONB landscapes and its setting.
• KI7 Encroachment of urban elements into landscapes.
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Already on key dates i.e. Christmas, New year and summer days Castle ring car park is full with vehicles parking in surrounding narrow lanes making walking around the local area dangerous. Around the popular Castle Ring area and Gentleshaw Common there are already signs of too many visitors of trampled pathways, flora / fauna and littering, dog fouling etc.

• KI21 Maintaining views from and into the AONB.

Sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 would ruin views into and out of the AONB.

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from and into the AONB. The green space in and around the Cannock Chase AONB must be protected.

- KI22 Ancient woodland needs to be protected and restored to secure its long term future.

There are ancient woodlands that form part of site C373 and CE55.

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- LP6 The Partnership will seek to influence planning policies, Local Plans and planning decisions to ensure they incorporate measures for the conservation and enhancement of the AONB landscape and scenic beauty.

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- LP11 Work will be undertaken to ensure protection of all landscape, heritage, geological and ecological designated assets. There is an old moat that is within the C373 and CE55 sites so this should be protected as heritage.

| IOC264-14 | KGL Estates (Heminsley / McGregor) | Sites C264, C265 and C279 have adverse impacts on landscape and nature conservation and there are issues over coalescence (Green Belt) | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the |
| IOC264-15 | Mrs Kitson | I visit friends regularly in this area and the traffic is already congested. I also walk my dog, when visiting, and believe this development would impact on the environment and natural beauty. | Noted, will be considered fully as Site Assessment work is taken forward. |
| IOC264-16 | Morgan A | Oppose the use of Green Belt land in this area to build houses. This area is of great importance to the local area for the well being of local residents. This land separates local villages from merging together but building houses here will cause them to lose their identities. The areas are already overpopulated with the infrastructure at busy times being at breaking point. There are insufficient secondary schools close by as this year children from Heath Hayes, Wimblebury and Littleworth were not able to get into their 1st or 2nd choices of secondary schools. Doctors surgeries are unable to cope with current demand making it difficult to see your own doctor resorting to out of hours surgeries for general appointments. Building houses here would make this all worse | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. AONB context noted: Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses. |
and be disastrous for the local area.

| IOC264-17 | Morgan P | Fully against the building of houses on Green Belt and local planning should be considering other options like poorly used industrial locations to relocate the businesses and using these for housing instead. Green Belt is in place for the health and wellbeing of residents as well as local wildlife. Even the Government are urging local councils not to use Green Belt stating it as inappropriate. The roads and infrastructure in and around the site are already over populated. Building more houses would make the area hopeless to navigate at busy times. The areas of C264 and C265 are the only green areas separating Wimblebury, Heath Hayes, Littleworth, Prospect Village and Chase Terrace. Building here would effectively join these together and so they would lose their individual identities. |
| IOC264-18 | Dr Nikolaidis N | Wimblebury is a nice part of Cannock despite being close to a lot of industrial buildings all along Keys Park road. This is due to the fact that there are some relatively new properties together with enough population not to cause congestion and lack of amenities. |

view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

Noted, will be considered as Site Assessment work is taken forward.
like schools and also due to the beautiful farmland providing a nice scenery. The farmland that you referring to build new houses is the only thing that makes this place attractive and maintaining a slightly higher value in the properties in comparison to the rest of Cannock. Cannock despite being close to protected wildlife I believe is overpopulated and unfortunately with low and middle class people. What needs Cannock is to target in making the city more attractive to all classes so the properties increase their value and there is more income for the council. The city is very industrial and offers a lot of jobs on the other hand that does not necessarily attract the right population. I personally am a doctor in New Cross Hospital and when I mentioned I will buy a house in Cannock my colleagues sarcastically told me that I will probably be the only doctor leaving in the city of Cannock. I think this is the impression of people out of town regarding Cannock and I to be honest I don’t support that. I believe where I live is a lovely place with very good neighbours.

Building though more properties here will devalue our existing properties and push a lot of people to sell before this happens. Also there is already enough traffic every day as there is only one exit from Cannock towards M6 via the orbital roundabouts and that can only get worse without provision of more exits. In terms of traffic also things are about to get worse during the construction and definitely after completion of the Mill Green outlet which I support anyway. There should be no more planning for building around this area as it will have to be assessed the impact of this outlet first which in terms of traffic can only get worse. I personally believe that there should be more focus in building properties on the west side towards Penkridge and A5 where there is an alternative exit from the city of Cannock to M6.

This farm land here should maintain as it is for the wellbeing of the existing citizens and that is the only way to prosper towards better
| IOC264-19 | Peasley G | Concerned about local traffic congestion and flooding issues. Effect on local wildlife. | Noted, will be considered fully as Site Assessment is taken forward. |
| IOC264-20 | Quinn M | Do not agree with building houses on Green Belt land. The traffic in Wimblebury and Littleworth Road is already very high and building more houses would make it even busier. C264- known within the area to have great historical importance with evidence of history dating back to medieval times with bell pits and mining which are all part of the local history. Choosing somewhere that has less historical importance and less impact on local residents would be better. For example, the site of C116 would have the least impact on local residents/local area. | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the database (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. |
| IOC264-21 | Quinn S | Totally against using Green Belt land for housing. C264 has historic value and wildlife would be greatly affected. We already have problems with traffic in Wimblebury and surrounding areas. Housing would create further traffic problems that we can’t cope with. There is a lack of health provision in the area- already waiting two week to see a doctor. There are no rail links or shops people can walk to making this area totally wrong for further building. | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the database (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the |
| IOC264-22 | Ray J | Traffic is bad enough as it is. Land has been known to flood, natural dip. | Noted, will be considered as Site Assessment work is taken forward. |
| IOC264-23 | Reaney N | I live in a property that faces the Green Belt land and so I knowing building on this land would be massively detrimental to the wildlife. There is a vast variety of birds and wildlife that use this land for their habitat, from birds of prey, woodpeckers, bats, voles, hedgehogs, frogs and many more species. I am sure a lot of these animals are protected so surely we should be protecting the land and not destroying the beautiful scenery. There are so many proposed future building projects around the area. For example Hednesford football ground and the new shopping centre the roads will not be able to take anymore and they are already busy. There must be more alternative suitable grounds. | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. |
| IOC264-24 | Staffs County Council | Development is likely to result in the need to allocate a site for a new school to mitigate the impact of this potential large area of housing growth. | Noted, will be considered fully as Site Assessment work is taken forward. |
| IOC264-25 | Stewart S | I bring my dog to work and use this area to walk in my lunch break, as do many more people. This area is already built up and very busy- building more houses would add to traffic and danger to pedestrians. | Noted, will be considered fully as Site Assessment work is taken forward. |
| IOC264-26 | Mr Thomas A | Within green belt land. Development be totally unacceptable, as it would dramatically increase urban sprawl, merging individual villages together, destroying their beauty, identity and very unique characters. The green belt status must be maintained in these areas in order to protect the villages, wildlife habitat and agriculture. | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. |
Oppose development of site. Do not agree that any Green Belt should be used for housing but the development of this site would have a greater detrimental impact than some other sites. Areas of C116 would have least impact on the local area - roads are of a more substantial nature to accommodate additional traffic and with the improvements to the Orbital due to the Mill Green outlet development this will be improved further. Also closer to transport links at the train and bus station within walking distance which give access to Birmingham and Stafford. C116 is also in area where no villages or towns will join together so not impacting their identities. C116 also has little to no historical significance. C264 and C265 however have ancient medieval history, poor road infrastructure and an abundance of wildlife which would all be harmed by development.

Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

AONB context noted: Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.

Opposed to development for housing. This land secures the wildlife within the local area and building houses would have a great impact on this. There is a pond to the bottom of the valley due to water logging and flooding in the area. Building would

Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this
Oppose use of Green Belt for housing. Green Belt is in place to protect open countryside for the urban population, retaining and attractive landscape and securing nature conservation. Building houses on Green Belt land will have a negative impact on all that live in the local areas of Wimblebury, Littleworth, Heath Hayes and Prospect Village. Land is only portion of land separating these areas- will lose their identities. Infrastructure in this area is already in excess and of reasonable and adding houses will create chaos. Building houses in the Green Belt is inappropriate.

Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

AONB context noted: Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.
Object to proposal. Firstly there is the question of access. Barn Way and Haymaker Way already heavily congested residential roads, with parking already an issue. The volume of traffic on these estates must already exceed safety levels. If this was then to be the access to the site then lorries etc. would struggle to get through initially and subsequent increased thoroughfare of traffic once the development is complete would lead to even heavier and intolerable congestion, not to mention the inconvenience to the current residents. It is already a busy estate with a children’s park in the middle, which is well used by the local children. With the increase in traffic, it would become much more dangerous for the children to cross the roads. There have been several near misses already at the t junction of Barn way which is a small access road to the street and not at all suitable for through traffic or greater volumes of traffic. The open aspect of the neighbourhood and loss of existing views would be detrimental to the area and current residents. These houses were generally bought because of the views and the neighbourhood feel of the small estate. Also because the site was small and a no through road. The increased demand on local amenities would be impossible to sustain. I truly believe that this would have a considerably negative impact on our

<table>
<thead>
<tr>
<th>IOC264-30</th>
<th>Whittaker R</th>
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<tbody>
<tr>
<td>Object to proposal. Firstly there is the question of access. Barn Way and Haymaker Way already heavily congested residential roads, with parking already an issue. The volume of traffic on these estates must already exceed safety levels. If this was then to be the access to the site then lorries etc. would struggle to get through initially and subsequent increased thoroughfare of traffic once the development is complete would lead to even heavier and intolerable congestion, not to mention the inconvenience to the current residents. It is already a busy estate with a children’s park in the middle, which is well used by the local children. With the increase in traffic, it would become much more dangerous for the children to cross the roads. There have been several near misses already at the t junction of Barn way which is a small access road to the street and not at all suitable for through traffic or greater volumes of traffic. The open aspect of the neighbourhood and loss of existing views would be detrimental to the area and current residents. These houses were generally bought because of the views and the neighbourhood feel of the small estate. Also because the site was small and a no through road. The increased demand on local amenities would be impossible to sustain. I truly believe that this would have a considerably negative impact on our</td>
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<td>lives and the close community as a whole both in the short term</td>
<td>and long term, and believe this to be an unsuitable proposal. The</td>
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<td>and wellbeing of existing residents who contribute so much</td>
<td>lives and wellbeing of existing residents who contribute so much</td>
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<td>already to the local community should be put before all else.</td>
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<tr>
<td>Rep ID No.</td>
<td>Respondent</td>
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</tr>
<tr>
<td>IOC265-1</td>
<td>Astbury J</td>
</tr>
<tr>
<td>IOC265-2</td>
<td>Astbury L</td>
</tr>
</tbody>
</table>
**Birmingham Housing Market Area**

The preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

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<thead>
<tr>
<th>IOC265-3</th>
<th>Bennett E</th>
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<tbody>
<tr>
<td>- This is a large area of land presently designated as Green Belt which will be lost forever.</td>
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<td>- In the field adjacent to Littleworth Road a pool has formed which has increased in size over the years and suggests that drainage may be a problem and the area may be prone to flooding.</td>
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<td>- Housing development on this scale could not be supported by the present infrastructure with the surrounding roads already heavily congested at peak times. The lack of school capacity and medical facilities is also another consideration.</td>
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<td>- The farmland also supports a variety of wildlife which includes deer and birds of prey.</td>
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<td>- Area has a number of rights of way which many people utilise for their enjoyment of the countryside.</td>
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<td>- Should the proposed housing development be allowed the identities of Wimblebury, Rawnsley, Prospect Village and Heath Hayes, as old mining villages, will disappear to be replaced by urban sprawl.</td>
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<td>- Much smaller developments should be pursued which can be absorbed more easily into the community.</td>
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Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

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<tr>
<th>IOC265-4</th>
<th>Bradley B</th>
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<tr>
<td>Should be discounted as option for housing at this stage.</td>
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Noted, will be considered fully as Site Assessment work is taken forward.

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<thead>
<tr>
<th>IOC265-5</th>
<th>Elliot L</th>
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<td>I oppose the use of Green Belt land to build houses. In particular, Wimblebury has already lost a lot of land to development and we are beginning to lose our identity as a village and are being merged</td>
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with Hednesford etc. The pressure on roads is already at tipping point and there is no access to C264 without disruption to current residents. Our Green Belt should be protected for conservation of nature and for the good and well being of residents.

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<tr>
<th>IOC265-6</th>
<th>Garcha O</th>
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<td>I strongly oppose the council's decision to propose the future development on the green belt land between Prospect Village and Wimblebury. Your plan proposes building on green space that has never been brownfield space. There are also environmental and health issues, to name but a few these would be increased pollution from traffic, increase in congestion around Cannock's already struggling road infrastructure and a massive loss of wildlife habitat. There has already been a lot of housing developments around Pye Green Road, Burntwood and other places in and around Wimblebury and Heath Hayes. I'd also like to point out, in local plan part 1 C264 and C265 these areas were identified as green belt land (see page 7), you are now proposing development on the green belt land without any land being protected. There is an Increasing Urban sprawl in these areas and your future brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.</td>
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plans are not protecting green belt land.
I also would like to refer to page 33 of local plan 1 whereby you stated that your vision for the Cannock Chase district was for it to 'continue to be made up of distinct communities with strong local character'. This is not the case if you develop on C264 and C265 as all local villages will then lose their local identity and historical identity as all farmland is lost from an area which thrives on farming both past and present.
Your proposed future plans would also be damaging historical land and Wimblebury, Prospect Village and Heath Hayes as a whole. Your plans will end up merging Wimblebury, Rawnsley, prospect village, Heath Hayes and Cannock wood. This would mean that we will lose the historical and individual identity and urban feel of these local yet independent villages.
I'd also like to refer to page 26 of local plan 1 (point 2.23) you stated that 'designated green belt land is a crucial feature of the districts overall character' and you are now planning to develop on green belt land. This totally contradicts local plan 1.
It is already a built up area and over the last 15 years has been heavily developed on.
Reffering to Page 50 of plan 1 you stated that the land East of Wimblebury Road will be safeguarded (post plan period) and you are now planning to develop there. Again I must point out this contradicts plan 1.
Referring to page 77 of local plan 1 you stated that the area in C264 and C265 were a focus for landscape and biodiversity conservation - you are now proposing to build on this area again contradicting plan 1. You also identified it as part of the green infrastructure.
On page 85 of plan 1 you stated that 'Green infrastructure is to be protected and enhanced to assist climate change, mitigation and adaption'. You are now planning to build on that area. Building on this area will in no way assist climate change.
Until the 1980's Heath Hayes and Wimblebury were separate but now they are connected due to urban sprawl. Each village once had their own individual identities, these have now disappeared and your proposed plan will only make this worse. Cannock Council have also recently approved the plans for the development of the Mill Green designer shopping outlet. The increased traffic this will cause will massively affect the environmental impact in the areas of Heath Hayes and Wimblebury. It is crucial that green belt land is kept to offset the environmental impact the shopping village will cause. The current infrastructure around these villages regarding education, healthcare, traffic will not cope with the proposals for plan 2.

In summary I totally oppose your plans on future development on the green belt land between Prospect Village and Wimblebury (Wimblebury Farm)

I am writing this as a resident of Wimblebury. Could you please keep me on your database so that I am kept up to date with progress of the local plan and future consultations.

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<tr>
<th>IOC265-7</th>
<th>Green, D</th>
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<tr>
<td>Re sites C264(A-E), C265 AND C279 It is wrong for the Local Plan Part 1 to be changed and for these sites to be removed from the Greenbelt. I feel that to do so would breach the National Planning Policy Framework that boundaries “should only be altered in exceptional circumstances”. With so many other sites available and especially with the huge site at Rugeley Power Station becoming available within the period of the plan, there are no exceptional circumstances which would justify removing such a massive area of Greenbelt. The Local Plan Part 2 seems to want to carve the power station site off by saying that no decision can be made for a long time but, given that this is a long-term plan, this doesn’t make sense. It would be far better to redevelop this brownfield site than build on Greenbelt, while at the same time leaving a very unsightly former industrial site undeveloped.</td>
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Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be
To build on this site would clearly contravene the five purposes of the Greenbelt: taking each in turn

1) These areas have already been heavily developed with housing over the last 25 years. Large-scale development ceased at least 10 years ago and the area has had an opportunity to settle and for the boundaries of Hazelslade, Rawnsley, Heath Hayes and Wimblebury to become clearly established. To now “fill in the gaps” between all of these settlements and as far as Norton Canes in the South would clearly amount to unrestricted sprawl of built-up areas.

2) For the same reason, it would mean that neighbouring towns would merge in to one another. Each of the towns/villages outlined above has its own identity and own local facilities - whether it be the school, nature reserve and Post Office of Hazelslade; the doctors’ surgery, shop and nursery of Rawnsley; or the historic shopping areas of Heath Hayes in particular, but also the other towns. To allow these areas to merge into one conurbation would destroy the individual identities and characters of each;

3) This area of Greenbelt abuts the Cannock Chase AONB. The Greenbelt helps to protect the AONB from encroachment. To remove the Greenbelt and allow such huge development (there are approx. 5000 houses proposed, the entire requirement for the district) to border directly onto the AONB would be a severe encroachment on the major natural asset that the district has;

4) See the comments above, especially with regard to Heath Hayes and its historic High Street;

5) See comments above re: removing this Greenbelt before full consideration of redeveloping the power station site has taken

| more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. AONB context noted: Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses. |
Topographically, the area contained within all of these sites is elevated and contains a number of public footpaths which provide beautiful open views across rolling countryside as far South as Walsall on the horizon. Looking North-West are equally stunning views across low fields to Rawnsley some distance away, with Hednesford Hills towering above it. These vistas are special. They are what the Greenbelt exists to protect and to smother them with housing, in a district that is rightly proud of its natural beauty, and especially the way that natural beauty has been borne from an industrial past, would be a travesty.

Concerns about the scale of proposals between Wimblebury and Prospect Village -would create a whole new suburb. The retention of this area of Green Belt is essential to protect the community identities. Even a partial development would damage the character of the area as this might also be seen as part of a future long term use which would creep across the intervening area over time.

I am opposed to the use of Green Belt land for housing in our area. The position of houses in this area would further increase the
<table>
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<tr>
<th>IOC265-10</th>
<th>Guest J</th>
<th>I am opposed to the use of Green Belt land for housing. Green Belt land was put in place to prevent urban spread and joining of towns. By building on these areas you would be joining together Prospect Village, Wimblebury, Littleworth and Rawnsley, with each losing its identity.</th>
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</table>

terrible traffic problems in Wimblebury Road, Littleworth Road and Five Ways Island. There is a wildlife pond in this area and it is a vital habitat to much nature and wildlife. urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

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| IOC265-11 | Environment Agency | Site is located above a historic landfill site and consequently there is potential for contamination to have occurred. Before the principle of development can be determined, land contamination should be investigated to see whether it could preclude certain development due to environmental risk or cost of clean-up (remediation). Any planning application for a site where there is potential for contamination must be supported by a Preliminary Risk Assessment. Depending on the findings subsequent site investigation, risk assessment and remediation may be required. Appropriate conditions can be attached to any planning permission. Where there is significant contamination or uncertainty over the risks to ‘Controlled Waters’ receptors, a site investigation may be required as part of a planning application. Should consult with the Councils’ Environmental Health team for further advice on generic aspects of land contamination management. Issues relating to risks of contamination to groundwater will need to be considered prior to permission being given for development. | Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. Noted, will be considered fully as Site Assessment work taken forward. |
| IOC265-12 | Garcha L | Object – Wimblebury is and always has been a village surrounded by farms and Green Belt land. Development of C264 and C265 will take away character and cause loss of privacy with negative visual impact. Contrary to LP1 vision for District to continue to be made up of distinct communities with strong local character – all villages will lose local and historical identity and farmland in area renowned for its AONB. Contrary to LP1 statement that designated Green Belt is a crucial feature of the district’s character. (2.23). LP1 p50 states land east of Wimblebury to be safeguarded and now proposing to build there. LP1 p77 states that area in C264 and C265 was a focus for landscape and biodiversity conservation and | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater |
| IOC265-13 | Houldcroft J | Section 3, Key Issues and Reasons for Recommendation 3.2 The role of Local Plan Part 2 is to deliver Part 1. It needs to allocate sites to deliver the amounts of development in the right locations, and where necessary can also provide further policy elaboration provided that it links directly back to Part 1 and can be clearly justified by robust evidence. 
5.6 - As Local Plan Part 2 is to deliver the detail set out in Part 1, it is imperative that it is consistent with it. 
5.14 - The National Planning Policy Framework states that Green Belt has five purposes. Its role is: 
• To check the unrestricted sprawl of built up areas; 
• To prevent neighbouring towns merging in to one another; 
• To assist in safeguarding the countryside from encroachment; 
• To preserve the setting and special character of historic towns; and 
• To assist in urban regeneration, by encouraging the recycling of derelict and other urban land. 
(page 17) 4.3 LPP1 sets the context for the need for LPP2. Policy CP1 emphasises the need to focus investment and regeneration ‘in existing settlements whilst conserving the landscape of the AONB. 
Local Plan Part 2 is contradictory to deliver Local Plan Part 1 and Cannock Chase AONB Management Plan 2014-19 with sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 | Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. | Noted and for consideration as the site assessment work is undertaken. |
all being within the Green Belt and AONB, these sites should be taken out of the next round of the plan on these points alone. All these sites would ruin the character of Cannock Wood village and be detrimental to the AONB.

Furthermore with sites C264, C264(a), C264(b), C285, C264 (c), C264(d), C264 (e) and C265. These proposed sites would be detrimental to the area in general linking urban areas together, ruining the local landscape and the views into and out of the AONB. These sites are not in keeping with the local area and would ruin the local community having such an increase population.

The sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 would overwhelm the small village of Cannock Wood which does not have the infrastructure to support developments of this size. They would also effect the environment, much of the traffic would have to pass via the 5 ways junction at Heath Hayes which already has air pollution issues and requires measures to bring the air quality at this junction within European standards.

Much of the proposed land in sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 is used for equestrian purposes. Cannock Chase and the AONB is being promoted as recreational and leisure use, where would people keep their horses if these sites went ahead? Locally Coney Lodge Farm on Rugeley Road, Chase Terrace is currently already under development into and housing complex.

Many of the sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 are on top of old unmarked? Mine workings which would cause issues during any development.
Another concern that I would have is having such a mass of houses so close to the Beaudesert Scout and Guide camp for security reasons. Therefore making this site easily accessible on foot etc. could cause issues.

The site that is proposed at C373, CE55 would have a detrimental impact on the local wildlife with many trees, ancient woods, streams and pools there is a rich diversity of wildlife from Deere, birds, newts etc.

Below are various extracts to support my comments (which I have added comments in red or made key sentences bold) to support the fact that the sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 should be taken out of the local plan due to them not being in fitting with Local Plan Part 1 2014 and the Cannock Chase AONB Management Plan 2014-19:

Page 35 of Local Plan Part 1, 3.0 Vision states
‘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.’

Local Plan Part 1, Section 1 core strategy, figure 4.1. (see below)
States that Cannock Wood is within AONB and to ‘Respect Village Character’

The sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 would not be ‘respecting’ the village character as Cannock Wood would be overwhelmed.

From the Cannock Chase AONB Management Plan 2014-19, Cannock Wood and sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 are all within the area classed as ‘Settled Plateau Farmlands’ as per Figure 3 (page 13).

With Special Qualities (page 18) being :-
• Undulating landform dissected by small wooded stream valleys
• Clustered farmsteads and roadside cottages
• Winding lanes with high hedgebanks
• Small irregular hedged fields

These special qualities should therefore be preserved.
Page 8 states
• HLO2 Conserve and enhance the distinctive and nationally important landscape of Cannock Chase AONB and the locally, nationally and internationally important biodiversity and geodiversity it supports, ensuring links between habitats within the AONB and surrounding landscape.

Landscape Key issues (page 24) states:-
• KI6 Pressure for development, its quality and impacts may change the character of the AONB landscapes and its setting.
• KI7 Encroachment of urban elements into landscapes.
• KI9 The development of major new housing provision immediately surrounding the AONB may significantly increase the impact of regular visitors to localised areas.

Already on key dates i.e. Christmas, New year and summer days Castle ring car park is full with vehicles parking in surrounding narrow lanes making walking around the local area dangerous. Around the popular Castle Ring area and Gentleshaw Common there are already signs of too many visitors of trampled pathways, flora / fauna and littering, dog fowling etc.

• KI21 Maintaining views from and into the AONB.

Sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 would ruin views into and out of the AONB.

All the site listed above would have a detrimental impact on views from and into the AONB. The green space in and around the Cannock Chase AONB must be protected.
• KI22 Ancient woodland needs to be protected and restored to secure its long term future.

There are ancient woodlands that form part of site C373 and CE55.

Landscape Policies (page 30) states:
• LP6 The Partnership will seek to influence planning policies, Local Plans and planning decisions to ensure they incorporate measures for the conservation and enhancement of the AONB landscape and scenic beauty.

I do not see how any of the sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 conserve or enhance the AONB landscape and scenic beauty.

• LP11 Work will be undertaken to ensure protection of all landscape, heritage, geological and ecological designated assets. There is an old moat that is within the C373 and CE55 sites so this should be protected as heritage.

| IOC265-14 | KGL Estates (Heminsley /McGregor) | Sites C264, C265 and C279 have adverse impacts on landscape and nature conservation and there are issues over coalescence (Green Belt) | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of |
| IOC265-15 | Morgan A | Oppose the use of Green Belt land in this area to build houses. This area is of great importance to the local area for the well being of local residents. This land separates local villages from merging together but building houses here will cause them to lose their identities. The areas are already overpopulated with the infrastructure at busy times being at breaking point. There are insufficient secondary schools close by as this year children from Heath Hayes, Wimblebury and Littleworth were not able to get into their 1st or 2nd choices of secondary schools. Doctors surgeries are unable to cope with current demand making it difficult to see your own doctor resorting to out of hours surgeries for general appointments. Building houses here would make this all worse and be disastrous for the local area. |

Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. |

| IOC265-16 | Morgan P | Fully against the building of houses on Green Belt and local planning should be considering other options like poorly used industrial locations to relocate the businesses and using these for housing instead. Green Belt is in place for the health and wellbeing of residents as well as local wildlife. Even the Government are urging local councils not to use Green Belt stating it as inappropriate. The roads and infrastructure in and around the site are already overpopulated. Building more houses would make the |

Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to
area hopeless to navigate at busy times. The areas of C264 and C265 are the only green areas separating Wimblebury, Heath Hayes, Littleworth, Prospect Village and Chase Terrace. Building here would effectively join these together and so they would lose their individual identities.

| IOC265-17 | Lichfield District Council | Concerned site may conflict with Policy CP12 – Biodiversity and Geodiversity of the Local Plan Part 1. Request that the following ecological issues are considered as the site assessments are progressed:
- potential impacts (direct and indirect) of upon Chasewater Heaths and Southern Staffordshire Coalfields SSSI and Gentleshaw Common SSSI and recognition that appropriate buffering and mitigation would be needed;
- assurance that ‘no net loss’ to biodiversity and appropriate enhancements can be achieved;
- is located in a key strategic heathland corridor, as identified by the Staffordshire Habitat Opportunity Map and an important cross boundary priority area for creating and enhancing heathland between Cannock Chase SAC and Sutton Park NNR; and
- heathland creation must be a key component of any development scheme. | Noted, will be considered fully as Site Assessment work is taken forward. |

| IOC265-18 | Natural England | See overall comments on SSSI Impact Risk Zones. Site directly adjoins Chasewater and the South Staffs Coalfield Heaths SSSI. Adopted LPP1 policies CP12, 13 and 14 apply. | Noted, will be considered fully as Site Assessment work is taken forward. |

<p>| IOC265-19 | Quinn M | Do not agree with building houses on Green Belt land. The traffic in Wimblebury and Littleworth Road is already very high and | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is |</p>
<table>
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<tr>
<th>Name</th>
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<tbody>
<tr>
<td>Quinn S</td>
<td>Totally against using Green Belt land for housing. C264 has historic</td>
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<tr>
<td>IOC265-20</td>
<td>helping more houses would make it even busier. C264 - known within the area to have great historical importance with evidence of history dating back to medieval times with bell pits and mining which are all part of the local history. Choosing somewhere that has less historical importance and less impact on local residents would be better. For example, the site of C116 would have the least impact on local residents/local area.</td>
</tr>
<tr>
<td></td>
<td>We already have problems with traffic in Wimblebury and surrounding areas. Housing would create further traffic problems that we can’t cope with. There is a lack of health provision in the area- already waiting two weeks to see a doctor. There are no rail links or shops people can walk to making this area totally wrong for further building.</td>
</tr>
<tr>
<td>IOC265-21</td>
<td>Staffs County Council</td>
</tr>
<tr>
<td>IOC265-22</td>
<td>Mr Thomas A</td>
</tr>
<tr>
<td>IOC265-23</td>
<td>Mr Thomas A</td>
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</tbody>
</table>

Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

Noted, will be considered fully as Site Assessment work is taken forward.

Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

Noted, will be considered fully when Site Assessment work is taken forward.
exist. These environmentally fragile sites are of paramount importance and I urge you to provide them with the protection they deserve.

| IOC265-24 | Twist T | Areas proposed for development cannot withstand this amount with infrastructure etc. Five Ways Island can not cope with current traffic as it is. Think this site is AONB which was partly brownfield as it was NCB. Is now reclaimed be nature resembling common with heather, woodland and plays an important role to wildlife, particularly deer. I moved to this area because it is rural. Understand need for houses but not this amount in Green Belt which separates villages and towns. Please consider some Green Belt. | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. |
| IOC265-25 | Walker C | Oppose development of site. Do not agree that any Green Belt should be used for housing but the development of this site would have a greater detrimental impact than some other sites. Areas of C116 would have least impact on the local area- roads are of a more substantial nature to accommodate additional traffic and with the improvements to the Orbital due to the Mill Green outlet development this will be improved further. Also closer to transport links at the train and bus station within walking distance which give access to Birmingham and Stafford. C116 is also in area where no villages or towns will join together so not impacting their | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to |
identities. C116 also has little to no historical significance. C264 and C265 however have ancient medieval history, poor road infrastructure and an abundance of wildlife which would all be harmed by development.

safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

Opposed to development for housing. This land secures the wildlife within the local area and building houses would have a great impact on this. There is a pond to the bottom of the valley due to water logging and flooding in the area. Building would cause greater of the flooding to local residents (i.e. Haymaker Way) due to the lack of run off and water wildlife would be destroyed. Even if the pond is kept in some way as in Wimblebury the wildlife do not use it as it is not a natural habitat. In addition, there is known historical importance within the area dating as far back as medieval times and this would be destroyed forever. There are other pockets of land being considered and whilst I’m against the use of Green Belt for housing they would have a lower impact on the area e.g. site C116 which is not in areas of high historical importance and do not enable neighbouring towns to encroach on each other. N13 and N52 are also two areas that would have minimal impact on local residents and have excellent road systems in places and routes via bus and train into main towns without increasing the problem we already face in the area with traffic. Building on C264 would be a great negative impact to local area as a whole and will destroy what little green space there is that can be use for recreational purposes. Government policy urges against the use of Green Belt and regards the construction of new builds in these areas as inappropriate, so why is it being considered. Do we just want a sea of brick and no green space!

Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.
| IOC265-27 | Walker S | Oppose use of Green Belt for housing. Green Belt is in place to protect open countryside for the urban population, retaining and attractive landscape and securing nature conservation. Building houses on Green Belt land will have a negative impact on all that live in the local areas of Wimblebury, Littleworth, Heath Hayes and Prospect Village. Land is only portion of land separating these areas- will lose their identities. Infrastructure in this area is already in excess and of reasonable and adding houses will create chaos. Building houses in the Green Belt is inappropriate. | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. |
### Local Plan Part 2 Site Option C270

<table>
<thead>
<tr>
<th>Rep ID No.</th>
<th>Respondent</th>
<th>Comment</th>
<th>Council Response</th>
</tr>
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<tbody>
<tr>
<td>IOC270-1</td>
<td>Environment Agency</td>
<td>Site is located above a historic landfill site and consequently there is potential for contamination to have occurred. Before the principle of development can be determined, land contamination should be investigated to see whether it could preclude certain development due to environmental risk or cost of clean-up (remediation). Any planning application for a site where there is potential for contamination must be supported by a Preliminary Risk Assessment. Depending on the findings subsequent site investigation, risk assessment and remediation may be required. Appropriate conditions can be attached to any planning permission. Where there is significant contamination or uncertainty over the risks to ‘Controlled Waters’ receptors, a site investigation may be required as part of a planning application. Should consult with the Councils’ Environmental Health team for further advice on generic aspects of land contamination management. Issues relating to risks of contamination to groundwater will need to be considered prior to permission being given for development.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>IOC270-2</td>
<td>Homes and Communities Agency (c/o Jones Lang LaSalle)</td>
<td>Former owners pursued planning consent, which was refused (and is subject of an appeal). Site recently purchased by the HCA to pursue residential development, reconsidering affordable housing provision including starter homes. Will be working towards revised proposals later in 2017. Support inclusion of the site within Options H1a and H1b.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>IOC270-3</td>
<td>Lichfield and Hatherton Canals Restoration Trust</td>
<td>Appears to be close to the projected route for the Hatherton Canal. It is necessary to show the detailed land allocation for the canal adjacent to the site to avoid the risk of development prejudicial to the restoration of the canal.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>IOC270-4</td>
<td>Staffs County</td>
<td>Walkmill Claypit SSSI designated for white clawed crayfish and</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>Council is a discrete site. Impacts would be by pollution of water body or introduction of alien crayfish species or crayfish plague. Development for residential use is unlikely to result in harm providing suitable pollution controls and drainage measures included; SA may have over estimated impacts of risks, discussion with NE recommended (SCC takes over responsibility for site soon).</td>
<td>work is taken forward.</td>
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<tr>
<td>IOC270-5</td>
<td>Staffordshire Wildlife Trust</td>
<td></td>
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<tr>
<td>Retain or replace habitats on site, link to green corridor along motorway, offset habitat losses by improving wildlife sites nearby.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
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<td>Council Response</td>
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<tr>
<td>IOC272-1</td>
<td>Staffs County Council</td>
<td>Protected species issues which should not affect delivery but will need survey and assessment at application stage.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
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<tr>
<td>Rep ID No.</td>
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<td>Comment</td>
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<td>IOC279-1</td>
<td>Astbury J</td>
<td>Object to proposal for housing. Do not want Heath Hayes to join to Burntwood. Protect our Green Belt and identity. Where will all the wildlife go? Deer and fawn killed recently on road near new housing site at Burntwood. The land is waterlogged after winter - where will water go if land developed? The houses will be flooded. The roads around Heath Hayes were not built for lots of traffic, especially Five Ways. Roads are full of holes. What about local facilities like the doctors, fire service, police, rubbish tips etc. Planners are determined to join Cannock to Heath Hayes - for example the new shopping mall which will be a nightmare for people living there. Norton Canes has two new sites and Burntwood has a massive site. Would like to keep some Green Belt to show grandchildren what life used to be like.</td>
<td>Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.</td>
</tr>
<tr>
<td>IOC279-2</td>
<td>Astbury L</td>
<td>Land should remain in the Green Belt. It separates Cannock and Heath Hayes from Burntwood. Our identity would be lost if it was developed. Contains a SSSI and varied wildlife. The infrastructure in Heath Hayes, roads and drainage, could not cope with such a development. Traffic is already huge problem at Five Ways and the A5190. The road surface is testament to the damage being done by the volume of existing traffic.</td>
<td>Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.</td>
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<tr>
<td>IOC279-3</td>
<td>Bennett E</td>
<td>This is a large area of land presently designated as Green Belt which will be lost forever. - In the field adjacent to Littleworth Road a pool has formed which has increased in size over the years and suggests that drainage may be a problem and the area may be prone to flooding. - Housing development on this scale could not be supported by the present infrastructure with the surrounding roads already heavily congested at peak times. The lack of school capacity and medical facilities is also another consideration. - The farmland also supports a variety of wildlife which includes deer and birds of prey. - Area has a number of rights of way which many people utilise for their enjoyment of the countryside. - Should the proposed housing development be allowed the identities of Wimblebury, Rawnsley, Prospect Village and Heath Hayes, as old mining villages, will disappear to be replaced by urban sprawl. - Much smaller developments should be pursued which can be absorbed more easily into the community.</td>
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</tr>
<tr>
<td>IOC279-4</td>
<td>Bradley B</td>
<td>Should remain as part of Green Belt. Should be discounted as option for housing at this stage.</td>
<td></td>
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<tr>
<td>Mr and Mrs Davis G</td>
<td>All of the land suggested for housing around the Cannock Wood area is Green Belt and AONB. I live on the edge of this land and was</td>
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Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

Noted, will be considered fully as Site Assessment work is taken forward.

Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is
refused a small extension to my kitchen because 'it would be a detriment to the visual amenity of the area' even though surrounded by conifers. Surely hundreds of new houses would therefore completely eliminate the visual amenity.

urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

AONB context noted: Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.

| IOC279-5 | Environment Agency | Site affected by ordinary watercourses where EA have little or no information. It would therefore be more appropriate for the Lead Local Flood Authority (Staffs County Council) to lead. As a minimum adequate development easements should be maintained, and where improvements can be made, renaturalisation and deculverting to ensure compliance with Local Plan Policy CP16. | Noted, will be considered fully when Site Assessment work is taken forward. |
| IOC279-6 | Environment Agency | Site is located above a historic landfill site and consequently there is potential for contamination to have occurred. Before the principle of development can be determined, land contamination should be investigated to see whether it could preclude certain development due to environmental risk or cost of clean-up (remediation). Any | Noted, will be considered fully when Site Assessment work is taken forward. |
planning application for a site where there is potential for contamination must be supported by a Preliminary Risk Assessment. Depending on the findings subsequent site investigation, risk assessment and remediation may be required. Appropriate conditions can be attached to any planning permission. Where there is significant contamination or uncertainty over the risks to ‘Controlled Waters’ receptors, a site investigation may be required as part of a planning application. Should consult with the Councils’ Environmental Health team for further advice on generic aspects of land contamination management. Issues relating to risks of contamination to groundwater will need to be considered prior to permission being given for development.

I strongly oppose the council’s decision to propose the future development on the green belt land between Prospect Village and Wimblebury. Your plan proposes building on green space that has never been brownfield space. There are also environmental and health issues, to name but a few these would be increased pollution from traffic, increase in congestion around Cannock's already struggling road infrastructure and a massive loss of wildlife habitat. There has already been a lot of housing developments around Pye Green Road, Burntwood and other places in and around Wimblebury and Heath Hayes. I’d also like to point out, in local plan part 1 C264 and C265 these areas were identified as green belt land (see page 7), you are now proposing development on the green belt land without any land being protected. There is an Increasing Urban sprawl in these areas and your future plans are not protecting green belt land. I also would like to refer to page 33 of local plan 1 whereby you

Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.
stated that your vision for the Cannock Chase district was for it to 'continue to be made up of distinct communities with strong local character'. This is not the case if you develop on C264 and C265 as all local villages will then lose their local identity and historical identity as all farmland is lost from an area which thrives on farming both past and present.
Your proposed future plans would also be damaging historical land and Wimblebury, Prospect Village and Heath Hayes as a whole. Your plans will end up merging Wimblebury, Rawnsley, prospect village, Heath Hayes and Cannock wood. This would mean that we will lose the historical and individual identity and urban feel of these local yet independent villages.
I'd also like to refer to page 26 of local plan 1 (point 2.23) you stated that 'designated green belt land is a crucial feature of the districts overall character' and you are now planning to develop on green belt land. This totally contradicts local plan 1.
It is already a built up area and over the last 15 years has been heavily developed on.
Referring to Page 50 of plan 1 you stated that the land East of Wimblebury Road will be safeguarded (post plan period) and you are now planning to develop there. Again I must point out this contradicts plan 1.
Referring to page 77 of local plan 1 you stated that the area in C264 and C265 were a focus for landscape and biodiversity conservation - you are now proposing to build on this area again contradicting plan 1. You also identified it as part of the green infrastructure.
On page 85 of plan 1 you stated that 'Green infrastructure is to be protected and enhanced to assist climate change, mitigation and adaption'. You are now planning to build on that area. Building on this area will in no way assist climate change.
Until the 1980's Heath Hayes and Wimblebury were separate but now they are connected due to urban sprawl. Each village once had their own individual identities, these have now disappeared and
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<th>IOC279-8</th>
<th>Griffiths L</th>
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<td>I am rather perturbed by the proposal made by someone to build on the whole of the Bleak House Green Belt area approximately 6000 homes. There would be no green belt if this ever went ahead and the built up area would spread from Cannock Wood through Prospect Village, Littleworth and Hazleslade, Wimblebury and Heath Hayes right through to Cannock Town. All of these areas would lose their individual identities and become mere suburbs of Cannock Town. We put up with the biggest hole in Europe for 10 years when the open cast mining was allowed and on the understanding that the land would return to its former use as farm land and heath. Now someone is hoping to build a vast estate on it and make an enormous profit from the sale of the land at the expense of the local residents, deer, birds, butterflies and hares and having a space to roam from our own front door. The land must surely be unstable as all the hard rock was removed during the open cast mining. The legacy for us is that we now live on Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under</td>
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a race track of a road with traffic speeding past at speeds always above 40 mph and often in excess of 50 mph on a blind hill with a bend and junction just over it. I can no longer walk across the road it always has to be taken at a run as the traffic is so fast and invisible to pedestrians. We desperately need traffic calming measures at the moment and even more houses would mean even more speeding traffic. The Green Belt especially this one need to be protected. There is no need for more half a million pound homes on New Hayes Road. If the field opposite The Rag is developed it is at least within the village triangle. It must be done with 3 bedroom semis of good size and with good insulation and low running costs that can be bought by local young people to be able to raise a family and keep the village alive. My own preference would be for self build plots of semis that local young people could build for themselves and lead to a community not a soulless estate.

| IOC279-9 | Green, D | Re sites C264(A-E), C265 AND C279 It is wrong for the Local Plan Part 1 to be changed and for these sites to be removed from the Greenbelt. I feel that to do so would breach the National Planning Policy Framework that boundaries “should only be altered in exceptional circumstances”. With so many other sites available and especially with the huge site at Rugeley Power Station becoming available within the period of the plan, there are no exceptional circumstances which would justify removing such a massive area of Greenbelt. The Local Plan Part 2 seems to want to carve the power station site off by saying that no decision can be made for a long time but, given that this is a long-term plan, this doesn’t make sense. It would be far better to redevelop this brownfield site than build on Greenbelt, while at the same time leaving a very unsightly former industrial site undeveloped. To build on this site would clearly contravene the five purposes of the Greenbelt: taking each in turn |

consideration in the light of emerging evidence and assessment work. Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under
|   | 1) These areas have already been heavily developed with housing over the last 25 years. Large-scale development ceased at least 10 years ago and the area has had an opportunity to settle and for the boundaries of Hazelslade, Rawnsley, Heath Hayes and Wimblebury to become clearly established. To now “fill in the gaps” between all of these settlements and as far as Norton Canes in the South would clearly amount to unrestricted sprawl of built-up areas.  
2) For the same reason, it would mean that neighbouring towns would merge in to one another. Each of the towns/villages outlined above has its own identity and own local facilities - whether it be the school, nature reserve and Post Office of Hazelslade; the doctors’ surgery, shop and nursery of Rawnsley; or the historic shopping areas of Heath Hayes in particular, but also the other towns. To allow these areas to merge into one conurbation would destroy the individual identities and characters of each;  
3) This area of Greenbelt abuts the Cannock Chase AONB. The Greenbelt helps to protect the AONB from encroachment. To remove the Greenbelt and allow such huge development (there are approx. 5000 houses proposed, the entire requirement for the district) to border directly onto the AONB would be a severe encroachment on the major natural asset that the district has;  
4) See the comments above, especially with regard to Heath Hayes and its historic High Street;  
5) See comments above re: removing this Greenbelt before full consideration of redeveloping the power station site has taken place. |   |   | consideration in the light of emerging evidence and assessment work.  
| tabographically, the area contained within all of these sites is elevated and contains a number of public footpaths which provide |
beautiful open views across rolling countryside as far South as Walsall on the horizon. Looking North-West are equally stunning views across low fields to Rainsley some distance away, with Hednesford Hills towering above it. These vistas are special. They are what the Greenbelt exists to protect and to smother them with housing, in a district that is rightly proud of its natural beauty, and especially the way that natural beauty has been borne from an industrial past, would be a travesty.

| IOC279-10 | Green Party (CCDC) | Concerns about the scale of proposals between Wimblebury and Prospect Village - would create a whole new suburb. The retention of this area of Green Belt is essential to protect the community identities. Even a partial development would damage the character of the area as this might also be seen as part of a future long term use which would creep across the intervening area over time. | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. |
| IOC279-11 | KGL Estates (Heminsley / McGregor) | Sites C264, C265 and C279 have adverse impacts on landscape and nature conservation and there are issues over coalescence (Green Belt) | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of |
Work is currently being undertaken to update the database (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

| IOC279-12 | Lichfield District Council | Concerned site may conflict with Policy CP12 – Biodiversity and Geodiversity of the Local Plan Part 1. Request that the following ecological issues are considered as the site assessments are progressed:  
- potential impacts (direct and indirect) of upon Chasewater Heaths and Southern Staffordshire Coalfields SSSI and Gentleshaw Common SSSI and recognition that appropriate buffering and mitigation would be needed;  
- assurance that ‘no net loss’ to biodiversity and appropriate enhancements can be achieved;  
- is located in a key strategic heathland corridor, as identified by the Staffordshire Habitat Opportunity Map and an important cross boundary priority area for creating and enhancing heathland between Cannock Chase SAC and Sutton Park NNR; and  
- heathland creation must be a key component of any development scheme. | Noted, will be considered fully as Site Assessment work is taken forward. |
| IOC279-13 | Natural | See overall comments on SSSI Impact Risk Zones. Site directly | Noted, will be considered fully as Site Assessment |
| IOC279-14 | Staffordshire County Council | Development of C279 existing safeguarded land likely to have significant impacts on Bleak House section of Chasewater and SS Coalfield Heaths SSSI so should consider capacity and habitat buffer. | Noted, will be considered fully as Site Assessment work is taken forward. |
| IOC279-15 | Taylor Wimpey (Lichfields) | Development brief for site submitted outlining indicative proposals for 340 homes (in conjunction with site C84). | Noted, will be considered fully as Site Assessment work is taken forward. |
| IOC279-16 | Mr Thomas A | Within green belt land. Development be totally unacceptable, as it would dramatically increase urban sprawl, merging individual villages together, destroying their beauty, identity and very unique characters. The green belt status must be maintained in these areas in order to protect the villages, wildlife habitat and agriculture. | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. |
| IOC279-17 | Twist T | Areas proposed for development cannot withstand this amount with infrastructure etc. Five Ways Island can not cope with current traffic as it is. Think this site is AONB which was partly brownfield as it was NCB. Is now reclaimed be nature resembling common with heather, | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this |
woodland and plays an important role to wildlife, particularly deer. I moved to this area because it is rural. Understand need for houses but not this amount in Green Belt which separates villages and towns. Please consider some Green Belt.

accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

AONB context noted: Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.
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<th>Rep ID No.</th>
<th>Respondent</th>
<th>Comment</th>
<th>Council Response</th>
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<tr>
<td>IOC326/CE56-1</td>
<td>Bradley B</td>
<td>Should be discounted as option for housing at this stage.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>IOC326/CE56-2</td>
<td>Environment Agency</td>
<td>Site affected by ordinary watercourses where EA have little or no information. It would therefore be more appropriate for the Lead Local Flood Authority (Staffs County Council) to lead. As a minimum adequate development easements should be maintained, and where improvements can be made, renaturalisation and deculverting to ensure compliance with Local Plan Policy CP16.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>IOC326/CE56-3</td>
<td>District Councillor J Preece (Norton Canes Ward)</td>
<td>Site runs along the northern border of Norton Canes’ Greenbelt. Site begins to move the urban borders of Heath Hayes and Hawks Green south and further towards Norton Canes, contravening the Greenbelt purpose of preventing neighbouring towns from merging. Part of this site forms part of the coalfield landscape that the Executive Summary refers to as needing to be protected, strengthened and enhanced. In the Greenbelt Review it forms part of the third highest ranked piece of land across the district (N3). Furthermore, there are issues with the air quality of Five Ways Island, which is about to become an Air Quality Management Area due to the volume of traffic and traffic flow to this site. Proposals at this site would increase the problem-no apparent solution in the short term. It is the duty of Cannock Chase District Council, when overseeing a AQMA, to consult with its own planning department to consider measures that can be used within the planning system to reduce the threat to air quality. Should the site be taken out of Greenbelt, it needs to be recognised that most of their area falls within the border of Norton Canes. This is particularly important when considering</td>
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<td>Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.</td>
</tr>
<tr>
<td>IOC326/CE56-4</td>
<td>Staffs County Council</td>
<td>Further assessment would be required prior to allocation. The site may support habitat complementary to the Chasewater and Southern Staffs Coalfield Heaths SSSI that should be retained as an important part of the local ecological network.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
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<td>Rep ID No.</td>
<td>Respondent</td>
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<tr>
<td>IOC335-1</td>
<td>Environment Agency</td>
<td>The assessments to support the planning application for this site concluded that no further works were required in relation to risks posed to 'Controlled Waters' receptors by the contamination on site.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>IOC335-2</td>
<td>Lichfield and Hatherton Canals Restoration Trust</td>
<td>Appears to be close to the projected route for the Hatherton Canal. It is necessary to show the detailed land allocation for the canal adjacent to the site to avoid the risk of development prejudicial to the restoration of the canal.</td>
<td>Noted, and will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>IOC335-3</td>
<td>Staffordshire Wildlife Trust</td>
<td>Retain some brownfield habitat on site, offset habitat losses by improving wildlife sites nearby.</td>
<td>Noted, and will be considered fully as Site Assessment work is taken forward.</td>
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<td>Rep ID No.</td>
<td>Respondent</td>
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<td>Council Response</td>
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<tr>
<td>IOC342-1</td>
<td>Addison K</td>
<td>Object to 1,100 homes being built on this plot. This will have a massive impact on our quiet, trouble free community. Concerned about letting children out to play if this goes ahead. The property value will drop and security will be an issue but above all my children’s safety must be first having seen other areas that have been built on that are now unsafe for children to play out safely. This is an important part of growing up that they will be denied.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>IOC342-2</td>
<td>Arnold R</td>
<td>Object to development of the site. The surrounding area does not have the social infrastructure available e.g. lack of doctors. Increased demand on local schools would lead to overcrowded classes and students having to travel further to other schools. With the closure of Hednesford Police Station an already struggling police force would face increased demand. Staffordshire Policy recently received rating review of ‘low’. Roads that already struggling to cope would not be able to meet the increased demand from daily school and work commuting traffic. Would require more road works, a choking of the local communities’ mobility, more pressure on the Council and a larger chunk of their budget than necessary. Would lead to increase in refuse. Poplars landfill already filling up and smells from the site affect Cannock and Bridgtown. Represents a health hazard. Litter is already a problem in the area. The proposal backs onto Brindley Heath where there would be a greater problem of illegal litter and anti-social behaviour. The noise, light and air pollution would have a detrimental effect upon the flora and fauna of this protected area which is AONB and a SSSI. The site has its own flora and fauna as well as grasses and ponds. Without a full study and review this land should not be built upon- should be a full DEFRA study. The national increase in fly tipping should also be considered, as the effects on the local environment and Council purse for clean up costs should be too. More homes and businesses invites more fly tipping.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.</td>
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<tr>
<td>IOC342-3</td>
<td>Aston T</td>
<td>Object to proposal because it will put more pressure on doctors, schools etc. You would get more homes built on the Power Station or even in Wimblebury. What's going to happen to the wildlife in the area.</td>
<td>Noted, will be considered fully as Site Assessment process is taken forward.</td>
</tr>
<tr>
<td>IOC342-4</td>
<td>Ballard W</td>
<td>Object to 1,100 homes being built because not enough facilities overcrowding these places, increase traffic.</td>
<td>Noted, will be considered fully as Site Assessment process is taken forward.</td>
</tr>
<tr>
<td>IOC342-5</td>
<td>Baugh R</td>
<td>Object to 1,100 homes being built on this plot.</td>
<td>Noted, will be considered fully as Site Assessment process is taken forward.</td>
</tr>
<tr>
<td>IOC342-6</td>
<td>Beardshaw G</td>
<td>Object to 1,100 homes being built. Concerns about traffic congestion- have trouble getting home most evenings.</td>
<td>Noted, will be considered fully as Site Assessment process is taken forward.</td>
</tr>
<tr>
<td>IOC342-7</td>
<td>Beardshaw J</td>
<td>Object to 1,100 homes being built on this plot.</td>
<td>Noted, will be considered fully as Site Assessment process is taken forward.</td>
</tr>
<tr>
<td>IOC342-8</td>
<td>P Beech</td>
<td>Concerns regarding potential development of the site. Concerns regarding location with the AONB and Green Belt. Concerns regarding impacts upon wildlife and the provision of appropriate amenities including healthcare, schools and leisure. Concerns with impacts upon local roads.</td>
<td>Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.</td>
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<tr>
<td>IOC342-9</td>
<td>Beere A</td>
<td>Object to 1,100 homes being built on this plot.</td>
<td>Noted, will be considered fully as Site Assessment process is taken forward.</td>
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<tr>
<td>Reference</td>
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<tr>
<td>IOC342-10</td>
<td>Beere L</td>
<td>Only 1 proposed access road. I would strongly object to any construction or eventually residential access being allowed through Edison Close, Gorne Way, Midhurst Drive or Marconi Place.</td>
<td>Noted, will be considered fully as Site Assessment process is taken forward.</td>
</tr>
<tr>
<td>IOC342-11</td>
<td>Bickmore J</td>
<td>Object to proposal. 1,100 homes mean at least 1,100 cars and many families need the use of 2 cars. That is too much transport in this area of Hednesford to work. Marconi Road already has a surplus of cars - it would be dangerous for children and residents. It's a cul-de-sac which brings problems for the back of Foxglove Walk and all the other avenues thereof people would use. Foxglove particularly being affected by people parking as it's out of view from Marconi with alleyways only other exit. The Green Belt of Hednesford has been gobbled up twice already at top of Pye Green and the lovely haven for wildlife called 'Skelly Bridge'. The field opposite Marconi is similar with TV cameras filming the 'boxing hares' for a season. They are here every year and the field is teeming with wildlife. I do also appreciate the need for housing!</td>
<td>Noted, will be considered fully as Site Assessment process is taken forward.</td>
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<tr>
<td>IOC3342-12</td>
<td>Bickmore M</td>
<td>Object to 1,100 homes being built as can you imagine the impact 1,500–2,000 cars would have on this area. The safety of the children must be paramount! Also the local wildlife is amazing. If you could see the hares 'boxing' in the springtime you'd object. This is a hair brain scheme which hasn't been thought out, but to some people's pockets I bet it has.</td>
<td>Noted, will be considered fully as Site Assessment process is taken forward.</td>
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<tr>
<td>IOC342-13</td>
<td>Bickmore R</td>
<td>This proposal is infantile at any level of conscious consideration. This land is a haven for wildlife. Just to mention a few- buzzards, hawks, owls etc have been seen. Foxes, badgers etc- many small members of rodent family. Grass snake, adder, lizard are seen on a regular basis and moths and butterfly around. Many are on the endangered list.</td>
<td>Noted, will be considered fully as Site Assessment process is taken forward.</td>
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<tr>
<td>IOC342-14</td>
<td>Bickmore S</td>
<td>Concerned- cars and people’s cars with exit routes. Too many- Pye Green very busy road already. Cars for 1,100 houses equate much more than 1,100 cars. Wildlife is fantastic even though its no through area on field- little walkway allows for the seeing of so many different sorts.</td>
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<tr>
<td>IOC342-15</td>
<td>Biddulph A</td>
<td>Object to 1,100 homes being built because there is currently only 1 access in front of the farm. Do not wish for anymore roads to be built from Gorse Way, Edison Close, Marconi, Midhurst Drive or Chancery Drive. We live in quiet cul-de-sacs, safe for children to play out. The roads are already appalling, why do we need more disruption to our beautiful AONB? Noise, dirt, traffic, disturbance to wildlife and safety of our children. No access route along current boundary either.</td>
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<tr>
<td>IOC342-16</td>
<td>Biddulph M</td>
<td>Object to 1,100 homes being built because only 1 route in and out of farm. Do not wish any other accesses to be built from Gorse Way, Marconi, Midhurst or Chancery or Edison Close. I do not wish for a route to be put along the boundary fence. The area is AONB. There are plenty of other sites which are not marked as such to use. The infrastructure is already at breaking point- roads potholed mess, trains, schools, doctor’s surgeries- already in special measures. Wildlife- badgers, bats, newts, deer all call the site their home.</td>
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<tr>
<td>IOC342-17</td>
<td>Birch G</td>
<td>Object to 1,100 homes being built because will take all of the green land from this area e.g. all the horses that people come to see.</td>
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<tr>
<td>IOC342-18</td>
<td>Bird M</td>
<td>Object to 1,100 homes being built because there are not sufficient doctor’s surgeries or primary and high schools to support another 1,100 homes in the area.</td>
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</table>
| IOC342-19  | Bird T     | Object to 1,100 homes being built because due to the amount of houses being built in the area there are not enough schools to 
accommodate the extra families moving into the area.

| IOC342-20 | M Bissell | Concerns regarding potential development of the site. Concerns regarding loss of Green Belt; loss of views; loss of protected wildlife species; lack of local jobs for new residents (meaning residents would have to commute elsewhere); lack of appropriate sustainable transport facilities (overcrowded trains from Hednesford to Birmingham already); lack of appropriate healthcare facilities (long waiting times for appointments at present). | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. |

| IOC342-21 | Blower G | Object to 1,100 homes being built because of the noise and traffic these would cause. I don’t understand why you are building on our Green Belt and getting rid of our flood plains and over crowding our schools. You should think of children’s future and where they play. But it’s all about money! | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. |
| IOC342-22  | Blower Y | Object to 1,100 homes being built because it is not in the interest of people round the area i.e. Edison Close. Is nowhere going to be left around here to the wildlife and enjoyment of people. Where are the hospitals or schools to cope with even more houses and families—already bursting at the seams and can’t cope. We have to go to New Cross hospital as it is, although Stafford hospital is nearest. Also, if Cannock Council has got money to build even more houses why can’t they spend the money on the roads around Cannock and Hednesford they are full of potholes. | Noted, will be considered fully as Site Assessment work is taken forward. |
| IOC342-23  | Bradley B | Should be discounted as option for housing at this stage. | Noted, will be considered fully as Site Assessment work is taken forward. |
| IOC342-24  | Brindley Heath Parish Council | Concerns regarding adverse impact upon Hednesford from loss of further green space; strain on highways, health and public services in Hednesford town; adverse impacts upon the character of landscape and nature interests within the AONB. | Noted, will be considered fully as Site Assessment work is taken forward. |
| IOC342-25  | Carter B | Object to 1,100 homes being built. | Noted, will be considered fully as Site Assessment work is taken forward. |
| IOC342-26  | Corrington A | Object to 1,100 homes being built because: safety for our community and young children in this area. We’re happy with the way things are, why build more houses just because you have a bit of land. Keep it as it is. | Noted, will be considered fully as Site Assessment work is taken forward. |
| IOC342-27  | Corrington C | Object to 1,100 homes being built because we like the way things | Noted, will be considered fully as Site Assessment work is taken forward. |
are and to have new houses built with risk having nosy neighbours, boy races and the fact our area is quiet I wouldn’t want it to change for the safety of my young children. Night workers will be affected. Keep it has it is.

| IOC342-28 | Davies P | Object to 1,100 houses being built. | Noted, will be considered fully as Site Assessment work is taken forward. |
| IOC342-29 | Dolans C | Object to 1,100 houses being built. It is a quiet zone area, there is no trouble, its peaceful. It will ruin the peaceful area if 1,100 homes were to be built. | Noted, will be considered fully as Site Assessment work is taken forward. |
| IOC342-30 | Donnelly, C (Mrs) | Object to proposal for 1100 homes, this is Green Belt land, and acts as buffer between AONB and built up Hednesford/Brindley Village. Building would cause loss of natural countryside views, to detriment of residents and future generations. Area is important habitat and corridor with wildlife pond and fauna eg reptiles, bats, birds and other wildlife. The infrastructure cannot accommodate more traffic as roads are narrow and air quality from vehicle emissions is a potential hazard to health. Local health services already stretched, and Marmot’s report showed potential of natural environments to improve mental and physical health. I work as a District Nurse and a study in the Lancet showed that proximity to green spaces was associated with reduced health inequalities. Potential for flooding and light pollution from such big developments; sewage collection and drainage would need careful consideration and the need for extra school places and policing would cause extra pressure at a time of planned cutbacks to these services. Building will affect the biodiversity of this area and the historic landscape. It would be more suitable to use brownfield sites. | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites |
Object to 1,100 homes being built because we live in a quiet cul-de-sac which is how we like it that is why we bought our house here. More houses will disrupt the wildlife, cause more traffic and noise, the local schools are already full so a concern on where the children will go. We do not need more houses being built in Hednesford.

I formally object to the proposed 1100 homes to be built on the above plot because when you build where will the rats/mice go into our gardens, what about all the other wildlife that live there, where will they go. At the moment it is a safe quiet place for me and my friends to play.

I am formally objecting to the proposed 1100 homes to be built on the above plot because I like to play outside with my friends without too much traffic, where would the wildlife and horses go. My school is full already, where will they go to school. It is safe to play outside my house.

I am formally objecting to the proposed 1100 homes to be built on the above plot because noise from any extra traffic, machinery on site, dust from the building site. What about the wildlife that live in the fields. At the moment it is safe for the kids to play out at the front of our houses because our road is not a through road. The site will bring more traffic so children will be more at risk.

I am formally objecting to the proposed 1100 homes to be built on the above plot because noise, traffic, safety of the children that play in our street at the moment it is safe for them. Bif concern on the wildlife and where they would go i.e. rats/mice into our gardens or houses.

(Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.

Noted, will be considered fully as Site Assessment work is taken forward.

Noted, will be considered fully as Site Assessment work is taken forward.

Noted, will be considered fully as Site Assessment work is taken forward.

Noted, will be considered fully as Site Assessment work is taken forward.

Noted, will be considered fully as Site Assessment work is taken forward.
<p>| IOC342-36 | Environment Agency | Site affected by ordinary watercourses where EA have little or no information. It would therefore be more appropriate for the Lead Local Flood Authority (Staffs County Council) to lead. As a minimum adequate development easements should be maintained, and where improvements can be made, re-naturalisation and de-culverting to ensure compliance with Local Plan Policy CP16. | Noted, will be considered fully as Site Assessment work is taken forward. |
| IOC342-37 | Evans C | I formally object to 1100 homes being built on this plot. | Noted, will be considered fully as Site Assessment work is taken forward. |
| IOC342-38 | Evans JW | I formally object to 1100 being built on this plot which would decrease the value of our property, at the moment we are in a nice cul-de-sac, which we have lived in for 28 years. It only has a small road which would not take any more traffic. | Noted, will be considered fully as Site Assessment work is taken forward. |
| IOC342-39 | Evans J | I formally object to 1100 homes being built on this plot. | Noted, will be considered fully as Site Assessment work is taken forward. |
| IOC342-40 | Evans M | I formally object to 1100 homes being built on this plot. | Noted, will be considered fully as Site Assessment work is taken forward. |
| IOC342-41 | Evans W | I formally object to 1100 homes being built on this plot | Noted, will be considered fully as Site Assessment work is taken forward. |
| IOC342-42 | Fisher D | I formally object to 1100 homes being built on this plot because it will have a big impact on the local community, the roads, schools and facilities like parks, doctors and crime. | Noted, will be considered fully as Site Assessment work is taken forward. |
| IOC342-43 | Fisher G | I formally object to 1100 homes being built on this plot. We live in a great street, the road is not very wide for more traffic, there is not enough doctors – you have to wait 2 weeks to see a doctor, so what would it be like with more families. There is not enough schools. | Noted, will be considered fully as Site Assessment work is taken forward. |
| IOC342-44 | Fisher J | I formally object to 1100 homes being built on this plot. I am 9 years old. I enjoy playing in my street with my brother and friends and we like to ride our bikes around the block but if you build it here it will | Noted, will be considered fully as Site Assessment work is taken forward. |</p>
<table>
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<th>Reference</th>
<th>Name</th>
<th>Location</th>
<th>Objection Details</th>
</tr>
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</table>
| IOC342-45 | Fisher Michelle | Hednesford | I formally object to 1100 homes being built on this plot.  
1. Hednesford is always gridlocked now.  
2. The stress on facilities will be greatly affected, parks, schools, the roads are not good enough already, the pollution this will cause and let alone the noise and disruption to the whole of our community.  
3. I hope you listen to peoples views on this matter as this is our homes and our children's future to live in a safe and quiet, peaceful environment!  
4. Healthcare is already stretched to the maximum capacity  
5. Imposing on an area of outstanding natural beauty, bats, deers, birds, hedgehogs, foxes, badgers, stoats and more. |
| IOC342-46 | Fisher Michelle | Rugeley | I formally object to 1100 homes being built on this plot because of the noise and pollution, Hednesford has already had a lot of houses built, and building more will make the facilities in the area even more pushed. Roads already in a state, local high schools will be overcrowded and the health service will also be stretched. |
| IOC342-47 | Fisher Morgan | | I formally object to 1100 being built on this plot because I’m a teenager who has lived in this area for over 10 years and I love living here. I feel that it’s safe and beautiful around here. However building 1100 houses virtually on our doorstep would mean it being dirty, loud, unsafe and most of all crowded. I also attend a high school in our local area which is already full and building so many houses will only make matters worse. It will also ruin childhoods of many children. |
| IOC342-48 | Fisher S | | I formally object to 1100 homes being built on this plot because it is an area of outstanding natural beauty with numerous amounts of wildlife living in this area. I also think it would be a massive strain on |
the areas facilities, schools are full, the town is not big enough and the road networks are no way good enough, any bad weather affects the areas roads and utilities. My children play in our street which is next to this area. My children enjoy the freedom with their friends, having a huge building site on our doorstep would stop them being able to enjoy their childhood as they should.

<p>| IOC342-49 | Fisher V | I formally object to 1100 homes being built on this plot. | Noted, will be considered fully as Site Assessment work is taken forward. |
| IOC342-50 | Freed L | I formally object to 1100 homes being built on this plot because of noise, and lack of privacy, and the habitat of the animals. | Noted, will be considered fully as Site Assessment work is taken forward. |
| IOC342-51 | George I | Object to 1,100 homes being built because my parents live on a possible proposed entrance to the site, with the extra traffic would be a great concern for their well being and safety with works vehicles and other traffic going through on a already very congested road would be a great concern. | Noted, will be considered fully as Site Assessment work is taken forward. |
| IOC342-52 | George C | I formally object to 1100 being built on the above plot because: I am worried about access for more vehicles as road is not very wide and already gets congested with cars parked. Lots of elderly residents crossing the roads and walking on pavement. More traffic coming through the estate. | Noted, will be considered fully as Site Assessment work is taken forward. |
| IOC342-53 | George T | Object to 1,100 homes being built because possibly 3-4,000 people and 1,100 vehicles may be more. Can Hednesford take that sort of impact doctors, schools. If Marconi Place is chosen as one of the access routes which is a narrow road where children play and elderly residents live. It would also spoil what is a lovely view. Lets look at tree tops, not roof tops. | Noted, will be considered fully as Site Assessment work is taken forward. |
| IOC342-54 | Godfrey L | Object to 1,100 homes being built due to the amount of houses being built this will overfill doctors, hospitals and schools. | Noted, will be considered fully as Site Assessment work is taken forward. |</p>
<table>
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<th>Reference</th>
<th>Name</th>
<th>Object</th>
<th>Response</th>
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<tr>
<td>IOCF342-65</td>
<td>Godfrey M</td>
<td>Object to 1,100 homes being built due to the amount of houses being built already there is not going to be enough space at doctors, hospitals, schools.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>IOC342/66</td>
<td>Green Party (CCDC)</td>
<td>This is firmly in the AONB and should not be permitted at all.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted: Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.</td>
</tr>
<tr>
<td>IOC342-67</td>
<td>Hall B</td>
<td>Object to 1,100 homes being built because the area is marked as AONB; the badgers, bats and other wildlife; my grandchildren and great grandchildren live there as it is a quiet cul-de-sac. Access to the field from Edison Close, Marconi or Midhurst with any roads running alongside the current boundary will cause great distress and impact negatively on their lives.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>IOC342-68</td>
<td>Harrison T</td>
<td>Object to 1,100 homes being built- overloaded schools, drainage system; excess damage to our roads. Will make it unsafe for our children while playing.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>IOC342-69</td>
<td>Hartshorne J</td>
<td>Object to 1,100 homes being built.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>IOC342-70</td>
<td>Hartshorne N</td>
<td>Object to 1,100 homes being built.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>IOC342-71</td>
<td>Hawkins J</td>
<td>Object to 1,100 homes being built because I am concerned about where the access roads will enter and exit this site. There are houses on 3 sides of this site and wherever the roads are built it will make it a dangerous place for the residents children to live. As a small village that has seen ever increasing house estates being built recently we already find it difficult to book doctors/dentist appointments. We also have high unemployment and though building more houses will initially provide more jobs these jobs will disappear when the site is complete.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>IOC342-72</td>
<td>Hednesford Town Council</td>
<td>Site lies within Brindley Heath Parish but within close proximity to the border with Hednesford. The draft Neighbourhood Plan for Hednesford already identifies sites for housing development within Hednesford notably large scale provision on land at Greenheath Road, land west of Pye Green Road and a medium scale development on land near to Keys Park Road as well as several smaller sites. Development at this site should be opposed. Would have an adverse impact on Hednesford due to the loss of further green space. Residents of Brindley Village currently look to Hednesford for their services. Any further development in this area would place an additional pressure on highways, health and public services.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>IOC342-73</td>
<td>Hewitt L</td>
<td>I formally object to 1,100 homes being built on this plot. The local roads were never built to take the volume of traffic that already use them. This will cause a lot more congestion. The schools are already over crowded for all ages of children. The doctors surgeries are full to capacity and the hospital facilities are having departments close because of cut backs.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>Higham S</td>
<td></td>
<td>Object to land at West Cannock Farm and the 1100 homes being built. It is an area of outstanding natural beauty and green belt, home to badgers, bats, newts and deer. I do not support access to this estate be granted from Edison Close, Marconi, Midhurst or Gorse Way. Nor do I support a road running along the existing boundary. The farm currently has one access route that is unacceptable for a housing estate that size. The primary and secondary schools cannot support another estate this size after the skelly and 900 + on Pye Green Road. The town is gridlocked and the roads already in poor condition that would further worsen with increased traffic and construction traffic. The playground, despite being new, is far too small to support our growing community.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>Hyden C</td>
<td></td>
<td>Object to 1,100 homes being built because not safe for any child-</td>
<td>Noted, will be considered fully as Site Assessment</td>
</tr>
<tr>
<td>Name</td>
<td>Statement</td>
<td>Response</td>
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<tr>
<td>Jones A</td>
<td>Object to 1,100 homes being built because there are too many houses been built around the area, too busy. Not enough schools for existing residents, plus don't want the roads any wider and overlooking our privacy.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
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<tr>
<td>Jones C</td>
<td>I formally object to 1,100 homes being built on this plot because it would effect local schools and doctors. I've lived in my house for years and has always been the field. Building houses would effect the area, and also the wildlife. You would get more houses on the power station or even at Wimblybury.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
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<tr>
<td>Jones K &amp; L /</td>
<td>We have been a resident in Chancery Drive for 10 years and working from home as a beautician since 2010. We strongly object to the proposal to build 1100 homes on the land behind us. Firstly to build on this area would cause a loss in clientel for my business as I perform holistic treatments i.e. Massages so the noise preparing the land, the building and construction work would be detrimental to my place of work. Secondly to build on this area would cause a loss of forever natural open countryside views, not to mention the affect it will have on Hednesford residents, visitors to the area and future generations. Also the wildlife will suffer. The infrastructure cannot accommodate more traffic as the roads are narrow. The air quality from emissions from these vehicles will be a potential health hazard. We are fully aware of the need for new housing but building on this Green Belt will affect the area and its historic landscape. I trust our objections will be taken into account not only as residents but as a business when assessing this site for future development.</td>
<td>Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.</td>
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<tr>
<td>Name</td>
<td>Comment</td>
<td>Notes</td>
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<tr>
<td>Josy S</td>
<td>I disagree to it as its quiet residential area for a lot of old people (pensioners).</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
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</tr>
<tr>
<td>KGL Estates (Heminsley / McGregor)</td>
<td>Major proposals for Cannock, Hednesford and Heath Hayes comprising sites C342, C375 and C373 should be ruled out on the grounds that their development would be contrary to national policy relating to protection of the landscape of AONBs.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted: Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.</td>
<td></td>
</tr>
<tr>
<td>Lawley A</td>
<td>Object to 1,100 homes being built because the opening of the roads- the potholes are bad now and have not been done. What about children's safety playing outside they will not be safe. Car will be parked outside our gates and that will cause problems.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
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</tr>
<tr>
<td>Lawley G</td>
<td>Object to 1,100 homes being built because the quiet place we live in now will be noisy (very). Your proposal to build 1,100 houses on the site- where are they schools, hospitals- need money.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
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<tr>
<td>Lawley T</td>
<td>Object to 1,100 homes being built because the opening of the road will cause obstruction- there is not enough places for cars now let alone have more- the only parking to our property is the back of the house.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
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<tr>
<td>Leighton S</td>
<td>Object to 1,100 homes being built. We don't have enough facilities to support this vast amount of houses. Also its meant to be land that shouldn't be built on. Understand the need for more housing but we are a small area with no facilities for this.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
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</tr>
<tr>
<td>Lord C</td>
<td>Object to land at West Cannock Farm and the 1100 homes being built. It is an area of outstanding natural beauty and green belt, home to badgers, bats, newts and deer. I do not support access to this estate be granted from Edison Close, Marconi, Midhurst or Gorse Way. Nor do I support a road running along the existing boundary. The farm currently has one access route that is</td>
<td>Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is</td>
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</tbody>
</table>
The primary and secondary schools cannot support another estate this size after the skelly and 900 + on Pye Green Road. The town is gridlocked and the roads already in poor condition that would further worsen with increased traffic and construction traffic. The playground, despite being new, is far too small to support our growing community.

Currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

AONB context noted: Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.

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<th>Note</th>
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<tbody>
<tr>
<td>McGann S</td>
<td>Please keep me informed of plans for site.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>Millington H</td>
<td>Object to 1,100 homes being built because of the amount of cars there will be on the estate, journeys will take longer due to traffic increase, wildlife will be destroyed, everywhere will become busier and there will be no nearby places to walk dogs.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>Millington K</td>
<td>Object to 1,100 homes being built because there will be a significant increase in traffic- the shops/banks/doctors are already busy and this will increase the amount of people in the area and lots of people use the land to walk dogs and there is wildlife there whose homes would be destroyed.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>Millinston B</td>
<td>Object to 1,100 homes being built.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>Mitchell C</td>
<td>Object to 1,100 homes being built. Believe it as always been Green</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
</tbody>
</table>
Belt. As it is there is not enough road space for traffic our roads are very narrow and would not take extra traffic. I believe there is no facilities to take 1,100 homes on this field.

Morton P  
Object to 1,100 homes being built.  
Noted, will be considered fully as Site Assessment work is taken forward.

Natural England  
See overall comments on SSSI Impact Risk Zones. Site lies in close proximity to Cannock Chase SSSI/SAC and is within the AONB. Adopted LPP1 policies CP12, 13 and 14 apply.  
Noted, will be considered fully as Site Assessment work is taken forward.

Oakley J  
I formally object to 1100 homes being built on this plot. I feel we need to keep this open space for the variety of wildlife it supports, once lost its gone forever. Beauty of this kind needs special attention, plus I feel security would be an issue. Being this close to the Chase also comes with a snake warning. Pleas think carefully about the way forward.  
Noted, will be considered fully as Site Assessment work is taken forward.

O'Donnell J  
I formally object to 1100 homes being built on this plot because:  
1. How can our narrow road possibly take the volume of traffic these houses will bring.  
2. You are taking away our children's only play area.  
3. This area is like a rat run with the volume of traffic, especially Bradbury Lane/Station Road. Concern about drainage and the problems it will cause. Overcrowded schools, doctors, local facilities.  
Noted, will be considered fully as Site Assessment work is taken forward.

Osborne-Williams D  
I formally object to 1100 homes being built on this plot.  
Noted, will be considered fully as Site Assessment work is taken forward.

Osborne-Williams M  
I formally object to 1100 homes being built on this plot.  
Noted, will be considered fully as Site Assessment work is taken forward.

Persiliay R  
I object to 1000-100 being built on the land because my son comes up to see his Grandad – and that is love.  
Noted, will be considered fully as Site Assessment work is taken forward.

Parkes Laura  
I formally object to 1100 homes being built on this plot.  
Noted, will be considered fully as Site Assessment work is taken forward.

Parkes Lucy  
I formally object to 1100 homes being built on this plot.  
Noted, will be considered fully as Site Assessment work is taken forward.
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<thead>
<tr>
<th>Name</th>
<th>Comment</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parkes N</td>
<td>I formally object to 1100 homes being built on this plot.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>Parkes T</td>
<td>I formally object to 1100 homes being built on this plot.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>Phillips J</td>
<td>I formally object to 1100 homes being built on this plot. I have lived here for 45 years from new house as a cul de sac living next to green never to be built on, but then built Council homes opening my street. Now you want o build behind me I object.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>Pollard G</td>
<td>Object to land at West Cannock Farm and the 1100 homes being built. It is an area of outstanding natural beauty and green belt, home to badgers, bats, newts and deer. I do not support access to this estate be granted from Edison Close, Marconi, Midhurst or Gorse Way. Nor do I support a road running along the existing boundary. The farm currently has one access route that is unacceptable for a housing estate that size. The primary and secondary schools cannot support another estate this size after the skelly and 900 + on Pye Green Road. The town is gridlocked and the roads already in poor condition that would further worsen with increased traffic and construction traffic. The playground, despite being new, is far to small to support our growing community.</td>
<td>Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. AONB context noted: Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.</td>
</tr>
<tr>
<td>Price M</td>
<td>I formally object to 1100 homes being built on this plot. Overloading of our schools and drainage system. Unsafe for children playing due</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>Name</td>
<td>Comment</td>
<td>Note</td>
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<tr>
<td>Price P</td>
<td>I formally object to 1100 homes being built on this plot. Heavy traffic would badly damage our roads. Children would be in danger playing due to heavy traffic. Overloading of local schools. Extra pressure on our drainage system with the increased use.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>Roberts N</td>
<td>I formally object to 1100 homes being built on this plot. I don't want a through road behind my house. The noise will affect the animals in the field, like rabbits and birds. There are not enough secondary schools in the area or hospitals and doctors would be even overstretched.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>Rochford N</td>
<td>Object to land at West Cannock Farm and the 1100 homes being built. It is an area of outstanding natural beauty and green belt, home to badgers, bats, newts and deer. I do not support access to this estate be granted from Edison Close, Marconi, Midhurst or Gorse Way. Nor do I support a road running along the existing boundary. The farm currently has one access route that is unacceptable for a housing estate that size. The primary and secondary schools cannot support another estate this size after the skelly and 900 + on Pye Green Road. The town is gridlocked and the roads already in poor condition that would further worsen with increased traffic and construction traffic. The playground, despite being new, is far to small to support our growing community.</td>
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<td>Comment</td>
<td>Acknowledgment</td>
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<tr>
<td>Rigby R</td>
<td>I formally object to 1100 homes being built on this plot. My street will have more cars coming in and out. My children play outside and I fear they won't be able to.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>Saunders D</td>
<td>I formally object to 1100 homes built on this plot.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>Saunders M</td>
<td>I formally object to 1100 homes built on this plot.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>Shaw P</td>
<td>There will be too much traffic coming through this particular area – it is already congested as it is.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>Simm C</td>
<td>I formally object to 1100 homes being built on this plot. They need to build more doctors and dentists, not more houses.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>Simm G</td>
<td>I formally object to 1100 homes being built on this plot. They are taking all the Green Belt. There is not enough doctors, schools, hospitals about for all the people who will live there. There will be more traffic, they already race along Brindley Heath Road.</td>
<td>Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. AONB context noted: Local Plan part 1 provides the adopted policy context for consideration of sites</td>
</tr>
<tr>
<td><strong>Simm K</strong></td>
<td>I formally object to 1100 homes being built on this plot. There is enough houses already being built in Hednesford.</td>
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<td></td>
</tr>
<tr>
<td><strong>Simm S</strong></td>
<td>I formally object to 1100 homes being built on this plot due to not enough areas being left about for children to learn about Green Belt land and our history too.</td>
<td></td>
</tr>
<tr>
<td><strong>Simm V</strong></td>
<td>I formally object to 1100 homes being built on this plot. I moved here 40 years ago and all they have done is build houses and flats. They need to build shops and something for the kids.</td>
<td></td>
</tr>
<tr>
<td><strong>Simpson G</strong></td>
<td>I formally object to 1100 homes being built on the above plot because this area is Green Belt/farming land and as such should only be developed, if ever, after all brownfield areas have been</td>
<td></td>
</tr>
</tbody>
</table>
exhausted. The local infrastructure of the area would require a vast improvement to accommodate the proposed plan.

| Simpson K | I formally object to 1100 homes being built on the above plot because I value the Green Belt next to the Chase and brownfield sites should be developed first. | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. AONB context noted: Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses. |
| Startin T | I formally object to 1100 homes being built on this plot. Already enough homes being built in Hednesford! | Noted, will be considered fully as Site Assessment work is taken forward. |
| Strange N | Object to land at West Cannock Farm and the 1100 homes being built. It is an area of outstanding natural beauty and green belt, home to badgers, bats, newts and deer. I do not support access to this estate be granted from Edison Close, Marconi, Midhurst or Gorse Way. Nor do I support a road running along the existing boundary. The farm currently has one access route that is | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is |
unacceptable for a housing estate that size. The primary and secondary schools cannot support another estate this size after the skelly and 900 + on Pye Green Road. The town is gridlocked and the roads already in poor condition that would further worsen with increased traffic and construction traffic. The playground, despite being new, is far too small to support our growing community.

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AONB context noted: Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.

I formally object to 1100 homes being built on this plot. Only build on Brownfield not Green Belt sites, infrastructure near this site totally inadequate. Hednesford area roads must be the worst in the county, bird population will suffer due to loss of habitat. The demand on schools and medical facilities will be a disaster. All access roads to this site will not cope with extra traffic.

Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.
Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

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<tr>
<th>Name</th>
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<tbody>
<tr>
<td>Thomas A</td>
<td>I formally object to 1100 homes being built on this plot.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>Thomas C</td>
<td>I formally object to 1100 homes being built on this plot.</td>
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<td>Thomas J</td>
<td>I formally object to 1100 homes being built on this plot.</td>
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<tr>
<td>Thomas R</td>
<td>I formally object to 1100 homes being built on this plot.</td>
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<tr>
<td>Turner J&amp;J</td>
<td>Concerned as to the possible development at the site.  The proposed site is not only green belt land but also within the bounds of the area of outstanding natural beauty. It is the home to countless numbers of wildlife, birds, foxes, golden hares, pheasants and grazing for the many horses. In addition the occasional Deer are seen. As we understand it the area is protected from mass development by state legislation. It would be a tragedy to sacrifice such beautiful areas to become a huge housing estate. We understand the need for housing as the population grows; however is it right to take away the very green areas that Cannock Chase is famed for?</td>
<td>Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.</td>
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<td>Urquhart M</td>
<td>Object to land at West Cannock Farm and the 1100 homes being built. It is an area of outstanding natural beauty and green belt, home to badgers, bats, newts and deer. I do not support access to this estate be granted from Edison Close, Marconi, Midhurst or Gorse Way. Nor do I support a road running along the existing boundary. The farm currently has one access route that is unacceptable for a housing estate that size. The primary and secondary schools cannot support another estate this size after the skelly and 900 + on Pye Green Road. The town is gridlocked and the roads already in poor condition that would further worsen with increased traffic and construction traffic. The playground, despite being new, is far to small to support our growing community.</td>
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</tr>
<tr>
<td>Wayne (&amp; Gill)</td>
<td>I formally object to 1100 homes being built on this plot.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>(Wayne &amp;) Gill</td>
<td>I formally object to homes being built on this plot</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>Westwood-</td>
<td>I formally object to 1100 homes being built on this plot. Continuing</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>Name</td>
<td>Reason for Objection</td>
<td>Action Taken</td>
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</tr>
<tr>
<td>Ford F</td>
<td>Noise and access to our frontages.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>Williams D</td>
<td>I formally object to 1100 homes being built on this plot. Already enough houses being built in Hednesford, not enough shops, schools and health services.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>Williams G</td>
<td>I formally object to 1100 homes being built on this plot because of Green Belt area.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>Williams J</td>
<td>I formally object to 1100 homes being built on this plot.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>Williams Karen</td>
<td>I formally object to 1100 homes being built on this plot.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>Williams K</td>
<td>I formally object to 1100 homes being built on this plot.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>Williams M</td>
<td>I formally object to 1100 homes being built on this plot. We don’t want or need anymore houses in Hednesford.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>Williams R</td>
<td>I formally object to 1100 homes being built on this plot.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>Wood H</td>
<td>I formally object to 1100 homes being built on this plot. I’m concerned about pressure on local schools, doctors, roads. A lot of older residents live nearby in Edison &amp; Brindley Crescent who would be disturbed.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>Rep ID No.</td>
<td>Respondent</td>
<td>Comment</td>
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<tr>
<td>IOC352-1</td>
<td>Bradley B</td>
<td>Should be discounted as option for housing at this stage.</td>
</tr>
<tr>
<td>IOC352-2</td>
<td>Deans, J. - Heath Hayes Football Club (Steve Faizey)</td>
<td>Football pitch &amp; associated facilities on 1.1 ha site including car park, changing rooms, social facilities and spectator accommodation. Access from Newlands Lane. Successful local club operating 20 teams across the locality. Seeking release of site from Green belt to raise funds to relocate with improved facilities at council-owned Heath Hayes park. Park was identified as a site to develop as a football hub in evidence supporting Local Plan Part 1 – evidence produced jointly with Sport England. Evidence showed a shortage of junior pitches and need to improve the quality of adult pitches. S106 funding agreed to support the project and identified on the list of projects eligible for CIL funding. Currently only one pitch on the site but has capacity for 5 or 6 pitches. Proposal was acknowledged by Inspector for Local Plan Part 1 but considered premature and more appropriate for consideration via LPP2. The Council committed to a Green Belt review and need for this now given added weight to deal with 1000 extra homes. Site is suitable as is self contained, adjoined by built development on 3 sides. In terms of Green Belt purposes it would not result in unrestricted sprawl or cause towns to merge. Would contribute to urban regeneration by improving recreation facilities on a nearby site. Limited encroachment into countryside. Housing need should give its release added weight. Sustainable location. No nature conservation value and not adjacent to any protected site. No issues over access. Five ways is an AQMA and could have a S106 to help deal with this. Site has capacity for about 35 units (SHLAA) and could be 100% affordable if required with increased density</td>
</tr>
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</table>
smaller homes) of 1,2 and 3 bed units.

<p>| IOC352-3 | Environment Agency | Site is located above a historic landfill site and consequently there is potential for contamination to have occurred. Before the principle of development can be determined, land contamination should be investigated to see whether it could preclude certain development due to environmental risk or cost of clean-up (remediation). Any planning application for a site where there is potential for contamination must be supported by a Preliminary Risk Assessment. Depending on the findings subsequent site investigation, risk assessment and remediation may be required. Appropriate conditions can be attached to any planning permission. Where there is significant contamination or uncertainty over the risks to ‘Controlled Waters’ receptors, a site investigation may be required as part of a planning application. Should consult with the Councils' Environmental Health team for further advice on generic aspects of land contamination management. Issues relating to risks of contamination to groundwater will need to be considered prior to permission being given for development. | Noted, will be considered fully as Site Assessment work is taken forward. |</p>
<table>
<thead>
<tr>
<th>Rep ID No.</th>
<th>Respondent</th>
<th>Comment</th>
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</thead>
<tbody>
<tr>
<td>IOC373/CE55-1</td>
<td>Anderson S</td>
<td>As a resident of the parish of Cannock Wood I wish to submit my comments on some of the proposed housing allocation options in the Local Plan. I would like to be kept up to date with the progress of the Local Plan and future consultations. The reference numbers of the areas of land that I wish to comment on are as follows and basically fall within the area known as Cannock Wood. C137, C136, C373, C399, C400, C401, C402, C403, C404 All these sites are unsuitable for consideration for housing as they do not comply with council policy for housing. They are within the Green Belt as well as being within the Area of Outstanding Natural Beauty and so do not comply with the council’s policy of keeping these areas protected form unnecessary development. They would not comply with the policy to keep house building restricted to urban areas as they are so obviously a rural area and such development would contribute to village sprawl, bringing the built up area of the village close to merging with the nearby settlements of Prospect Village and Chase Terrace. The general lack of facilities in the village, such as doctors, shops and schools also make them unsuitable sites for housing use. The road infrastructure is also very restricted in the areas around these sites as it is a rural community. These sites could also compromise the historic site of Nuns Well which lies within the area and should be protected, along with the areas of woodland which exist on and around this site.</td>
<td>Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.</td>
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<tr>
<td>IOC373/CE55-2</td>
<td>Baker D</td>
<td>Object to proposal. Greenbelt area and Area of Outstanding National Beauty. Also linked to Castle Hill, Nuns Well and the MOAT which have historical and national importance. All still is use for agriculture equestrian purposes, and wildlife areas, and all have impact on nature. Will virtually join Prospect Village to</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.</td>
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Cannock Wood. Will unproportionately increase the population of housing at the Cannock Wood area, both changing the AONB and Green Belt dramatically whilst putting stress on local services and infrastructure including country roads (such as Cumberledge Hill), small local schools, doctors etc. There will also be an effect on wildlife, surface water considerations and considerations to both the valley and Brook that feeds Nuns Well and the MOAT in such a diverse area from open valley fields to moat swamp areas and woodland. Aware of a lot of Great British wildlife from owls at night, shrews, newts, bats and variety of birds. Looking from near Castle Hill down the valley surrounded by Holly Hill Road, Park Gate Road and Chapel Lane, the area and views will be altered. Similarly looking up from Cumberledge Hill towards Castle Hill the valley will be partially blocked.

I would like to lodge please the following comments regarding the possible future development, within the proposed Local Plan of land off Hayfield Hill and Slang Lane, known as Court Bank Farm, plus adjoining land. These comments are listed in bullet point form:
- Cannock Wood is an Area of Outstanding Natural Beauty and must not be ruined by any future building development;
- There are totally inadequate facilities within Cannock Wood to cater for any significant number of new residents (e.g., there are no doctors' surgeries or shops (other than a small greengrocer’s store which hardly ever opens). Also there would be enormous strain placed on the small Gentleshaw primary development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

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Rather than spoil and develop this beautiful area, surely it makes more sense to develop existing brownfield sites such as Rugeley Power station.
- Cannock Wood is a lovely village and should remain as it is. It does not make sense to develop it further.
- Finally, I would like to add that there is evidence that the Court Bank Farm land carries significant historical heritage. Within their own website (www.courtbankfarm.com), Mr and Mrs Newton, the owners of Court Bank Farm state about the site history:
  "The farm provides a safe and secure environment for horses and is also a natural habitat for local wildlife."
  "At Court Bank Farm you are following in the steps of Royalty and local history. Within the ancient woodlands of Court Bank Farm an Abbey was established in 1141; this scheduled moated site was later used as a royal hunting lodge by Henry II and other gentry in 1155. There is also evidence of coal mining, flint snapping, iron production and industrial activity taking place within the estate during the medieval period."
  "The Nun's well was used in the medieval period to draw water for the Abbey."
  "The ancient woodland of Court Bank Covert is home to a large range of flora and fauna including a herd of wild Red Deer..."
  "The Redmoor brook flows through the ancient woodland..."
  "Onsite there are two pools which are recorded on ancient maps, which indicates that they provided the Abbey with food."
  "In 1910 evidence of a Flint Knapping floor was discovered near the Nun's Well, which proved human activity in the Mesolithic/Neolithic period and over 28 recognisable implements have been found in the area including arrow heads, axe heads and a flint scraper."

The Green Belt and the area around Cannock Chase should be for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

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protected at all costs and the land within Cannock Wood should not be included in the Local Plan. Proposals from any developers or land owners should therefore be totally rejected.

I would like to lodge please the following comments regarding the possible future development, within the proposed Local Plan of land off Hayfield Hill and Slang Lane, known as Court Bank Farm, plus adjoining land. These comments are listed in bullet point form:
- The area is an Area of Outstanding Natural Beauty and should not be ruined by any future building development;
- There are inadequate facilities within Cannock Wood to cater for any significant number of new residents (e.g., there are no doctors' surgeries or shops (other than a small greengrocer's store which hardly ever opens). Also there would be enormous strain placed on the small Gentleshaw primary school.
- Rather than spoil and develop this beautiful area, surely it makes more sense to develop existing brownfield sites such as Rugeley Power station.
- Cannock Wood is a lovely village and should remain as it is. It does not make sense to develop it further.
- Finally, I would like to add that there is evidence that the Court Bank Farm land carries significant historical heritage. Within their own website (www.courtbankfarm.com), Mr and Mrs Newton, the owners of Court Bank Farm state about the site history:
  "The farm provides a safe and secure environment for horses and is also a natural habitat for local wildlife."
  "At Court Bank Farm you are following in the steps of Royalty and local history. Within the ancient woodlands of Court Bank Farm an Abbey was established in 1141; this scheduled moated site was later used as a royal hunting lodge by Henry II and"
other gentry in 1155. There is also evidence of coal mining, flint snapping, iron production and industrial activity taking place within the estate during the medieval period.
"The Nun's well was used in the medieval period to draw water for the Abbey."
"The ancient woodland of Court Bank Covert is home to a large range of flora and fauna including a herd of wild Red Deer..."
"The Redmoor brook flows through the ancient woodland..."
"Onsite there are two pools which are recorded on ancient maps, which indicates that they provided the Abbey with food."
"In 1910 evidence of a Flint Knapping floor was discovered near the Nun's Well, which proved human activity in the Mesolithic/Neolithic period and over 28 recognisable implements have been found in the area including arrow heads, axe heads and a flint scraper."

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No support as a suitable site for further housing, gypsy, traveller or industrial or commercial development.

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<th>IOC373/CE55-6</th>
<th>Bradley B</th>
<th>Should be discounted as option for housing at this stage.</th>
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<td>IOC373/CE55-7</td>
<td>Brindley Heath Parish Council</td>
<td>Object to release of site for employment use due to proximity to residential properties. Development of the site would also have an adverse impact on Wednesford due to loss of green space and extension of urban sprawl along Rugeley Road.</td>
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<th>Clift J</th>
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<td>I attended a parish council meeting on 16th March 2017 regarding a proposal to build residential commercial and itinerant sites within Cannock wood which is defined as an area of outstanding natural beauty. I reside in a property on slang lane Cannock wood, I find these proposals disgraceful. The area as stated is an area of outstanding natural beauty with wildlife visiting the fields daily. There are numerous questions that require to be answered regarding this proposed development. Has an environmental</td>
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survey been completed have conservationists visited the area
to conduct a study on the effects to the environment and
wildlife in the area which is there home. It is an area of
outstanding beauty for a reason and as such has been given the
highest state of protection in law and government policy.
How would building on this area benefit the local people, the
primary school is already full, how would it boost the local
economy, what provisions have been put in place for the extra
traffic therefore damaging the local environment. Surely we
should be conserving local landscapes and the scenic beauty,
preserving wildlife and local heritage as in nuns well.
There are numerous areas within Cannock chase that are not
areas of outstanding natural beauty, why would consideration
not be put on developing these areas and destroying this area.

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No support as a suitable site for further housing, gypsy, traveller or industrial or commercial development.

| IOC373/CE55-13 | Davis, A (Mrs) | Site bordering Slang Lane, Hayfield Hill and Cumberledge Hill, AONB and Green Belt. Site of historical interest including site of Nunswell Park, an ancient abbey and also archaeological interest. Redmoor Brook runs through land with associated wildlife, two natural lakes and a bluebell wood. Public footpaths enable the community to enjoy the countryside. Services already stretched so a major infrastructure input would be needed for either residential or industrial development. It would be more appropriate to extend the nature conservation opportunities. Question logic of allowing extension of equestrian facilities when land has already been earmarked for development? Sites identified should be viewed for protection rather than potential development. Road network not designed for heavy traffic, investment in services would be needed including public transport, schools etc. Should protect AONB for future generations. There is a statutory duty on relevant authorities to have regard to the purpose of conserving and Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in |
| IOC373/CE55-14 | Mr and Mrs Davis G | All of the land suggested for housing around the Cannock Wood area is Green Belt and AONB. I live on the edge of this land and was refused a small extension to my kitchen because ‘it would be a detriment to the visual amenity of the area’ even though surrounded by conifers. Surely hundreds of new houses would therefore completely eliminate the visual amenity. | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses. |
| IOC373/CE55-15 | Derry I&J | Disagree with proposed development around Cannock Wood for following reasons:
- No existing facilities, employment prospects, adequate schools, and no reason to house people from more urban areas. All amenities would have to be provided.
- Road infrastructure comprises narrow lanes and roads, unsuitable for substantial traffic. Current speeding problems. Bus service would need to be increased with impact on roads.
- Is AONB within Green Belt, only such area in county, a jewel in the crown. Quintessential English village which will disappear if the rural community is turned into an urban overspill area.
- Home to Castle Ring and Nuns Well monuments, with wildlife and plants which need preservation for future generations. Increased population may threaten this.
- High level of equestrian activity would be affected, this was a diversification from farming and is lucrative. Increased traffic would discourage horse owners.
- Brownfield sites should be considered first eg Rugeley Power Station and sites in and around Cannock, Heath Hayes and Norton Canes with links to amenities.
- Development would encourage urbanisation and linking to Chase Terrace and be the demise of the village.
- Only developers and landowners will benefit, wholly unacceptable that people with no interest in village can disrupt lives of residents.
Cannock Wood, Cannock Chase and its heritage are very special and must be preserved. | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses. |
| IOC373/CE55-16 | Edrop D | Unsuitable for inclusion in the Local Plan Part 2 Issues and Options as they all lie within Green Belt and AONB. Development of these sites would be outside of the policy for urban development of sites for housing. They would constitute | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this |
a contravention of CCDC planning policies for housing development. If developed it would contribute to the sprawl of the villages of Cannock Wood and Gentleshaw which is also against planning policies. There is also a general lack of infrastructure and amenities in the village, such as doctors, schools and shops.

accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

Noted, will be considered fully as Site Assessment work is taken forward.

Environment Agency

Site affected by ordinary watercourses where EA have little or no information. It would therefore be more appropriate for the Lead Local Flood Authority (Staffs County Council) to lead. As a minimum adequate development easements should be maintained, and where improvements can be made, renaturalisation and deculverting to ensure compliance with Local Plan Policy CP16.

Noted, will be considered fully as Site Assessment work is taken forward.

Environment Agency

Site is located above a historic landfill site and consequently there is potential for contamination to have occurred. Before the principle of development can be determined, land contamination should be investigated to see whether it could preclude certain development due to environmental risk or cost.

Noted, will be considered fully as Site Assessment work is taken forward.
of clean-up (remediation). Any planning application for a site where there is potential for contamination must be supported by a Preliminary Risk Assessment. Depending on the findings subsequent site investigation, risk assessment and remediation may be required. Appropriate conditions can be attached to any planning permission. Where there is significant contamination or uncertainty over the risks to ‘Controlled Waters’ receptors, a site investigation may be required as part of a planning application. Should consult with the Councils’ Environmental Health team for further advice on generic aspects of land contamination management. Issues relating to risks of contamination to groundwater will need to be considered prior to permission being given for development.

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I understand the plan details sites being considered for appraisal purposes at this time. My principle concern at this stage, as an inhabitant of Cannock Wood, is that the overriding principles outlined at the outset of Local Plan (Part 2) in respect of potential development in / around the village of Cannock Wood, are a direct contradiction of Local Plan (Part 1) which clearly outlined the Cannock Wood enclave as being sited within an Area of Outstanding Natural Beauty. As such, the idea that development of a number of sites within the green belt is even being considered within such an area, beggars belief. From a presentation by the Planning Office at the Village Hall a couple of weeks ago, which was attended by a huge array of the village's population, it was understood that people may propose to have their property, or other sites not belonging to them, to be considered within the Plan, but as all the principle sites bordering Cannock Wood are ostensibly identified as sitting within the green belt, it surely means that such land must be excluded from further consultations.

Notwithstanding the fact that there is some need for further work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. Noted, will be considered fully as Site Assessment.
sustainable development within the broader Cannock area, it is understood from the presentation that a large proportion of the area's commitment has already either been met or has been planned for, and also that there remain a number of brown field sites within the broader Cannock area which have already been identified for development purposes. It would be useful to understand the extent to which the identification of brown field sites elsewhere within the borough satisfy the commitment to further development. The village of Cannock Wood has limited amenities, but with a vibrant school which continues to benefit from a catchment area which stretches down towards Burntwood and further east to some other local villages. There is a local shop but with limited opening hours and a limited range of produce. The village has an active local community, the fabric of which is governed and energised by the relative size of the village. There are currently some problems with car cruising / car speeding groups emanating from the surrounding towns and villages, and such matters would be further worsened by increased development / expansion of the village's boundaries. The greatest damage / travesty befitting the village would be the destruction of the green belt and the fact that the village is designated as sitting within an area of outstanding natural beauty. There is abundant local wildlife, including foxes, badgers and deer, which is a key feature of the area's attraction for outdoor pursuits including mountain biking and walking - a great destination for visitors from all adjoining areas and further afield. Destruction of the wildlife habitats for these animals, and a healthy destination for the local and regional population, would be a travesty given the future we are seeking to leave for our young, including my own children.

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Notwithstanding the fact that there is some need for further sustainable development within the broader Cannock area, it is understood from the presentation that a large proportion of the area's commitment has already either been met or has been planned for, and also that there remain a number of brownfield sites within the broader Cannock area which have already been identified for development purposes.

It would be useful to understand the extent to which the identification of brownfield sites elsewhere within the borough satisfy the commitment to further development.

The village of Cannock Wood has limited amenities, but with a vibrant school which continues to benefit from a catchment area which stretches down towards Burntwood and further east to some other local villages. There is a local shop but with limited opening hours and a limited range of produce. The village has an active local community, the fabric of which is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.
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Concerns in relation to the site

1) within an area of Green Belt; an Area of Outstanding Natural Beauty (AONB); a site of historic interest- the historic Nunswell itself; Site of special interest – habitat and wildlife, with preservation orders on identified existing trees; removal of land accessible to the public for leisure, relaxation and exercise.

2) Road network not designed for heavy traffic use with very limited available investment from Staffordshire Highways. Bus services exist but are not multi route services. Rail links would require additional transport in order access local and national stations. All utility services would need to be provided. Sewerage and drainage systems would need to be provided. Medical facilities – the closest would most likely be ‘cross boundary’ into Lichfield DC and are already oversubscribed. Schools – the closest would most likely be cross boundary into Lichfield DC. Churches–
closest for majority would be cross boundary into Lichfield (Longdon and Gentleshaw or Burntwood Parish). Shops – very little provision in Cannock Wood (timed where and when available).

3) Lichfield District Council has seen the individual areas of Burntwood, Chase Terrace, Chasetown and Boney Hay merge into an area now known as ‘Burntwood’. The CCDC Plan refers to maintaining the character of communities and the function of Green Belt to support this objective. By developing the potential sites in this CCDC area there is opportunity, over time, for the same to happen in Cannock Wood, Rawnsley, Prospect Village, Wimblebury. Extension of building and development towards the Redmoor would skirt the LDC boundary where presently a development of 8 houses is under construction at Coney Lodge. There is potential for this to be extended towards Cannock Wood in the future. It would appear that the merging of communities across Green Belt goes against the original intention of Green Belt land and removes the feeling of pride in the area of which we live as communities. The interactive location plan highlights the areas referred to (adjacent to Hayfield Hill, Cumberledge Hill and the Redmoor) for a variety of uses (housing, employment etc) and also selected shading, according to the key, clearly indicates green belt, AONB, historic and additional interest. The present landowner of these areas has developed the site over recent years and is in the process of further landscaping to preserve, enhance and maintain the features. Grassland has been improved, wooded areas managed and bridle ways created around the perimeter. The sites at Court Bank along with the above provide leisure facilities, equestrian and employment opportunities and a maintained public

the light of emerging evidence and assessment work. Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.
footway for the community all of which are promotes as important to CCDC on their website. CCDC has a responsibility to protect and enhance this area as an AONB for the benefit of the local community, area visitors and also the Nation, as this is a Natural England supported site. Following this consultation, CCDC should be given positive press coverage for its efforts in the recognition of site significance and its protection of this Nationally recognised AONB site.

4) AONB- summary provided of purposes and benefits of AONBs across the UK. It is a statutory designation, the purpose of which is for the conservation and enhancement of the natural beauty of the area. Natural England has a duty to provide general advice on development in AONBs. Each AONB should have a management plan, the duty for which falls to local authorities and in most cases the AONB partnership produces this. There is a statutory duty on relevant authorities to have regard to the purpose of conserving and enhancing the natural beauty of the AONB when exercising or performing any functions affecting land in the AONB. Summary of property values article which outlines the higher property values associated with national parks and AONBs. Because of the Premium paid for properties within this AONB site, CCDC has a responsibility to the residents and to their families, to protect the economic and financial wellbeing of the community residents, many of which could find themselves with negative equity should this land be included as a development location. The value of many of the houses in this location is substantially enhanced purely due to the beauty of their outlook in to the AONB. Provides summary of Staffordshire County Council
Strategic Plan 2013-2018. In the interest of economic wellbeing of the community there is an obligation to protect the existing community from the inevitable loss in the event of removal of AONB status for proposed development — undoubtedly having a negative impact on property values. The existing community would not prosper, be healthy or happy. In the interest of public well-being and to “be healthy and happy” please consider the many houses which have been developed and designed intentionally, to take in the view of in particular site C373 of 37 hectares and now could be faced with the prospect and reality of bulldozers and lorries levelling the land. Please consider the health, wellbeing and welfare of the many, who have spent livelihoods to be able to afford such a view, in particularly the elderly.

No support as a suitable site for further housing, gypsy, traveller or industrial or commercial development.

| IOC373/CE55-22 | Green Party (CCDC) | Site should not be promoted ahead of any others. Within the AONB. Has particular significance with the Nunswell and the historic abbey area. More broadly the areas in this part of the District still retain some semblance of rural individualism and any developments which intensify to produce a more urban appeal should be resisted completely. The communities of Hazel Slade, Rawnsley, Prospect Village and Cannock Wood are already under pressure from a loss of identity and a creeping urbanisation. The Green Belt serves a purpose which is exemplified by the village nature of the communities here. The infrastructure in this area should be considered in that roads, utilities, schools, doctors and amenities are sparse in this area and would need considerable investment to accommodate further population. | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part |
| IOC373/CE55-23 | Hawkins M&D | Cannock Wood is an AONB – should such potential development even be proposed? C373 and peripheral areas (C136, C137, C400, C401, C402, C403, C404) are Green belt. All feeder roads into village are rural, narrow and in places single track, not conducive to frequent use by heavy traffic. Commitment of CCDC to preserve green space between village and town communities would be threatened with probability of Cannock Wood merging with Burntwood. No Doctors surgery or shops and one small school so villagers dependant on already oversubscribed amenities in nearby towns. Further development would require major capital investment in these towns. Any development in Cannock Wood would be environmentally and financially prohibitive. Need for more houses is indisputable but use of brownfield sites in first instance is surely preferable even if cost is greater. Preservation of green spaces is fundamentally important to the wellbeing of the public and vital if AONB’s are to be sustained. | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. |

2). This position will be kept under consideration in the light of emerging evidence and assessment work. Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.

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<td>IOC373/CE55-24</td>
<td>Hawkins M&amp;D</td>
<td>Court Bank Farm - consideration should be given to historical references – ancient woodland, Kings hunting lodge, ancient moated priory/abbey, 2 fishing lakes dating to medieval times, medieval Nuns Well including flint knapping floor dating to Mesolithic/Neolithic period. Any future development would seriously compromise this historic site.</td>
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<tr>
<td>IOC373/CE55-25</td>
<td>Hawkins M&amp;D</td>
<td>Court Bank farm encompasses 84.5 acres of productive pasture, woodland and lakes providing natural habitat for extensive range of flora and fauna. Although privately owned these features can be appreciated via a public right of way. Court Bank Farm is subject to S336 (1) of the T&amp;CPAct 1990 stipulating that occupation of the dwelling shall be limited to a person solely or mainly employed in agriculture or in forestry or in the capacity of manager of livery stables.</td>
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<td>IOC373/CE55-26</td>
<td>Hawley A&amp;D</td>
<td>I am a resident of Cannock Wood and wish to voice my concerns regarding potential residential, commercial or mixed use development in or around Cannock Wood. Of particular concern to me is a highlighted area of land immediately to the west of Hayfield Hill and known as Court Bank farm. This area of land is currently a well maintained equestrian centre, it is aesthetically pleasing to the many local Cannock Wood residents, visitors and walkers. I would strongly suggest that this area of land is wholly unsuitable for development due to the fact that it is entirely within green belt and an area of outstanding natural beauty. Furthermore the area contains an ancient monument and is a site of biological interest. There is also a resident herd of red Deer frequently seen in and around the land of Court bank Farm. If this land is developed they will be forced elsewhere into an already over populated area.</td>
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In addition the existing roads and access points are already overburdened and will not support any kind of large development on this area. I have lived in Cannock Wood for some considerable time and often walk in and around this area, the land is formed by a natural valley which is very wet year round hence its biological status this however makes it unsuitable for development. I contend that this portion of land, for the reasons outlined above is wholly unsuitable for development.

Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.

Section 3, Key Issues and Reasons for Recommendation 3.2 The role of Local Plan Part 2 is to deliver Part 1. It needs to allocate sites to deliver the amounts of development in the right locations, and where necessary can also provide further policy elaboration provided that it links directly back to Part 1 and can be clearly justified by robust evidence.

5.6 - As Local Plan Part 2 is to deliver the detail set out in Part 1, it is imperative that it is consistent with it.

5.14 - The National Planning Policy Framework states that Green Belt has five purposes. Its role is:
  • To check the unrestricted sprawl of built up areas;
  • To prevent neighbouring towns merging in to one another;
  • To assist in safeguarding the countryside from encroachment;
  • To preserve the setting and special character of historic towns; and
  • To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

(3) 4.3 LPP1 sets the context for the need for LPP2. Policy CP1 emphasises the need to focus investment and regeneration ‘in existing settlements whilst conserving the landscape of the AONB.

Noted and for consideration as the site assessment work is undertaken.
Local Plan Part 2 is contradictory to deliver Local Plan Part 1 and Cannock Chase AONB Management Plan 2014-19 with sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 all being within the Green Belt and AONB, these sites should be taken out of the next round of the plan on these points alone. All these sites would ruin the character of Cannock Wood village and be detrimental to the AONB.

Furthermore with sites C264, C264(a), C264(b), C285, C264 (c), C264(d), C264 (e) and C265. These proposed sites would be detrimental to the area in general linking urban areas together, ruining the local landscape and the views into and out of the AONB. These sites are not in keeping with the local area and would ruin the local community having such an increase population.

The sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 would overwhelm the small village of Cannock Wood which does not have the infrastructure to support developments of this size. They would also effect the environment, much of the traffic would have to pass via the 5 ways junction at Heath Hayes which already has air pollution issues and requires measures to bring the air quality at this junction within European standards.

Much of the proposed land in sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 is used for equestrian purposes. Cannock Chase and the AONB is being promoted as recreational and leisure use, where would people keep their horses if these sites went ahead? Locally Coney Lodge Farm on Rugeley Road, Chase Terrace is currently already under development into and housing complex.
Many of the sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 are on top of old unmarked? Mine workings which would cause issues during any development.

Another concern that I would have is having such a mass of houses so close to the Beaudesert Scout and Guide camp for security reasons. Therefore making this site easily accessible on foot etc. could cause issues.

The site that is proposed at C373, CE55 would have a detrimental impact on the local wildlife with many trees, ancient woods, streams and pools there is a rich diversity of wildlife from Deere, birds, newts etc.

Below are various extracts to support my comments (which I have added comments in red or made key sentences bold) to support the fact that the sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 should be taken out of the local plan due to them not being in fitting with Local Plan Part 1 2014 and the Cannock Chase AONB Management Plan 2014-19:

Page 35 of Local Plan Part 1, 3.0 Vision states ‘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 inappropiate 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.’

Local Plan Part 1, Section 1 core strategy, figure 4.1. (see below) States that Cannock Wood is within AONB and to ‘Respect Village Character’

The sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 would not be ‘respecting’ the village character as Cannock Wood would be overwhelmed.

From the Cannock Chase AONB Management Plan 2014-19, Cannock Wood and sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 are all within the area classed as ‘Settled Plateau Farmlands’ as per Figure 3 (page 13).

With Special Qualities (page 18) being :

- Undulating landform dissected by small wooded stream
<table>
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<th>valleys</th>
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<td>• Clustered farmsteads and roadside cottages</td>
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<tr>
<td>• Winding lanes with high hedgebanks</td>
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<td>• Small irregular hedged fields</td>
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These special qualities should therefore be preserved.

Page 8 states

• HLO2 Conserve and enhance the distinctive and nationally important landscape of Cannock Chase AONB and the locally, nationally and internationally important biodiversity and geodiversity it supports, ensuring links between habitats within the AONB and surrounding landscape.

Landscape Key issues (page 24) states:-

• KI6 Pressure for development, its quality and impacts may change the character of the AONB landscapes and its setting.
• KI7 Encroachment of urban elements into landscapes.
• KI9 The development of major new housing provision immediately surrounding the AONB may significantly increase the impact of regular visitors to localised areas.

Already on key dates i.e. Christmas, New year and summer days Castle ring car park is full with vehicles parking in surrounding narrow lanes making walking around the local area dangerous. Around the popular Castle Ring area and Gentleshaw Common there are already signs of too many visitors of trampled pathways, flora / fauna and littering, dog fowling etc.

• KI21 Maintaining views from and into the AONB.

Sites C136, C137, C373, C376, C399, C400, C401, C402, C403,
C404 and CE55 would ruin views into and out of the AONB.

All the site listed above would have a detrimental impact on views from and into the AONB. The green space in and around the Cannock Chase AONB must be protected.

- KI22 Ancient woodland needs to be protected and restored to secure its long term future.

There are ancient woodlands that form part of site C373 and CE55.

Landscape Policies (page 30) states:-
- LP6 The Partnership will seek to influence planning policies, Local Plans and planning decisions to ensure they incorporate measures for the conservation and enhancement of the AONB landscape and scenic beauty.

I do not see how any of the sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 conserve or enhance the AONB landscape and scenic beauty.

- LP11 Work will be undertaken to ensure protection of all landscape, heritage, geological and ecological designated assets.

There is an old moat that is within the C373 and CE55 sites so this should be protected as heritage.

| IOC373/CE55-28 | Howard C | Concerns in relation to the site
<table>
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<tr>
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existing trees; removal of land accessible to the public for leisure, relaxation and exercise.

2) Road network not designed for heavy traffic use with very limited available investment from Staffordshire Highways. Bus services exist but are not multi route services. Rail links would require additional transport in order access local and national stations. All utility services would need to be provided. Sewerage and drainage systems would need to be provided. Medical facilities – the closest would most likely be ‘cross boundary’ into Lichfield DC and are already oversubscribed. Schools – the closest would most likely be cross boundary into Lichfield DC. Churches – closest for majority would be cross boundary into Lichfield (Longdon and Gentleshaw or Burntwood Parish). Shops – very little provision in Cannock Wood (timed where and when available).

3) Lichfield District Council has seen the individual areas of Burntwood, Chase Terrace, Chasetown and Boney Hay merge into an area now known as ‘Burntwood’. The CCDC Plan refers to maintaining the character of communities and the function of Green Belt to support this objective. By developing the potential sites in this CCDC area there is opportunity, over time, for the same to happen in Cannock Wood, Rawnsley, Prospect Village, Wimblebury. Extension of building and development towards the Redmoor would skirt the LDC boundary where presently a development of 8 houses is under construction at Coney Lodge. There is potential for this to be extended towards Cannock Wood in the future. It would appear that the merging of communities across Green Belt goes against the original intention of Green Belt land and removes the feeling of pride in the area of which we live as communities. The interactive location plan highlights the development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

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the AONB. Summary of property values article which outlines the higher property values associated with national parks and AONBs. Because of the Premium paid for properties within this AONB site, CCDC has a responsibility to the residents and to their families, to protect the economic and financial wellbeing of the community residents, many of which could find themselves with negative equity should this land be included as a development location. The value of many of the houses in this location is substantially enhanced purely due to the beauty of their outlook in to the AONB. Provides summary of Staffordshire County Council Strategic Plan 2013-2018. In the interest of economic wellbeing of the community there is an obligation to protect the existing community from the inevitable loss in the event of removal of AONB status for proposed development — undoubtedly having a negative impact on property values. The existing community would not prosper, be healthy or happy. In the interest of public well-being and to “be healthy and happy” please consider the many houses which have been developed and designed intentionally, to take in the view of in particular site C373 of 37 hectares and now could be faced with the prospect and reality of bulldozers and lorries levelling the land. Please consider the health, wellbeing and welfare of the many, who have spent livelihoods to be able to afford such a view, in particularly the elderly.

No support as a suitable site for further housing, gypsy, traveller or industrial or commercial development.

<p>| IOC373/CE55-29 | Hughes K | Sites C136, C137, C373, C400, C401, C402, C403 and C404 - I am emailing to express my concern for the above proposed local development. There are a number of reasons why I believe that this area should not be considered: Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this |</p>
<table>
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<th>IOC373/CE55-30</th>
<th>Hughes N</th>
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<tr>
<td>As a council tax payer I am disturbed to have just been made aware of this application and subsequent proposed plans. I am proud and have worked very very hard to own a house within an area of natural beauty and made various sacrifices over the last 15 years to be in a position to move into Cannock Wood to give me and my family what I consider to be a better quality of life. Deer have ALREADY made way without choice in relation to a new build next to Morrisons and are now left to wonder in a small section of fenced grass. In summary; Our roads in CANNOCK WOOD are awful and have been for years. These need seriously addressing asap along with a severe lack of other key amenities.</td>
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Our school is stretched to fit people in from the relevant areas and are now underperforming already. There are surely plentiful brown field sites available and certainly even less detrimental green belt areas locally that are not areas of outstanding natural beauty!!! My personal lane (Ivy Lane) is already used as a cut through for the traffic created by the business at the bottom of slang lane, even though it has no footpaths. I will help the people of this beautiful village fight this through planning as best I can to try and secure an area I think should quite simply be left for future generations to enjoy. Please don't form the excuse that jobs will be created as if we all decided to run around committing crimes, dropping litter etc it would create more jobs for people- but that doesn't mean it would be the right thing to do. I, along with others I have spoken too in and around the village will defend against this proposal until it is withdrawn.

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<th>IOC373/CE55-31</th>
<th>James H</th>
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No support as a suitable site for further housing, gypsy, traveller or industrial or commercial development.

IOC373/CE55-32

Johnson J

- The residents of Cannock Wood do not get a free newspaper and we have not been informed of the possible implications of Local Plan 2 on Cannock Wood by our own Parish Council therefore many residents are still not aware of the possible development and this will impact on the number of comments sheets which will be received. The lack of notification is against the spirit of the Localism Act 2011.
- Our present village population is in the region of 1000, this development is likely to increase this by at least 50% thus changing the whole nature of the village.
- The infrastructure is unable to support a development of the size proposed. There are insufficient doctors, schools, shops etc.

The possible entry/exit points to the sites are mainly on Hayfield Hill or Cumberledge Hill, neither of which would be

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able to support the amount of traffic which would eminate from the developments. The amount and type of traffic passing through the village would be excessive and would result in a very dangerous environment, the traffic in the village having already increased considerably over the last few years. The area is well used by walkers, cyclists, dog walkers and horse riders. All these would be put at a greater risk from increased traffic.

• The development at Court Bank will be against the objectives of the AONB which it is fully within. It will no longer be a special, peaceful or tranquil place and the development would cut the links between habitats within the AONB and surrounding landscape. The National Planning Policy Framework states that great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.

• The development at Court Bank would be on green belt land whilst there are brown field sites such as Rugeley Power Station available which would better suit a mixed development.

• The development at Court Bank would not make use of previously developed land and buildings.

• There have been problems with flooding in the proposed area at Court Bank and this development would not reduce this risk.

• One of the SA objectives is to protect and enhance biodiversity, flora, fauna and geodiversity. Why therefore build on land which is a rich habitat for flora and fauna with ancient woodland, a red deer herd, pools and a stream. The website for Court Bank Livery Stables quotes “The ancient woodland of Court Bank Covert is home to a large range of flora and fauna including a herd of wild Red Deer which can often be viewed on the farm. It is in three distinct sections that have been named Bridge Copse, Badger Wood and the Kings Spinney. The
Redmoor brook flows through the Court Bank Farm running north to south through the ancient woodland, with an optional brook crossing on the farm ride. Onsite there are two pools which are recorded on ancient maps, which indicates that they provided the Abbey with food.

- Another SA objective is to conserve and enhance the historic environment. As the proposed land contains a scheduled monument of a moated site and Bloomery in Court Banks Covert Dam and Nuns Well, this development is again this objective. Historic England records the following information:

  “The medieval moated site and bloomery 360m south west of Court Bank Farm survive as earthworks and buried archaeological deposits. Despite some disturbance through tree and scrub growth the moated site has experienced little modern development and therefore will contain archaeological and environmental deposits which will provide important information about the nature and use of the monument as well as medieval society, its economy and landscape in which it has been constructed. Despite some disturbance the bloomery survives as archaeological deposits relating to the process of iron smelting and will provide information on the nature and use of the medieval bloomery as well as medieval society, its economy and landscape in which it has been constructed. The monument includes the earthworks and buried remains of a medieval moated site and a nearby bloomery situated within the valley of Redmoor Brook. A rectangular moated site measuring externally up to 140m north west to south east by 100m south west to north east encloses an internal area of approximately 0.5 hectares. The Redmoor Brook has been re-cut to run through the south west and south east arms of the moat. It is possibly the site of a royal hunting lodge built by Henry II in 1157-1158. To the north east at SK 0414 1179 lie the
buried remains of a medieval bloomery or iron furnace, evident by buried mounds of iron slag, cinder and black earth. Situated close by is a rock-cut well known as Nun’s Well which may be medieval in date. The possible site of a C12 hermit priory which adopted Cistercian rule in 1141 and then moved to Stoneleigh by 1159, is thought to lie in the vicinity.” Court Bank Livery Stables website states “In 1910 evidence of a Flint Knapping floor was discovered near the Nun’s Well, which proved human activity in the Mesolithic/Neolithic period and over 28 recognisable implements have been found in the area including arrow heads, axe heads and a flint scraper.” This development would not only affect the known site but would impact on the archaeological and environmental deposits that are yet to be uncovered.

| IOC373/CE55-33 | KGL Estates (Heminsley / McGregor) | Major proposals for Cannock, Hednesford and Heath Hayes comprising sites C342, C375 and C373 should be ruled out on the grounds that their development would be contrary to national policy relating to protection of the landscape of AONBs. |
| IOC373/CE55-34 | Lichfield District Council | Concerned site may conflict with Policy CP12 – Biodiversity and Geodiversity of the Local Plan Part 1. Request that the following ecological issues are considered as the site assessments are progressed: -potential impacts (direct and indirect) of upon Chasewater Heaths and Southern Staffordshire Coalfields SSSI and Gentleshaw Common SSSI and recognition that appropriate buffering and mitigation would be needed; -assurance that ‘no net loss’ to biodiversity and appropriate enhancements can be achieved; -is located in a key strategic heathland corridor, as identified by the Staffordshire Habitat Opportunity Map and an important |

Noted, will be considered fully as Site Assessment work is taken forward. Noted, will be considered further as assessment work on the plan progresses.
cross boundary priority area for creating and enhancing
heathland between Cannock Chase SAC and Sutton Park NNR;
and
- heathland creation must be a key component of any
development scheme.

| IOC373/CE55-35 | Matthews S | I am writing to you with regards to the sites identified under the
Cannock Chase Local Plan in Cannock Wood. I am a resident of
the village (Cumberledge Hill) and a former resident of
Gentleshaw nearby. I understand that the Council are required
to find sites for new affordable homes in the district. I also
understand that two sites have been identified in Cannock
Wood. Whilst I am aware that no planning permission has
currently been granted and the use of these potential sites has
not been proposed yet, I felt it important to express my
concerns with any possible changes to the green belt land in
and around Cannock Wood. I feel strongly that Cannock Wood
should keep its green belt land (and therefore not be granted
permission for any other purpose), for the following reasons:
1. Reduction in green belt land would further blur the
boundaries between villages resulting in a loss of identity of the
village and contribute to creeping urbanisation. This in turn
could also reduce desirability and therefore house prices.
2. The area in question would likely have an impact on Nun's
Well which is a nature reserve. Part of the reason people enjoy
the village is the abundance and availability of wildlife.
3. Nun's Well is also of historical importance, again contributing
towards the village's identity.
4. If the Council's goal is to build affordable housing, that goal is
unlikely to be met by building in the village/on green belt land.
Houses in this area are already higher than average due to
desirability. Building houses would either a) not make said
houses affordable or b) reduce the value of the overall
properties in the village.

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work is undertaken. The adopted spatial strategy is
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brownfield sites as much as possible and where this
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following the adoption of this plan (Local Plan Part
2). This position will be kept under consideration in
the light of emerging evidence and assessment work.
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<th>IOC373/CE55-36</th>
<th>Mackinnon A</th>
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Village, Wimblebury. Extension of building and development towards the Redmoor would skirt the LDC boundary where presently a development of 8 houses is under construction at Coney Lodge. There is potential for this to be extended towards Cannock Wood in the future. It would appear that the merging of communities across Green Belt goes against the original intention of Green Belt land and removes the feeling of pride in the area of which we live as communities. The interactive location plan highlights the areas referred to (adjacent to Hayfield Hill, Cumberledge Hill and the Redmoor) for a variety of uses (housing, employment etc) and also selected shading, according to the key, clearly indicates green belt, AONB, historic and additional interest. The present landowner of these areas has developed the site over recent years and is in the process of further landscaping to preserve, enhance and maintain the features. Grassland has been improved, wooded areas managed and bridle ways created around the perimeter. The sites at Court Bank along with the above provide leisure facilities, equestrian and employment opportunities and a maintained public footway for the community all of which are promotes as important to CCDC on their website. CCDC has a responsibility to protect and enhance this area as an AONB for the benefit of the local community, area visitors and also the Nation, as this is a Natural England supported site. Following this consultation, CCDC should be given positive press coverage for its efforts in the recognition of site significance and its protection of this Nationally recognised AONB site.

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No support as a suitable site for further housing, gypsy, traveller or industrial or commercial development.

IOC373/CE55-37 Mackinnon C Concerns in relation to the site
- within an area of Green Belt; an Area of Outstanding

Noted and for consideration as the site assessment
Natural Beauty (AONB); a site of historic interest-the historic Nunswell itself; Site of special interest—habitat and wildlife, with preservation orders on identified existing trees; removal of land accessible to the public for leisure, relaxation and exercise.
- Road network not designed for heavy traffic use with very limited available investment from Staffordshire Highways. Bus services exist but are not multi route services. Rail links would require additional transport in order access local and national stations. All utility services would need to be provided. Sewerage and drainage systems would need to be provided. Medical facilities—the closest would most likely be ‘cross boundary’ into Lichfield DC and are already oversubscribed. Schools—the closest would most likely be cross boundary into Lichfield DC. Churches—closest for majority would be cross boundary into Lichfield (Longdon and Gentleshaw or Burntwood Parish). Shops—very little provision in Cannock Wood (timed where and when available).
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IOC373/CE55-40

McGeough C
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<table>
<thead>
<tr>
<th>IOC373/CE55-41</th>
<th>Natural England</th>
<th>See overall comments on SSSI Impact Risk Zones. Site lies within AONB. Adopted LPP1 policies CP12, 13 and 14 apply.</th>
<th>Noted, will be considered fully as Site Assessment work is taken forward.</th>
</tr>
</thead>
<tbody>
<tr>
<td>IOC373/CE55-42</td>
<td>Newton A</td>
<td>Suggests amendments to site boundaries to reflect current area for consideration. Historic sites and buildings: have cleared around and made good the historic Nunswell – once walkers reach this point a suitable notice board is required to inform and educate people about the history of this site – other nearby sites such as the flint knapping floor, king henry II’s hunting lodge and the Bloomery should also be noted on this sign. Area management – sites: Nunswell park – this site needs fencing on all of its boundaries to prevent dogs wandering onto the adjacent court bank farm and causing a nuisance – there is also a public stile on the boundary that needs replacing. Flood prevention: There is flooding between the Redmoor inn and Redmoor cottages. There is room on court bank farm which I am happy to work with the council to create a pool to take the flood water that comes down the Redmoor brook so that it does not impact the highway or pub/houses.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>IOC373/CE55-43</td>
<td>Nokes D</td>
<td>Cannock Wood is in an area of ‘Outstanding Natural Beauty’, a housing development in the village of this magnitude would despoil such natural beauty. Beauty is to be treasured, not despoiled. A housing development of this magnitude would inevitably have a huge impact on this small village, one fears the impact would have many negative features and change its overall character. The Archaeology &amp; History within the area under consideration</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.</td>
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The raised moated site in the woodland, a Scheduled Monument, is probably medieval and may have been the site of a farmhouse. Somewhere here there is the site of a Religious House on land granted by King Stephen (between 1135-1139) in the area called Radmore. There is known to have been a Hunting Lodge of Henry II in Cannock Wood and this sheltered valley would be a suitable spot (probably not the medieval building on Castle Ring Iron Age Fort). Maybe on the moated site? Within the area flint 'flakes' have been found, being 'off-cuts' from tools crafted by Stone Age Man 4000 years ago. This area could contain the remains of a Neolithic Camp. Another Scheduled Monument is the site of a Medieval Bloomery for iron smelting. On a field visit to the area of the Staffordshire Historical and Archaeological Society the academic leader of the visit suggested the existence of a medieval water mill site adjacent to the eastern end of raised moated site. Finally there is the enigmatic site of Nun's Well (Holy Well/Sacred Spring?) at the base of an old oak tree.

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| IOC373/CE55-45 | Painter GK | Plan was brought to our attention through an information sheet posted by hand through the letter box by ‘A concerned Cannock Wood Resident’. Appears to have been a lack of communication in relation to this important consultation. I would, however, like to thank Mr I Bamford for his visit and the Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of |
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The sites within the Cannock Wood area are of particular concern as they lie
1) within an area of Green Belt; an Area of Outstanding Natural Beauty (AONB); a site of historic interest- the historic Nunswell itself beneath a preserved Oak; Site of special interest – habitat and wildlife, with preservation orders on identified existing trees. Sites identified as those for protection rather than development.
2) Road network not designed for heavy traffic use- considerable cost and investment would be needed. Bus services exist but are not multi route services. Rail links would require additional transport in order access local and national stations. All utility services would need to be provided at considerable expense. Sewerage and drainage systems would need to be provided at considerable expense. Medical facilities – the closest would most likely be ‘cross boundary’ into Lichfield DC. Schools – the closest would most likely be cross boundary into Lichfield DC. Churches– closest for majority would be cross boundary into Lichfield (Longdon and Gentleshaw or Burntwood Parish). Shops – very little provision in Cannock Wood (timed where and when available). Considerable investment in the infrastructure needed particularly in an area of AONB. No support for designated sites.
3) Lichfield District Council has seen the individual areas of Burntwood, Chase Terrace, Chasetown and Boney Hay merge into an area now known as ‘Burntwood’. The CCDC Plan refers to character of communities and the function of Green Belt to support this objective. Developing potential sites in the Cannock Wood area could see the development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.
same to happen in C’ Wood, Rawnsley, Prospect Village, Wimblebury. Development towards the Redmoor would skirt the LDC boundary where presently a development of 8 houses is under construction at Coney Lodge. Potential exists for this to be extended towards Cannock Wood in the future? Merging of communities could see ‘Burntwood’ and the above villages merged across existing boundaries? The interactive location plan – highlights the areas referred to (adjacent to Hayfield Hill, Cumberledge Hill and the Redmoor) for a variety of uses (housing, employment etc) and also selected shading, according to the key, clearly indicates green belt, AONB, historic and additional interest. The present landowner of these areas has developed the site over recent years and is in the process of further landscaping to preserve, enhance and maintain the features. Grassland has been improved, wooded areas managed and bridle ways created around the perimeter. The sites at Court Bank along with the above provide leisure facilities, equestrian and discreet employment opportunities. An area of AONB, Green Belt, historic and special interest, an area for protection, leisure, enjoyment and therefore no support as a suitable site for further future development as included in the plan.

4) AONB- summary provided of purposes and benefits of AONBs across the UK. It is a statutory designation, the purpose of which is for the conservation and enhancement of the natural beauty of the area. Natural England has a duty to provide general advice on development in AONBs. Each AONB should have a management plan, the duty for which falls to local authorities and in most cases the AONB partnership produces this. There is a statutory duty on relevant
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<th>IOC373/CE55-46</th>
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Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.
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| IOC373/CE55-47 | Painter W | Attention was only bought to this plan via an unofficial information sheet posted by hand through the letter box of both my Parents and Grandmothers house via ‘A concerned Cannock Wood Resident’. I am no longer a resident of Cannock Wood. However I am less than 1 Mile away in Lichfield District. From this I was prompted to attend a drop in session at Heath Hayes at which I was invited to the Cannock Wood Parrish meeting on March 16th, which I am most great full to both Claire and Sarah for attending in such uncomfortable circumstances.

The passion of the people within the parish and surrounding area was clear by the turn out at Gentleshaw village hall meeting. I would like to note that I have spoken to many residents and locals to the area who would have liked to attend however they were not informed until after the meeting had passed and were unable to attend.

I personally have seen no formal advertisement at all, not even a letter on the village notice board.

From my knowledge, all that attended were informed only by word of mouth. The turn-out on the evening was considerable and I believe that this shows how currently, there is a close knit and bonded community with passion for their surroundings and neighbours, which must be considered in the proposals of the local plan. Please do not allow disturbance and disruption to this fantastic rural community who are held together by their pride in the beautiful area which surrounds them. The Objections of the villagers were made very clear at the meeting, in particular to the area referenced C373, C402 etc (to the West of Hayfield Hill). With several queries being made in objection Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses. |
to development of this area and also regarding the locally proposed traveller site.

Particular concerns with sites are:

1) within the Green Belt. The NPPF bears great importance on Green Belt land and maintaining its boundary protection and states that Green Belt Boundaries should only be changed in a Local Plan under “exceptional circumstances” and only permit most forms of development in “very special circumstances”. We already have planned extensive development within our region and also very nearby in Burntwood into the green belt. I understand the requirement for additional housing and pressures from central Government however, as we currently have several huge development sites available out of green belt I do not consider the local plan at this stage to invoke “exceptional circumstances” for the land such as C373/ C402 etc. Campaign to Protect Rural England (GPRE) research in “Building in a small island” promotes Brown field re-development and shows the relevance of using Brown field sites over green and stating how Strong protection of the Green Belt helps the economy by promoting urban regeneration and keeping housing and business close to services and transport links. This clearly is relevant for CCDC. They are within the AONB- Gentleshaw and Cannock wood is awarded protection as an AONB as a part of the greater Cannock Chase, under the Countryside and Rights of Way Act 2000 by Natural England for its beautiful landscape, its history and its wildlife. This area has been specifically designated for conservation due to its significant landscape value, awarding the beautiful area with National importance via Natural England. With only 46 AONB’s in Britain. This
surely must be a location that CCDC is proud of, and willing to show commitment to preserve and to enhance the natural beauty of the landscape. The AONB rely on planning committee’s such as yourself at CCDC to achieve AONB’s aims of “meeting the need for quiet enjoyment of the countryside and having regard for the interests of those who live and work there.” I personally have contacted our area representative for AONB defining my personal concerns and knowledge of the site regarding area C373 and surrounding proposed sites. As a planning authority please show that you are willing to enforce your power to restrict development and protect our beautiful landscape. Site of historic interest- The historic Nunswell itself at the foot of a preserved beautiful Oak, giving name and meaning to the adjacent nature reserve. This brings visitors from near and far to our village to pass through the reserve and access the historic site via the conserved public footpaths, often then to continue to one of our several local pubs and bring economic value to the area. Please preserve this area for our children and grandchildren. Nature at this location is parkland based and of a very different make up than what is found on either the nearby common land or Cannock Chase itself. Site of Special Interest- Habitat to various forms of wildlife both common and protected species of; birds, mammals, reptiles, invertebrates and insects, with preservation orders on several identified existing trees. I have personal experience of the nature and wildlife on sites C373 and C402 from growing up overlooking the site and playing as a child through the woodland and in the fields of C373. Site specific nature including the now vastly culled deer (I do understand that this is required to manage the land), along with our important Badgers, Bats and of course
Common and Great Crested Newts along with many others. Within the site is an Ancient Woodland comprising of mainly Oak and Birch to which I have had the privilege of experiencing the nesting and rearing of young Buzzards, visible from both the houses of Hayfield Hill and Slang lane and also the field to the far West of site C373 is used annually for rutting by the dear, providing rare and incredibly powerful viewing. Please do not allow this precious land to be taken away from us and the nature that depends on it. The recently published white paper (February 2017 I believe) provides a proposed amendment to planning authorities regarding “Ancient Woodland” and “Veteran trees” (guidance note link provided). Ancient woodland and veteran trees: protecting them from development. Explaining that – “Trees and woodland classed as ‘ancient’ or ‘veteran’ are irreplaceable. Ancient woodland takes hundreds of years to establish and is considered important for its wildlife, soils, recreation, cultural value, history and contribution to landscapes.” Proposed site C373 Contains both an “Ancient Woodland” and also several “Veteran” individuals. The woodland of course runs directly through the proposed site, however in the last three weeks several trees have been felled (maybe due to “Doris” but I am suspicious of this). Consideration must be made, not only to the position of the potential housing specific siting, but also nearby locations as changes in chemical imbalance, potential pollution of watercourses and air quality would all have a substantial effect on the nature at this site and also the Ancient Woodland and individual Veteran trees. There is Archaeological importance with the “Nuns Well” and the associated tunnel system beneath the fields and Woodland. The historic value should be preserved... not
destroyed! No support as a suitable site for housing, industrial, commercial, gypsy or traveller development.

2) Road network not designed for heavy traffic use—considerable cost and investment would be needed. Bus services exist but are not multi route services. Rail links would require additional transport in order access local and national stations. Insufficient utilities and services available even to upgrade for new amenity. Sewerage and drainage systems would need to be provided with the lie of the valley at this location removal of “green areas” is likely to cause flooding and to overwhelm the brook at this site. Medical facilities – the closest would be ‘cross boundary’ into Lichfield DC. Schools – the closest would be cross boundary into Lichfield DC. Churches—majority cross boundary into Lichfield (Longdon and Gentleshaw Parish). Shops – very little provision in Cannock Wood (timed where and when available). No support as a suitable site for further housing, gypsy, traveller or industrial or commercial development.

3) Lichfield District Council has seen the individual areas of Burntwood, Chase Terrace, Chasetown and Boney Hay merge into an area now known as ‘Burntwood’. The CCDC Plan refers to maintaining the character of communities and the function of Green Belt to support this objective. By developing the potential sites in this CCDC area there is opportunity, over time, for the same to happen in Cannock Wood, Rawnsley, Prospect Village, Wimblebury. Extension of building and development towards the Redmoor would skirt the LDC boundary where presently a development of 8 houses is under construction at Coney Lodge. There is potential for this to be extended towards Cannock Wood in the future. It would appear that the merging of communities across Green Belt goes against
the original intention. The interactive location plan – highlights the areas referred to (adjacent to Hayfield Hill, Cumberledge Hill and the Redmoor) for a variety of uses (housing, employment etc) and also selected shading, according to the key, clearly indicates green belt, AONB, historic and additional interest. The present landowner of these areas has developed the site over recent years and is in the process of further landscaping to preserve, enhance and maintain the features. Grassland has been improved, wooded areas managed and bridle ways created around the perimeter. The sites at Court Bank along with the above provide leisure facilities, equestrian and employment opportunities. No support as a suitable site for further housing, gypsy, traveller or industrial or commercial development.

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outlines the higher property values associated with national parks and AONBs. Provides summary of Staffordshire County Council Strategic Plan 2013-2018. In the interest of economic wellbeing is there an intention to protect the existing community from inevitable loss in the event of removal of AONB status for proposed development - undoubtedly having a negative impact on property values thus removing economic wellbeing? The existing community would not prosper, feel safer or be healthier or happier in their community.

5) Site C373 provides a public footpath from Hayfield Hill, through the beautiful private land, to the Nature reserve of Nunswell. The footpath itself extends the nature reserve through beautiful parkland, the importance of such areas is stated on the CCDC website, such areas “provide important havens for wildlife, containing a wide range of increasingly rare habitats and species. The value of these spaces to human wellbeing is also being increasingly understood and valued.” We as humans need this as it is a safe place for exercise and health physically, as well as psychological health and the opportunity to learn explore, find ourselves and prosper. The public footpath and its surrounding is; as stated on the CCDC website to “escape the pressures of modern life. As well as being able to enjoy the natural world on your doorstep”, to exercise and to explore with children or grandchildren. Loss of identity through closing the village boundaries through loss of green belt and with what would clearly be inevitable disturbance to the village would disrupt and negatively affect all of those who work and support the community which they love and have passion for. Already there is talk, from many that, should this site remain on the local plan for proposed
development, that they would “sell up” and leave the area. I personally have saved and worked hard with a sincere aim of pushing hard to be able to afford to move back to the beautiful village where I grew up, and hoped to be able to afford to look over the beautiful view of AONB land where I have been so fortunate to grow up and hope to be able to provide this to my own children in the future. Please don’t take this dream away from me. In the interest of public well-being and to “be healthy and happy” please consider the many houses which have been developed and designed intentionally, to take in the view of in particular site C402 and C373 of 37 hectares and now could be faced with the prospect and reality of bulldozers and lorries levelling the land. Please consider the health, wellbeing and welfare of the many, who have spent livelihoods to be able to afford such a view, in particularly the elderly. I have particular concern for my grandmother in Cannock Wood. The bungalow has been designed and renovated in layout and window design, so that all but one bedroom face and take in and maximise the view into the valley of site C373. The kitchen, Lounge, Dining area and bedroom windows maximise the view and frame the picturesque valley and parkland like a living picture. A purely beautiful outlook into the prized AONB of Cannock Wood in Cannock Chase. Please consider the emotional effect to her personally when there will be no place to hide, from watching the machinery arrive to devastate this view and level this land for housing. I assure you that viewing the proposed Local Plan and attending the drop in session at Heath Hayes was far more distress to her than anybody should have to go through. Please remove this burden, support the SCC’s Strategic Plan, protect the AONB and do not cause my grandmother and many others...
in the same position to have to watch this special location be devastated. No support with specific interest to sites C402 and C373 as suitable sites for further housing, gypsy, traveller or industrial or commercial development.

| IOC373/CE55-48 | Perks G | Sites C136, C137, C373, C400, C401, C402, C403, C404, C399, C376. The call for sites for potential development is understandable considering current requirements for housing. It is an unfortunate fact that green belt is now considered a legitimate option for development and evident in areas across the country such options are taken up. The above site refs are of particular concern as the area is an AONB. This means by definition that its landscape is considered so precious that it is protected for the nation, for its wildlife, habitats, historical heritage and scenic views. It is easy to see why Cannock Wood has earned this status, it meets all the criteria with abundance. Castle Ring and Court bank Farm are excellent examples of historical sites and areas that provide natural habitat for wildlife. Cannock Wood attracts many visitors because of its wildlife, history and ancient monuments which brings significant benefits to the area. To turn the surrounding field and woodlands into housing estates or industrial developments will induce a great loss for the sake of a few houses. Access to the village is a big concern, the roads are narrow and restrictive so any extension of the village will cause significant risks from more traffic. Developments in the surrounding area already underway or complete have driven out wildlife from their habitat; this is evident from the increasing sights of deer roaming the main roads of Chase Terrace. This should not be allowed to happen further in this area. The negative aspects of approving the above referenced sites for potential development are clear, so as a resident who is concerned for the Cannock area as a whole, please assess the sites as unsuitable and preserve a valuable AONB.

| IOC373/CE55-48 | Perks G | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses. |
| IOC373/CE55-49 | Roberts C | Slang Lane is a very narrow lane with only footpaths on one side at either end and no paths past the junction with Ivy lane. It is already a very busy Lane with large vehicles and horse boxes attending the farm and riding school. Horses and riders are also frequently using the Lane to access the farm and the lane is also used as a short cut through to Hayfield Hill. The land in Cumberledge hill is adjacent to Nuns Well which is a special site in an AONB. Cannock Wood itself has 1 small school which is already full with pupils from outside the catchment area, the Doctors Surgeries in the surrounding villages are also full with many of them unable to accept new patients, and the Village also lacks a Post Office and shops. | Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses. |
|IOC373/CE55-50 | Roberts J | C400, C402, C373, C137. Slang Lane is a very narrow lane with only footpaths on one side at either end and no paths past the junction with Ivy Lane. It is already a very busy lane with large vehicles and horse boxes attending the farm and riding school. Horses and riders are also frequently using the Lane to access the farm and the lane is also used as a short cut through to Hayfield Hill. The land in Cumberledge Hill is adjacent to Nun’s Well which is a special site in an AONB. Cannock Wood itself has one small school which is already full with pupils from outside the catchment area, the doctor’s surgeries in the surrounding villages are also full with many of them unable to accept new patients, and the village also lacks a post office and shops. | Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses. |
|IOC373/CE55-51 | Sishton J | Many concerns. The actual amount of homes being planned. The provision of schools-Gentleshaw school is full. Traffic at this moment is really dangerous at this junction-so a massive increase of pupils is unsafe. Adders, which are a protected animal, are living at Nuns Well and also in the planned development. The foundations of the old Abbey(NUNS). The junction with Sevens Road & Hayfield is already a death trap, so more traffic will not help. Property values will drop not just because of the new houses but land for Travelers. Area of | Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses. |
Natural beauty. Cannock Wood joining up with Chase Terrace if this is extended. Other wildlife’s habitat will be lost Deer etc. I will stop there as I know from the Parish Council Meeting regarding the Plan that over 130 people were there will many concerns that I have not included.

| IOC373/CE55-52 | Smith M | Object to site. Situated on green belt land and as per the Cannock district councils plan, does not comply with the plan for urban development only. The roads surrounding the proposed sites are not suitable as speeding is already an issue on hayfield hill with the current number of vehicles, an issue that has been highlighted on a number of occasions and has been monitored and accepted by the highways agency and police. I would have serious concern over the welfare of my family, children visitors and neighbours. I would also have serious concerns for the welfare of wildlife that are reliant on these proposed sites. |
| IOC373/CE55-53 | Smith S | Object to site. Situated on green belt land and as per the Cannock district councils plan, is a direct contradiction of the plan i.e. urban development only. Also the extension of the village of Cannock wood would also be against Cannock district councils policies. The roads surrounding the proposed sites are not suitable as speeding is already an issue on hayfield hill without having more vehicles to contend with, an issue that has been highlighted on a number of occasions and has been monitored and accepted by the highways agency and police. Finally, as well as being against your own policies it would also |

Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.
be irresponsible due to the amount of wildlife that resides on these proposed sites.

| IOC373/CE55-54 | Staffs County Council | Site includes substantial biodiversity interest including at Courtbanks Covert and Redmoor Wood Ancient Woodland and a SBI, which have national planning policy protection. | Noted, will be considered fully as Site Assessment work is taken forward. |
| IOC373/CE55-55 | Staffs County Council | C373 is stand-out site in Cannock area scored Mod/High in updated HECA. Site incorporates nationally important remains of SAM former bloomer and medieval moated site at Courtbanks Covert. Site also extends across reputed site of Redmoor Abbey and field walking recovered substantial evidence for presence of a mesolithic/neolithic flint production site. Whist not statutorily designated, the potential significance of the possible abbey complex and prehistoric site cannot be underestimated. The area also retains many of its mature hedgerows and small field systems and evidence for assarting (woodland clearance) which would have appeared to develop during the late medieval or early post medieval period. Bearing in mind the significant historic character and historic landscape character of the area and demonstrable archaeological potential (which includes one statutorily designated heritage asset and the potential for further non scheduled nationally important sites) from across C373 it is advised that this proposed allocation site has the potential to have a significant impact upon a range of designated and undesignated heritage assets. As such the Council should consider discounting this for allocation on historic environment grounds. | Noted, will be considered fully as site Assessment work is taken forward. |
| IOC373/CE55-56 | Staffs County Council | CE55 is scored Moderate/high. This site incorporates the nationally important remains of the scheduled site of a former bloomer and a medieval moated site at Courtbanks Covert. The site also extends across what is reputed to be the site of Redmoor Abbey and field walking recovered substantial evidence for presence of a mesolithic/neolithic flint production site. Whist not statutorily designated, the potential significance of the possible abbey complex and prehistoric site cannot be underestimated. The area also retains many of its mature hedgerows and small field systems and evidence for assarting (woodland clearance)which would have appeared to develop during the late medieval or early post medieval period. It should also be noted that the scheduled castle Ring Iron Age hillfort lies close by to the north overlooking CE55. At present the hillfort is screened by plantation, however the Council should be aware that Forestry Commission felling plans may also expose the monument and the allocation site at CE55 has the potential to substantively impact upon the setting of this nationally important heritage asset. Bearing in mind the significant historic character (and historic landscape character) of the area and the demonstrable archaeological potential (which includes one statutorily designated heritage asset and the potential for further non scheduled nationally important sites) from across CE55 it is advised that this proposed allocation site has the potential to have a significant impact upon a range of designated and undesignated heritage assets. | Noted, will be considered fully as Site Assessment work is taken forward. |
| IOC373/CE55-57 | Stansfield N | Site outside the existing village boundary of Cannock Wood and within the Green Belt and the AONB. The Local Plan Core Strategy (1) proposes to protect to the Green Belt in accordance with National Planning Policy by restricting further development to within the existing village boundary. To include the site for future housing development would therefore be contrary to long established Green Belt policy. Furthermore | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base |
Cannock Wood is within the Cannock Chase Area of Outstanding Natural Beauty where national and local planning policies seek to protect the special character of the area in the public interest. To allow the site to be developed for housing would detract from the visual character of the area and the setting of the village.

<table>
<thead>
<tr>
<th>IOC373/CE55-58</th>
<th>Mr and Mrs Terry</th>
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<tr>
<td>- The farm sits within an area of outstanding natural beauty with many rare flowers and wildlife surrounding it.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.</td>
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<tr>
<td>- The infrastructure of the village is barely adequate for the amount of houses that are here now and would not support extra housing.</td>
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<td>- Local schools are at capacity</td>
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<tr>
<td>- Castle ring is national site of historic importance attracting many visitors each year. There are also regular sitings of Adders (snakes) which we believe to be rare</td>
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<tr>
<td>- Speeding up and down Hayfield Hill has long been a problem and additional cars would add to this</td>
<td></td>
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<tr>
<td>- The village is much loved and respected by most who live in it village life is a choice and Cannock Wood is under threat of becoming part of Burntwood, Rawnsley or Prospect</td>
<td></td>
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</tbody>
</table>
| IOC373/CE55-59 | Mr Thomas A | Village under the proposals  
| • We feel that there are many more suitable areas to fulfil your quota of housing and also areas which most people would prefer to occupy close to local amenities  

Within green belt land. Development be totally unacceptable, as it would dramatically increase urban sprawl, merging individual villages together, destroying their beauty, identity and very unique characters. The green belt status must be maintained in these areas in order to protect the villages, wildlife habitat and agriculture.  

Falls within the Area of Outstanding Natural Beauty (AONB), designated for conservation due to its significant landscape value! Any development outside of the settlement boundaries would be detrimental to the AONB. Furthermore, any large-scale developments would have a devastating effect on the AONB and would threaten its very existence.  

Includes designated sites of biological interest. Any development of these areas would have a catastrophic effect on their wildlife habitat and the very rare species of flora and fauna that currently exist. These environmentally fragile sites are of paramount importance and I urge you to provide them with the protection they deserve. I am informed that there has been an ongoing and systematic removal of trees within and around the designated site. This is great cause for concern and I request that you investigate this as a matter of urgency!  

Includes the site of an ancient monument, this being the ruins of the old Radmore Abby and Nun’s Well. This is a very important historic site and must be preserved. There was also a Neolithic flint-working site in this area which has sadly been destroyed in recent years. Please ensure what is left of this  

Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.  

Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses. |
<table>
<thead>
<tr>
<th>IOC373/CE55-60</th>
<th>Torrell L</th>
<th>Concerns in relation to the site</th>
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<td><strong>within an area of Green Belt; an Area of Outstanding Natural Beauty (AONB); a site of historic interest - the historic Nunswell itself; Site of special interest – habitat and wildlife, with preservation orders on identified existing trees; removal of land accessible to the public for leisure, relaxation and exercise.</strong></td>
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<td></td>
<td></td>
<td><strong>Road network not designed for heavy traffic use with very limited available investment from Staffordshire Highways. Bus services exist but are not multi route services. Rail links would require additional transport in order access local and national stations. All utility services would need to be provided. Sewerage and drainage systems would need to be provided. Medical facilities – the closest would most likely be ‘cross boundary’ into Lichfield DC and are already oversubscribed. Schools – the closest would most likely be cross boundary into Lichfield DC. Churches – closest for majority would be cross boundary into Lichfield (Longdon and Gentleshaw or Burntwood Parish). Shops – very little provision in Cannock Wood (timed where and when available).</strong></td>
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<td></td>
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<td><strong>Lichfield District Council has seen the individual areas of Burntwood, Chase Terrace, Chasetown and Boney Hay merge into an area now known as ‘Burntwood’. The CCDC Plan refers to maintaining the character of communities and the function of Green Belt to support this objective. By developing the potential sites in this CCDC area there is opportunity, over time, for the same to happen in Cannock Wood, Rawnsley, Prospect Village, Wimblebury. Extension of building and development towards the Redmoor would skirt the LDC</strong></td>
</tr>
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<td><strong>Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.</strong></td>
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<td><strong>Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.</strong></td>
</tr>
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</table>
boundary where presently a development of 8 houses is under construction at Coney Lodge. There is potential for this to be extended towards Cannock Wood in the future. It would appear that the merging of communities across Green Belt goes against the original intention of Green Belt land and removes the feeling of pride in the area of which we live as communities. The interactive location plan highlights the areas referred to (adjacent to Hayfield Hill, Cumberledge Hill and the Redmoor) for a variety of uses (housing, employment etc) and also selected shading, according to the key, clearly indicates green belt, AONB, historic and additional interest. The present landowner of these areas has developed the site over recent years and is in the process of further landscaping to preserve, enhance and maintain the features. Grassland has been improved, wooded areas managed and bridle ways created around the perimeter. The sites at Court Bank along with the above provide leisure facilities, equestrian and employment opportunities and a maintained public footway for the community all of which are promotes as important to CCDC on their website. CCDC has a responsibility to protect and enhance this area as an AONB for the benefit of the local community, area visitors and also the Nation, as this is a Natural England supported site. Following this consultation, CCDC should be given positive press coverage for its efforts in the recognition of site significance and its protection of this Nationally recognised AONB site.

- AONB- summary provided of purposes and benefits of AONBs across the UK. It is a statutory designation, the purpose of which is for the conservation and
enhancement of the natural beauty of the area. Natural England has a duty to provide general advice on development in AONBs. Each AONB should have a management plan, the duty for which falls to local authorities and in most cases the AONB partnership produces this. There is a statutory duty on relevant authorities to have regard to the purpose of conserving and enhancing the natural beauty of the AONB when exercising or performing any functions affecting land in the AONB. Summary of property values article which outlines the higher property values associated with national parks and AONBs. Because of the Premium paid for properties within this AONB site, CCDC has a responsibility to the residents and to their families, to protect the economic and financial wellbeing of the community residents, many of which could find themselves with negative equity should this land be included as a development location. The value of many of the houses in this location is substantially enhanced purely due to the beauty of their outlook in to the AONB. Provides summary of Staffordshire County Council Strategic Plan 2013-2018. In the interest of economic wellbeing of the community there is an obligation to protect the existing community from the inevitable loss in the event of removal of AONB status for proposed development — undoubtedly having a negative impact on property values. The existing community would not prosper, be healthy or happy. In the interest of public well-being and to “be healthy and happy” please consider the many houses which have been developed and designed intentionally, to take in the view of in particular site C373 of 37 hectares and now could be faced with the prospect and reality of
bulldozers and lorries levelling the land. Please consider the health, wellbeing and welfare of the many, who have spent livelihoods to be able to afford such a view, in particularly the elderly.

No support as a suitable site for further housing, gypsy, traveller or industrial or commercial development.

The fact that the areas (areas of outstanding natural beauty and green belt) have been proposed beggars belief. Not only this, Cannock Wood suffers already from totally inadequate service utilities- mains drainage, water, electric, gas and telecoms. In addition, the road network in and around Cannock Wood would not support development on this scale. This site contains a site of national historical interest- Nuns Well covent.

Concerned about the proposals for house building in and around Cannock Wood and the impact upon the Green Belt and

Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.
AONB. There is no infrastructure in the village to support extra housing. Have no doctor’s surgery, a small school and one shop that opens for 2 hours every other day. Roads are crumbling with volume of traffic and there is a limited bus service.

urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.

| IOC373/CE55-63 | Woodland Trust | Adjacent to ancient woodland (Unnamed) | Noted, will be considered fully as Site Assessment work is taken forward. |
### Local Plan Part 2 Site Option C375/CE58

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<thead>
<tr>
<th>Rep ID No.</th>
<th>Respondent</th>
<th>Comment</th>
<th>Council Response</th>
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<tbody>
<tr>
<td>IOC375/CE58-1</td>
<td>Beau Desert Golf Club Ltd</td>
<td>This 55 ha site is a former sand and gravel quarry subsequently subject to extensive Council controlled landfill. Although in the AONB it is effectively a 'brownfield' site. It is bounded by forestry, residential development and the Golf course. It would be suitable for a small extension of the golf course. Around 50 houses could be accommodated between the former DOWTY electronics site and the existing ribbon development fronting Rugeley Road on the edge of Hednesford. Access would be to Rugeley Road subject to further detail. The remainder of the site could be landscaped and re-forested. The site references on pages 90 (C375) and 96 (CE58) say the site is 20 hectares when it is 55 in total.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.</td>
</tr>
<tr>
<td>IOC375/CE58-2</td>
<td>Hednesford Town Council</td>
<td>Site lies within Brindley Heath Parish but within close proximity to the border with Hednesford. The draft Neighbourhood Plan for Hednesford already identifies sites for housing development within Hednesford notably large scale provision on land at Greenheath Road, land west of Pye Green Road and a medium scale development on land near to Keys Park Road as well as several smaller sites. Development at this site should be opposed. Would have an adverse impact on Hednesford due to the loss of further green space. Residents of Brindley Village currently look to Hednesford for their services. Any further development in this area would place an additional pressure on highways, health and public services. Due to the proximity of residential properties strongly oppose use of site for industry.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>IOC375/CE58-3</td>
<td>KGL Estates</td>
<td>Major proposals for Cannock, Hednesford and Heath Hayes</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>Reference</td>
<td>Body</td>
<td>Notes</td>
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<tr>
<td>IOC375/CE58-4</td>
<td>Staffs County Council</td>
<td>Allocation of this site would create a barrier between the Cannock Chase SAC and Beaudesert Golf Course, a SBI, removing potential to enhance ecological connectivity.</td>
<td>Assessment work is taken forward. Notes, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
</tbody>
</table>

(Heminsley / McGregor) | comprising sites C342, C375 and C373 should be ruled out on the grounds that their development would be contrary to national policy relating to protection of the landscape of AONBs. | Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses. |
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<thead>
<tr>
<th>Rep ID No.</th>
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<th>Comment</th>
<th>Council Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>IOC376-1</td>
<td>Bradley B</td>
<td>Should be discounted as option for housing at this stage.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>IOC376-2</td>
<td>Mr and Mrs Davis G</td>
<td>All of the land suggested for housing around the Cannock Wood area is Green Belt and AONB. I live on the edge of this land and was refused a small extension to my kitchen because ‘it would be a detriment to the visual amenity of the area’ even though surrounded by conifers. Surely hundreds of new houses would therefore completely eliminate the visual amenity.</td>
<td>Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.</td>
</tr>
<tr>
<td>IOC376-3</td>
<td>Environment Agency</td>
<td>Site is located above a historic landfill site and consequently there is potential for contamination to have occurred. Before the principle of development can be determined,</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
</tbody>
</table>
land contamination should be investigated to see whether it could preclude certain development due to environmental risk or cost of clean-up (remediation). Any planning application for a site where there is potential for contamination must be supported by a Preliminary Risk Assessment. Depending on the findings subsequent site investigation, risk assessment and remediation may be required. Appropriate conditions can be attached to any planning permission. Where there is significant contamination or uncertainty over the risks to ‘Controlled Waters’ receptors, a site investigation may be required as part of a planning application. Should consult with the Councils’ Environmental Health team for further advice on generic aspects of land contamination management. Issues relating to risks of contamination to groundwater will need to be considered prior to permission being given for development.

<table>
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<tr>
<th>IOC376-4</th>
<th>Houldcroft J</th>
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<tbody>
<tr>
<td>Section 3, Key Issues and Reasons for Recommendation 3.2 The role of Local Plan Part 2 is to deliver Part 1. It needs to allocate sites to deliver the amounts of development in the right locations, and where necessary can also provide further policy elaboration provided that it links directly back to Part 1 and can be clearly justified by robust evidence. 5.6 - As Local Plan Part 2 is to deliver the detail set out in Part 1, it is imperative that it is consistent with it. 5.14 - The National Planning Policy Framework states that Green Belt has five purposes. Its role is: • To check the unrestricted sprawl of built up areas; • To prevent neighbouring towns merging in to one another; • To assist in safeguarding the countryside from encroachment; • To preserve the setting and special character of historic towns; and</td>
<td></td>
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<tr>
<td>Noted and for consideration as the site assessment work is undertaken.</td>
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</table>
• To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.


(page 17) 4.3 LPP1 sets the context for the need for LPP2. Policy CP1 emphasises the need to focus investment and regeneration ‘in existing settlements whilst conserving the landscape of the AONB.

Local Plan Part 2 is contradictory to deliver Local Plan Part 1 and Cannock Chase AONB Management Plan 2014-19 with sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 all being within the Green Belt and AONB, these sites should be taken out of the next round of the plan on these points alone. All these sites would ruin the character of Cannock Wood village and be detrimental to the AONB.

Furthermore with sites C264, C264(a), C264(b), C285, C264(c), C264(d), C264(e) and C265. These proposed sites would be detrimental to the area in general linking urban areas together, ruining the local landscape and the views into and out of the AONB. These sites are not in keeping with the local area and would ruin the local community having such an increase population.

The sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 would overwhelm the small village of Cannock Wood which does not have the infrastructure to support developments of this size. They would also effect the environment, much of the traffic would have to pass via the 5 ways junction at Heath Hayes which already has air pollution issues and requires measures to bring the air quality at this junction within European standards.
Much of the proposed land in sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 is used for equestrian purposes. Cannock Chase and the AONB is being promoted as recreational and leisure use, where would people keep their horses if these sites went ahead? Locally Coney Lodge Farm on Rugeley Road, Chase Terrace is currently already under development into and housing complex.

Many of the sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 are on top of old unmarked? Mine workings which would cause issues during any development.

Another concern that I would have is having such a mass of houses so close to the Beaudesert Scout and Guide camp for security reasons. Therefore making this site easily accessible on foot etc. could cause issues.

The site that is proposed at C373, CE55 would have a detrimental impact on the local wildlife with many trees, ancient woods, streams and pools there is a rich diversity of wildlife from Deere, birds, newts etc.

Below are various extracts to support my comments (which I have added comments in red or made key sentences bold) to support the fact that the sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 should be taken out of the local plan due to them not being in fitting with Local Plan Part 1 2014 and the Cannock Chase AONB Management Plan 2014-19:
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.’

Local Plan Part 1, Section 1 core strategy, figure 4.1. (see below) States that Cannock Wood is within AONB and to ‘Respect Village Character’

The sites C136, C137, C373, C376, C399, C400, C401, C402,
C403, C404 and CE55 would not be ‘respecting’ the village character as Cannock Wood would be overwhelmed.

From the Cannock Chase AONB Management Plan 2014-19, Cannock Wood and sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 are all within the area classed as ‘Settled Plateau Farmlands’ as per Figure 3 (page 13).

With Special Qualities (page 18) being:–
• Undulating landform dissected by small wooded stream valleys
• Clustered farmsteads and roadside cottages
• Winding lanes with high hedgebanks
• Small irregular hedged fields

These special qualities should therefore be preserved.

Page 8 states
• HLO2 Conserve and enhance the distinctive and nationally important landscape of Cannock Chase AONB and the locally, nationally and internationally important biodiversity and geodiversity it supports, ensuring links between habitats within the AONB and surrounding landscape.

Landscape Key issues (page 24) states:–
• KI6 Pressure for development, its quality and impacts may change the character of the AONB landscapes and its setting.
• KI7 Encroachment of urban elements into landscapes.
• KI9 The development of major new housing provision immediately surrounding the AONB may significantly increase the impact of regular visits.
visitors to localised areas.

Already on key dates i.e. Christmas, New year and summer days Castle ring car park is full with vehicles parking in surrounding narrow lanes making walking around the local area dangerous. Around the popular Castle Ring area and Gentleshaw Common there are already signs of too many visitors of trampled pathways, flora / fauna and littering, dog fowling etc.

• KI21 Maintaining views from and into the AONB.

Sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 would ruin views into and out of the AONB.

All the site listed above would have a detrimental impact on views from and into the AONB. The green space in and around the Cannock Chase AONB must be protected.

• KI22 Ancient woodland needs to be protected and restored to secure its long term future.

There are ancient woodlands that form part of site C373 and CE55.

Landscape Policies (page 30) states:-
• LP6 The Partnership will seek to influence planning policies, Local Plans and planning decisions to ensure they incorporate measures for the conservation and enhancement of the AONB landscape and scenic beauty.

I do not see how any of the sites C136, C137, C373, C376,
<table>
<thead>
<tr>
<th>IOC376-5</th>
<th>Johnson J</th>
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<tbody>
<tr>
<td>• The residents of Cannock Wood do not get a free newspaper and we have not been informed of the possible implications of Local Plan 2 on Cannock Wood by our own Parish Council therefore many residents are still not aware of the possible development and this will impact on the number of comments sheets which will be received. The lack of notification is against the spirit of the Localism Act 2011.</td>
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<td>• Our present village population is in the region of 1000, this development is likely to increase this by at least 50% thus changing the whole nature of the village.</td>
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<tr>
<td>• The infrastructure is unable to support a development of the size proposed. There are insufficient doctors, schools, shops etc. The possible entry/exit points to the sites are mainly on Hayfield Hill or Cumberledge Hill, neither of which would be able to support the amount of traffic which would eminate from the developments. The amount and type of traffic passing through the village would be excessive and would result in a very dangerous environment, the traffic in the village having already increased considerably over the last few years. The area is well used by walkers, cyclists, dog walkers and horse riders. All these would be put at a greater risk from increased traffic.</td>
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<tr>
<td>• The development at Court Bank will be against the objectives of the AONB which it is fully within. It will no</td>
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C399, C400, C401, C402, C403, C404 and CE55 conserve or enhance the AONB landscape and scenic beauty.

- LP11 Work will be undertaken to ensure protection of all landscape, heritage, geological and ecological designated assets. There is an old moat that is within the C373 and CE55 sites so this should be protected as heritage.

Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment.
longer be a special, peaceful or tranquil place and the development would cut the links between habitats within the AONB and surrounding landscape. The National Planning Policy Framework states that great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.

- The development at Court Bank would be on green belt land whilst there are brown field sites such as Rugeley Power Station available which would better suit a mixed development.
- The development at Court Bank would not make use of previously developed land and buildings.
- There have been problems with flooding in the proposed area at Court Bank and this development would not reduce this risk.
- One of the SA objectives is to protect and enhance biodiversity, flora, fauna and geodiversity. Why therefore build on land which is a rich habitat for flora and fauna with ancient woodland, a red deer herd, pools and a stream. The website for Court Bank Livery Stables quotes “The ancient woodland of Court Bank Covert is home to a large range of flora and fauna including a herd of wild Red Deer which can often be viewed on the farm. It is in three distinct sections that have been named Bridge Copse, Badger Wood and the Kings Spinney. The Redmoor brook flows through the Court Bank Farm running north to south through the ancient woodland, with an optional brook crossing on the farm ride. Onsite there are two pools which are recorded on ancient maps, which indicates that they provided the Abbey with food.”
- Another SA objective is to conserve and enhance the historic environment. As the proposed land contains a
scheduled monument of a moated site and Bloomery in Court Banks Covert Dam and Nuns Well, this development is again this objective. Historic England records the following information:

“The medieval moated site and bloomery 360m south west of Court Bank Farm survive as earthworks and buried archaeological deposits. Despite some disturbance through tree and scrub growth the moated site has experienced little modern development and therefore will contain archaeological and environmental deposits which will provide important information about the nature and use of the monument as well as medieval society, its economy and landscape in which it has been constructed. Despite some disturbance the bloomery survives as archaeological deposits relating to the process of iron smelting and will provide information on the nature and use of the medieval bloomery as well as medieval society, its economy and landscape in which it has been constructed. The monument includes the earthworks and buried remains of a medieval moated site and a nearby bloomery situated within the valley of Redmoor Brook. A rectangular moated site measuring externally up to 140m north west to south east by 100m south west to north east encloses an internal area of approximately 0.5 hectares. The Redmoor Brook has been re-cut to run through the south west and south east arms of the moat. It is possibly the site of a royal hunting lodge built by Henry II in 1157-1158. To the north east at SK 0414 1179 lie the buried remains of a medieval bloomery or iron furnace, evident by buried mounds of iron slag, cinder and black earth. Situated close by is a rock-cut well known as Nun’s Well which may be medieval in date. The possible site of a C12 hermit priory which adopted Cistercian rule in 1141 and then moved to Stoneleigh by 1159, is thought to lie in...
Court Bank Livery Stables website states “In 1910 evidence of a Flint Knapping floor was discovered near the Nun’s Well, which proved human activity in the Mesolithic/Neolithic period and over 28 recognisable implements have been found in the area including arrow heads, axe heads and a flint scraper.” This development would not only affect the known site but would impact on the archaeological and environmental deposits that are yet to be uncovered.

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<th>IOC376-6</th>
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| Sites C136, C137, C373, C400, C401, C402, C403, C404, C399, C376. The call for sites for potential development is understandable considering current requirements for housing. It is an unfortunate fact that green belt is now considered a legitimate option for development and evident in areas across the country such options are taken up. The above site refs are of particular concern as the area is an AONB. This means by definition that its landscape is considered so precious that it is protected for the nation, for its wildlife, habitats, historical heritage and scenic views. It is easy to see why Cannock Wood has earned this status, it meets all the criteria with abundance. Castle Ring and Court bank Farm are excellent examples of historical sites and areas that provide natural habitat for wildlife. Cannock Wood attracts many visitors because of its wildlife, history and ancient monuments which brings significant benefits to the area. To turn the surrounding field and woodlands into housing estates or industrial developments will induce a great loss for the sake of a few houses.

Access to the village is a big concern, the roads are narrow and restrictive so any extension of the village will cause significant risks from more traffic. Developments in the surrounding area already underway or complete have driven

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Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues
| IOC376-7 | Staffs County Council | Development of this site would not be in accordance with national policy. It is within New Hayes Tip SBI and part of connected heathland/brownfield habitats network. Development would sever habitat connectivity in addition to direct habitat loss. | Noted, will be considered fully as Site Assessment work is taken forward. |
| IOC376-8 | Mr Thomas A | Within green belt land. Development be totally unacceptable, as it would dramatically increase urban sprawl, merging individual villages together, destroying their beauty, identity and very unique characters. The green belt status must be maintained in these areas in order to protect the villages, wildlife habitat and agriculture. | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. |
| IOC376-9 | Mr Thomas A | Falls within the Area of Outstanding Natural Beauty (AONB), designated for conservation due to its significant landscape value! Any development outside of the settlement boundaries would be detrimental to the AONB. Furthermore, any large-scale developments would have a devastating effect on the AONB and would threaten its very existence. | Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses. |
| IOC376-10 | Mr Thomas A | Includes designated sites of biological interest. Any development of these areas would have a catastrophic effect on their wildlife habitat and the very rare species of flora and fauna that currently exist. These environmentally fragile sites are of paramount importance and I urge you to provide them with the protection they deserve. | Noted, will be considered fully as Site Assessment work is taken forward. |
| IOC376-11 | Williams I & C | Concerned about the proposals for house building in and around Cannock Wood and the impact upon the Green Belt and AONB. There is no infrastructure in the village to support extra housing. Have no doctor’s surgery, a small school and one shop that opens for 2 hours every other day. Roads are crumbling with volume of traffic and there is a limited bus service. | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. |
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<th>Respondent</th>
<th>Comment</th>
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<tr>
<td>IOC399-1</td>
<td>Anderson S</td>
<td>As a resident of the parish of Cannock Wood I wish to submit my comments on some of the proposed housing allocation options in the Local Plan. I would like to be kept up to date with the progress of the Local Plan and future consultations. The reference numbers of the areas of land that I wish to comment on are as follows and basically fall within the area known as Cannock Wood. C137, C136, C373, C399, C400, C401, C402, C403, C404 All these sites are unsuitable for consideration for housing as they do not comply with council policy for housing. They are within the Green Belt as well as being within the Area of Outstanding Natural Beauty and so do not comply with the council’s policy of keeping these areas protected form unnecessary development. They would not comply with the policy to keep house building restricted to urban areas as they are so obviously a rural area and such development would contribute to village sprawl, bringing the built up area of the village close to merging with the nearby settlements of Prospect Village and Chase Terrace. The general lack of facilities in the village, such as doctors, shops and schools also make them unsuitable sites for housing use. The road infrastructure is also very restricted in the areas around these sites as it is a rural community. These sites could also compromise the historic site of Nuns Well which lies within the area and should be protected, along with the areas of woodland that exist on and around this site.</td>
</tr>
<tr>
<td>IOC399-2</td>
<td>Black N</td>
<td>Concerns in relation to the site 1) within an area of Green Belt; an Area of Outstanding Natural Beauty (AONB); a site of historic interest- the historic Nunswell itself; Site of special interest – habitat and wildlife, with preservation orders on identified existing trees; removal</td>
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**Council Response**

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of land accessible to the public for leisure, relaxation and exercise.

2) Road network not designed for heavy traffic use with very limited available investment from Staffordshire Highways. Bus services exist but are not multi route services. Rail links would require additional transport in order access local and national stations. All utility services would need to be provided. Sewerage and drainage systems would need to be provided. Medical facilities – the closest would most likely be ‘cross boundary’ into Lichfield DC and are already oversubscribed. Schools – the closest would most likely be cross boundary into Lichfield DC. Churches – closest for majority would be cross boundary into Lichfield (Longdon and Gentleshaw or Burntwood Parish). Shops – very little provision in Cannock Wood (timed where and when available).

3) Lichfield District Council has seen the individual areas of Burntwood, Chase Terrace, Chasetown and Boney Hay merge into an area now known as ‘Burntwood’. The CCDC Plan refers to maintaining the character of communities and the function of Green Belt to support this objective. By developing the potential sites in this CCDC area there is opportunity, over time, for the same to happen in Cannock Wood, Rawnsley, Prospect Village, Wimblebury. Extension of building and development towards the Redmoor would skirt the LDC boundary where presently a development of 8 houses is under construction at Coney Lodge. There is potential for this to be extended towards Cannock Wood in the future. It would appear that the merging of communities across Green Belt goes against the original intention of Green Belt land and removes the feeling of pride in the area of which we live as communities. The interactive location plan highlights the areas referred to (adjacent to Hayfield Hill, Cumberledge Hill and the Redmoor) for a variety of uses (housing, employment etc) and also selected shading, according to the key, clearly development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

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indicates green belt, AONB, historic and additional interest. The present landowner of these areas has developed the site over recent years and is in the process of further landscaping to preserve, enhance and maintain the features. Grassland has been improved, wooded areas managed and bridle ways created around the perimeter. The sites at Court Bank along with the above provide leisure facilities, equestrian and employment opportunities and a maintained public footway for the community all of which are promotes as important to CCDC on their website. CCDC has a responsibility to protect and enhance this area as an AONB for the benefit of the local community, area visitors and also the Nation, as this is a Natural England supported site. Following this consultation, CCDC should be given positive press coverage for its efforts in the recognition of site significance and its protection of this Nationally recognised AONB site.

4) AONB - summary provided of purposes and benefits of AONBs across the UK. It is a statutory designation, the purpose of which is for the conservation and enhancement of the natural beauty of the area. Natural England has a duty to provide general advice on development in AONBs. Each AONB should have a management plan, the duty for which falls to local authorities and in most cases the AONB partnership produces this. There is a statutory duty on relevant authorities to have regard to the purpose of conserving and enhancing the natural beauty of the AONB when exercising or performing any functions affecting land in the AONB. Summary of property values article which outlines the higher property values associated with national parks and AONBs. Because of the Premium paid for properties within this AONB site, CCDC has a responsibility to the residents and to their families, to protect the economic and financial wellbeing of the community residents, many of which could find themselves with negative equity should this land be included as a development
location. The value of many of the houses in this location is substantially enhanced purely due to the beauty of their outlook into the AONB. Provides summary of Staffordshire County Council Strategic Plan 2013-2018. In the interest of economic wellbeing of the community there is an obligation to protect the existing community from the inevitable loss in the event of removal of AONB status for proposed development — undoubtedly having a negative impact on property values. The existing community would not prosper, be healthy or happy. In the interest of public well-being and to “be healthy and happy” please consider the many houses which have been developed and designed intentionally, to take in the view of in particular site C373 of 37 hectares and now could be faced with the prospect and reality of bulldozers and lorries levelling the land. Please consider the health, wellbeing and welfare of the many, who have spent livelihoods to be able to afford such a view, in particularly the elderly.

No support as a suitable site for further housing, gypsy, traveller or industrial or commercial development.

| IOC399-3 | Bradley B | Should be discounted as option for housing at this stage. | Noted, will be considered fully as Site Assessment work is taken forward. |
| IOC399-4 | Butler R | Concerns in relation to the site 1) within an area of Green Belt; an Area of Outstanding Natural Beauty (AONB); a site of historic interest- the historic Nunswell itself; Site of special interest – habitat and wildlife, with preservation orders on identified existing trees; removal of land accessible to the public for leisure, relaxation and exercise.
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who have spent livelihoods to be able to afford such a view, in
particularly the elderly.
No support as a suitable site for further housing,
gypsy, traveller or industrial or commercial development.

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No support as a suitable site for further housing, gypsy, traveller or industrial or commercial development.

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<tr>
<th>IOC399-7</th>
<th>Davies, A (Mr)</th>
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IOC399

Davis A Mrs

Site bordering Slang Lane, Hayfield Hill and Cumberledge Hill, AONB and Green Belt. Site of historical interest including site of Nunswell Park, an ancient abbey and also archaeological interest. Redmoor Brook runs through land with associated wildlife, two natural lakes and a bluebell wood. Public footpaths enable the community to enjoy the countryside. Services already stretched so a major infrastructure input would be needed for either residential or industrial development. It would be more appropriate to extend the nature conservation opportunities. Question logic of allowing extension of equestrian facilities when land has already been earmarked for development? Sites identified should be viewed for protection rather than potential development. Road network not designed for heavy traffic, investment in services would be needed including public transport, schools etc. Should protect AONB for future generations. There is a statutory duty on relevant authorities to have regard to the purpose of conserving and enhancing the AONB when exercising functions. High quality of life connected with living in a National Park or AONB. Removal of AONB status would be contrary to SCC Strategic

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| IOC399-9 | Davis A Mrs | Burntwood, Chase Terrace, Chasetown and Boney hay have all merged into Burntwood. Cannock Wood development could see same happen there with loss of individual character. Development towards Redmoor would skirt Lichfield DC boundary where presently a development is under construction at Coney Lodge. | Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses. |
| IOC399-10 | Mr and Mrs Davis G | All of the land suggested for housing around the Cannock Wood area is Green Belt and AONB. I live on the edge of this land and was refused a small extension to my kitchen because ‘it would be a detriment to the visual amenity of the area’ even though surrounded by conifers. Surely hundreds of new houses would therefore completely eliminate the visual amenity. | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. |
| IOC399-11 | Edrop D | Unsuitable for inclusion in the Local Plan Part 2 Issues and Options as they all lie within Green Belt and AONB. Development of these sites would be outside of the policy for urban development of sites for housing. They would constitute a contravention of CCDC planning policies for housing development. If developed it would contribute to the sprawl of the villages of Cannock Wood and Gentleshaw which is also against planning policies. There is also a general lack of infrastructure and amenities in the village, such as doctors, schools and shops. | Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses. |
| IOC399-12 | Green M | Concerns in relation to the site |

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<th>IOC399-13</th>
<th>Houldcroft J</th>
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| Section 3, Key Issues and Reasons for Recommendation 3.2 The role of Local Plan Part 2 is to deliver Part 1. It needs to allocate sites to deliver the amounts of development in the right locations, and where necessary can also provide further policy elaboration provided that it links directly back to Part 1 and can be clearly justified by robust evidence.

5.6 - As Local Plan Part 2 is to deliver the detail set out in Part 1, it is imperative that it is consistent with it.

5.14 - The National Planning Policy Framework states that Green Belt has five purposes. Its role is:

• To check the unrestricted sprawl of built up areas; |
| Noted and for consideration as the site assessment work is undertaken. |
• 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; and
• To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.


(page 17) 4.3 LPP1 sets the context for the need for LPP2. Policy CP1 emphasises the need to focus investment and regeneration ‘in existing settlements whilst conserving the landscape of the AONB.

Local Plan Part 2 is contradictory to deliver Local Plan Part 1 and Cannock Chase AONB Management Plan 2014-19 with sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 all being within the Green Belt and AONB; these sites should be taken out of the next round of the plan on these points alone. All these sites would ruin the character of Cannock Wood village and be detrimental to the AONB.

Furthermore with sites C264, C264(a), C264(b), C285, C264(c), C264(d), C264(e) and C265. These proposed sites would be detrimental to the area in general linking urban areas together, ruining the local landscape and the views into and out of the AONB. These sites are not in keeping with the local area and would ruin the local community having such an increase population.

The sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 would overwhelm the small village of Cannock Wood which does not have the infrastructure to support developments of this size. They would also effect the environment, much of the traffic would have to pass via the 5 ways junction at Heath Hayes which already has air pollution issues and requires measures to bring the air quality at this junction within European standards.
Much of the proposed land in sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 is used for equestrian purposes. Cannock Chase and the AONB is being promoted as recreational and leisure use, where would people keep their horses if these sites went ahead? Locally Coney Lodge Farm on Rugeley Road, Chase Terrace is currently already under development into and housing complex.

Many of the sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 are on top of old unmarked? Mine workings which would cause issues during any development.

Another concern that I would have is having such a mass of houses so close to the Beaudesert Scout and Guide camp for security reasons. Therefore making this site easily accessible on foot etc. could cause issues.

The site that is proposed at C373, CE55 would have a detrimental impact on the local wildlife with many trees, ancient woods, streams and pools there is a rich diversity of wildlife from Deere, birds, newts etc.

Below are various extracts to support my comments (which I have added comments in red or made key sentences bold) to support the fact that the sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 should be taken out of the local plan due to them not being in fitting with Local Plan Part 1 2014 and the Cannock Chase AONB Management Plan 2014-19:

Page 35 of Local Plan Part 1, 3.0 Vision states ‘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.’

Local Plan Part 1, Section 1 core strategy, figure 4.1. (see below) States that Cannock Wood is within AONB and to ‘Respect Village Character’

The sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 would not be ‘respecting’ the village character as Cannock Wood would be overwhelmed.

From the Cannock Chase AONB Management Plan 2014-19, Cannock Wood and sites C136,
C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 are all within the area classed as ‘Settled Plateau Farmlands’ as per Figure 3 (page 13).

With Special Qualities (page 18) being:
- Undulating landform dissected by small wooded stream valleys
- Clustered farmsteads and roadside cottages
- Winding lanes with high hedgebanks
- Small irregular hedged fields

These special qualities should therefore be preserved.

Page 8 states:
- HLO2 Conserve and enhance the distinctive and nationally important landscape of Cannock Chase AONB and the locally, nationally and internationally important biodiversity and geodiversity it supports, ensuring links between habitats within the AONB and surrounding landscape.

Landscape Key issues (page 24) states:
- KI6 Pressure for development, its quality and impacts may change the character of the AONB landscapes and its setting.
- KI7 Encroachment of urban elements into landscapes.
- KI9 The development of major new housing provision immediately surrounding the AONB may significantly increase the impact of regular visitors to localised areas.

Already on key dates i.e. Christmas, New year and summer days Castle ring car park is full with vehicles parking in surrounding narrow lanes making walking around the local area dangerous. Around the popular Castle Ring area and Gentleshaw Common there are already signs of too many visitors of trampled pathways, flora / fauna and littering,
dog fowling etc.

• KI21 Maintaining views from and into the AONB.

Sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 would ruin views into and out of the AONB.

All the site listed above would have a detrimental impact on views from and into the AONB. The green space in and around the Cannock Chase AONB must be protected.

• KI22 Ancient woodland needs to be protected and restored to secure its long term future.

There are ancient woodlands that form part of site C373 and CE55.

Landscape Policies (page 30) states:-
• LP6 The Partnership will seek to influence planning policies, Local Plans and planning decisions to ensure they incorporate measures for the conservation and enhancement of the AONB landscape and scenic beauty.

I do not see how any of the sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 conserve or enhance the AONB landscape and scenic beauty.

• LP11 Work will be undertaken to ensure protection of all landscape, heritage, geological and ecological designated assets. There is an old moat that is within the C373 and CE55 sites so this should be protected as heritage.

IOC399-14 Howard C Concerns in relation to the site 1) within an area of Green Belt; an Area of Outstanding Natural

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IOC399-16

Johnson J

- The residents of Cannock Wood do not get a free newspaper and we have not been informed of the possible implications of Local Plan 2 on Cannock Wood by our own Parish Council therefore many residents are still not aware of the possible development and this will impact on the number of comments sheets which will be received. The lack of notification is against the spirit of the Localism Act 2011.
- Our present village population is in the region of 1000, this development is likely to increase this by at least 50% thus changing the whole nature of the village.
- The infrastructure is unable to support a development of the size proposed. There are insufficient doctors, schools, shops etc. The possible entry/exit points to the sites are mainly on Hayfield Hill or Cumberledge Hill, neither of which would be able to support the amount of traffic which would eminate from the developments. The amount and type of traffic passing through the village would be excessive and would result in a very dangerous environment, the traffic in the village having already increased considerably over the last few years. The area is well used by walkers, cyclists, dog walkers and horse riders. All these would be put at a greater risk from increased traffic.
- The development at Court Bank will be against the objectives of the AONB which it is fully within. It will no longer be a special, Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.
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peaceful or tranquil place and the development would cut the links between habitats within the AONB and surrounding landscape. The National Planning Policy Framework states that great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.

- The development at Court Bank would be on green belt land whilst there are brown field sites such as Rugeley Power Station available which would better suit a mixed development.
- The development at Court Bank would not make use of previously developed land and buildings.
- There have been problems with flooding in the proposed area at Court Bank and this development would not reduce this risk.
- One of the SA objectives is to protect and enhance biodiversity, flora, fauna and geodiversity. Why therefore build on land which is a rich habitat for flora and fauna with ancient woodland, a red deer herd, pools and a stream. The website for Court Bank Livery Stables quotes “The ancient woodland of Court Bank Covert is home to a large range of flora and fauna including a herd of wild Red Deer which can often be viewed on the farm. It is in three distinct sections that have been named Bridge Copse, Badger Wood and the Kings Spinney. The Redmoor brook flows through the Court Bank Farm running north to south through the ancient woodland, with an optional brook crossing on the farm ride. Onsite there are two pools which are recorded on ancient maps, which indicates that they provided the Abbey with food.”
- Another SA objective is to conserve and enhance the historic environment. As the proposed land contains a scheduled monument of a moated site and Bloomery in Court Banks Covert Dam and Nuns Well, this development is again this objective. Historic England records the following information: “The medieval moated site and bloomery 360m south west of Court Bank Farm survive as earthworks and buried archaeological deposits.

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Despite some disturbance through tree and scrub growth the moated site has experienced little modern development and therefore will contain archaeological and environmental deposits which will provide important information about the nature and use of the monument as well as medieval society, its economy and landscape in which it has been constructed. Despite some disturbance the bloomery survives as archaeological deposits relating to the process of iron smelting and will provide information on the nature and use of the medieval bloomery as well as medieval society, its economy and landscape in which it has been constructed. The monument includes the earthworks and buried remains of a medieval moated site and a nearby bloomery situated within the valley of Redmoor Brook. A rectangular moated site measuring externally up to 140m north west to south east by 100m south west to north east encloses an internal area of approximately 0.5 hectares. The Redmoor Brook has been re-cut to run through the south west and south east arms of the moat. It is possibly the site of a royal hunting lodge built by Henry II in 1157-1158. To the north east at SK 0414 1179 lie the buried remains of a medieval bloomery or iron furnace, evident by buried mounds of iron slag, cinder and black earth. Situated close by is a rock-cut well known as Nun’s Well which may be medieval in date. The possible site of a C12 hermit priory which adopted Cistercian rule in 1141 and then moved to Stoneleigh by 1159, is thought to lie in the vicinity.”

Court Bank Livery Stables website states “In 1910 evidence of a Flint Knapping floor was discovered near the Nun’s Well, which proved human activity in the Mesolithic/Neolithic period and over 28 recognisable implements have been found in the area including arrow heads, axe heads and a flint scraper.” This development would not only affect the known site but would impact on the archaeological and environmental deposits that are yet to be uncovered.

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### IOC399

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across Green Belt goes against the original intention of Green Belt land and removes the feeling of pride in the area of which we live as communities. The interactive location plan highlights the areas referred to (adjacent to Hayfield Hill, Cumberledge Hill and the Redmoor) for a variety of uses (housing, employment etc) and also selected shading, according to the key, clearly indicates green belt, AONB, historic and additional interest. The present landowner of these areas has developed the site over recent years and is in the process of further landscaping to preserve, enhance and maintain the features. Grassland has been improved, wooded areas managed and bridle ways created around the perimeter. The sites at Court Bank along with the above provide leisure facilities, equestrian and employment opportunities and a maintained public footway for the community all of which are promotes as important to CCDC on their website. CCDC has a responsibility to protect and enhance this area as an AONB for the benefit of the local community, area visitors and also the Nation, as this is a Natural England supported site. Following this consultation, CCDC should be given positive press coverage for its efforts in the recognition of site significance and its protection of this Nationally recognised AONB site.

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No support as a suitable site for further housing, gypsy, traveller or industrial or commercial development.

| IOC399-21 | McGeough C | Concerns in relation to the site
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1) within an area of Green Belt; an Area of Outstanding Natural Beauty (AONB); a site of historic interest- the historic Nunswell itself beneath a preserved Oak; Site of special interest – habitat and wildlife, with preservation orders on identified existing trees. Sites identified as those for protection rather than development.

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in the event of removal of AONB status for proposed
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| IOC399-24 | Painter J | Plan was brought to our attention through an information sheet posted by hand through the letter box by ‘A concerned Cannock Wood Resident’. Appears to have been a lack of communication in relation to this important consultation. I would, however, like to thank Mr I Bamford for his visit and the 2 representatives from CCDC for presenting the information provided on 16th March. The sites within the Cannock Wood area are of particular concern as they lie
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| IOC399-25 | Painter W | Attention was only bought to this plan via an unofficial information sheet posted by hand through the letter box of both my Parents and Grandmothers house via ‘A concerned Cannock Wood Resident’. I am no longer a resident of Cannock Wood. However I am less than 1 Mile away in Lichfield District. From this I was prompted to attend a drop in | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of |
session at Heath Hayes at which I was invited to the Cannock Wood Parrish meeting on March 16th, which I am most great full to both Claire and Sarah for attending in such uncomfortable circumstances. The passion of the people within the parish and surrounding area was clear by the turn out at Gentleshaw village hall meeting. I would like to note that I have spoken to many residents and locals to the area who would have liked to attend however they were not informed until after the meeting had passed and were unable to attend. I personally have seen no formal advertisement at all, not even a letter on the village notice board. From my knowledge, all that attended were informed only by word of mouth. The turn-out on the evening was considerable and I believe that this shows how currently, there is a close knit and bonded community with passion for their surroundings and neighbours, which must be considered in the proposals of the local plan. Please do not allow disturbance and disruption to this fantastic rural community who are held together by their pride in the beautiful area which surrounds them. The Objections of the villagers were made very clear at the meeting, in particular to the area referenced C373, C402 etc (to the West of Hayfield Hill). With several queries being made in objection to development of this area and also regarding the locally proposed traveller site.

Particular concerns with sites are:
1) within the Green Belt. The NPPF bears great importance on Green Belt land and maintaining its boundary protection and states that Green Belt Boundaries should only be changed in a Local Plan under “exceptional circumstances” and only permit most forms of development in “very special circumstances”. We already have planned extensive development within our region and also very nearby in Burntwood into the green belt. I understand the requirement for additional housing and pressures from central Government however, as we currently development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

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have several huge development sites available out of green belt I
do not consider the local plan at this stage to invoke “exceptional
circumstances” for the land such as C373/ C402 etc. Campaign to
Protect Rural England (GPRE) research in “Building in a small
island” promotes Brown field re-development and shows the
relevance of using Brown field sites over green and stating how
Strong protection of the Green Belt helps the economy by
promoting urban regeneration and keeping housing and business
close to services and transport links. This clearly is relevant for
CCDC. They are within the AONB- Gentleshaw and Cannock
wood is awarded protection as an AONB as a part of the greater
Cannock Chase, under the Countryside and Rights of Way Act
2000 by Natural England for its beautiful landscape, its history
and its wildlife. This area has been specifically designated for
conservation due to its significant landscape value, awarding the
beautiful area with National importance via Natural England.
With only 46 AONB’s in Britain. This surely must be a location
that CCDC is proud of, and willing to show commitment to
preserve and to enhance the natural beauty of the landscape.
The AONB rely on planning committee’s such as yourself at CCDC
to achieve AONB’s aims of “meeting the need for quiet
enjoyment of the countryside and having regard for the interests
of those who live and work there.” I personally have contacted
our area representative for AONB defining my personal concerns
and knowledge of the site regarding area C373 and surrounding
proposed sites. As a planning authority please show that you are
willing to enforce your power to restrict development and
protect our beautiful landscape. Site of historic interest- The
historic Nunswell itself at the foot of a preserved beautiful Oak,
giving name and meaning to the adjacent nature reserve. This
brings visitors from near and far to our village to pass through
the reserve and access the historic site via the conserved public
footpaths, often then to continue to one of our several local
pubs and bring economic value to the area. Please preserve this area for our children and grandchildren. Nature at this location is parkland based and of a very different make up than what is found on either the nearby common land or Cannock Chase itself. Site of Special Interest- Habitat to various forms of wildlife both common and protected species of; birds, mammals, reptiles, invertebrates and insects, with preservation orders on several identified existing trees. I have personal experience of the nature and wildlife on sites C373 and C402 from growing up overlooking the site and playing as a child through the woodland and in the fields of C373. Site specific nature including the now vastly culled deer (I do understand that this is required to manage the land), along with our important Badgers, Bats and of course Common and Great Crested Newts along with many others. Within the site is an Ancient Woodland comprising of mainly Oak and Birch to which I have had the privilege of experiencing the nesting and rearing of young Buzzards, visible from both the houses of Hayfield Hill and Slang lane and also the field to the far West of site C373 is used annually for rutting by the dear, providing rare and incredibly powerful viewing. Please do not allow this precious land to be taken away from us and the nature that depends on it. The recently published white paper (February 2017 I believe) provides a proposed amendment to planning authorities regarding “Ancient Woodland” and “Veteran trees” (guidance note link provided). Ancient woodland and veteran trees: protecting them from development. Explaining that – “Trees and woodland classed as ‘ancient’ or ‘veteran’ are irreplaceable. Ancient woodland takes hundreds of years to establish and is considered important for its wildlife, soils, recreation, cultural value, history and contribution to landscapes.” Proposed site C373 Contains both an “Ancient Woodland” and also several “Veteran” individuals. The woodland of course runs directly through the proposed site, however in the
last three weeks several trees have been felled (maybe due to “Doris” but I am suspicious of this). Consideration must be made, not only to the position of the potential housing specific siting, but also nearby locations as changes in chemical imbalance, potential pollution of watercourses and air quality would all have a substantial effect on the nature at this site and also the Ancient Woodland and individual Veteran trees. There is Archaeological importance with the “Nuns Well” and the associated tunnel system beneath the fields and Woodland. The historic value should be preserved... not destroyed! No support as a suitable site for housing, industrial, commercial, gypsy or traveller development.

2) Road network not designed for heavy traffic use- considerable cost and investment would be needed. Bus services exist but are not multi route services. Rail links would require additional transport in order access local and national stations. Insufficient utilities and services available even to upgrade for new amenity. Sewage and drainage systems would need to be provided with the lie of the valley at this location removal of “green areas” is likely to cause flooding and to overwhelm the brook at this site. Medical facilities – the closest would be ‘cross boundary’ into Lichfield DC. Schools – the closest would be cross boundary into Lichfield DC. Churches – majority cross boundary into Lichfield (Longdon and Gentleshaw Parish). Shops – very little provision in Cannock Wood (timed where and when available). No support as a suitable site for further housing, gypsy, traveller or industrial or commercial development.

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same to happen in Cannock Wood, Rawnsley, Prospect Village, Wimblebury. Extension of building and development towards the Redmoor would skirt the LDC boundary where presently a development of 8 houses is under construction at Coney Lodge. There is potential for this to be extended towards Cannock Wood in the future. It would appear that the merging of communities across Green Belt goes against the original intention. The interactive location plan – highlights the areas referred to (adjacent to Hayfield Hill, Cumberledge Hill and the Redmoor) for a variety of uses (housing, employment etc) and also selected shading, according to the key, clearly indicates green belt, AONB, historic and additional interest. The present landowner of these areas has developed the site over recent years and is in the process of further landscaping to preserve, enhance and maintain the features. Grassland has been improved, wooded areas managed and bridle ways created around the perimeter. The sites at Court Bank along with the above provide leisure facilities, equestrian and employment opportunities. No support as a suitable site for further housing, gypsy, traveller or industrial or commercial development.

4) AONB- summary provided of purposes and benefits of AONBs across the UK. It is a statutory designation, the purpose of which is for the conservation and enhancement of the natural beauty of the area. Natural England has a duty to provide general advice on development in AONBs. Each AONB should have a management plan, the duty for which falls to local authorities and in most cases the AONB partnership produces this. There is a statutory duty on relevant authorities to have regard to the purpose of conserving and enhancing the natural beauty of the AONB when exercising or performing any functions affecting land in the AONB. We need you, as CCDC planning officers to be strong against the pressures of central government and show how you are willing to fight to keep areas of importance to our
nation and local communities safeguarded for the current community and our descendants. Summary of property values article which outlines the higher property values associated with national parks and AONBs. Provides summary of Staffordshire County Council Strategic Plan 2013-2018. In the interest of economic wellbeing is there an intention to protect the existing community from inevitable loss in the event of removal of AONB status for proposed development - undoubtedly having a negative impact on property values thus removing economic wellbeing? The existing community would not prosper, feel safer or be healthier or happier in their community. No support as suitable sites for further housing, gypsy, traveller or industrial or commercial development.

| IOC399-26 | Perks G | Sites C136, C137, C373, C400, C401, C402, C403, C404, C399, C376. The call for sites for potential development is understandable considering current requirements for housing. It is an unfortunate fact that green belt is now considered a legitimate option for development and evident in areas across the country such options are taken up. The above site refs are of particular concern as the area is an AONB. This means by definition that its landscape is considered so precious that it is protected for the nation, for its wildlife, habitats, historical heritage and scenic views. It is easy to see why Cannock Wood has earned this status, it meets all the criteria with abundance. Castle Ring and Court bank Farm are excellent examples of historical sites and areas that provide natural habitat for wildlife. Cannock Wood attracts many visitors because of its wildlife, history and ancient monuments which brings significant benefits to the area. To turn the surrounding field and woodlands into housing estates or industrial developments will induce a great loss for the sake of a few houses. Access to the village is a big concern, the roads are narrow and restrictive so any extension of the village will cause significant risks Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. |
from more traffic. Developments in the surrounding area already
underway or complete have driven out wildlife from their habitat; this
is evident from the increasing sights of deer roaming the main roads
of Chase Terrace. This should not be allowed to happen further in this
area. The negative aspects of approving the above referenced sites
for potential development are clear, so as a resident who is concerned
for the Cannock area as a whole, please assess the sites as unsuitable
and preserve a valuable AONB.

Object to site. Situated on green belt land and as per the Cannock
district councils plan, does not comply with the plan for urban
development only. The roads surrounding the proposed sites are not suitable as speeding
is already an issue on hayfield hill with the current number of vehicles, an issue that has been highlighted on a number of occasions and has
been monitored and accepted by the highways agency and police. I
would have serious concern over the welfare of my family, children
visitors and neighbours. I would also have serious concerns for the
welfare of wildlife that are reliant on these proposed sites.

Object to site. Situated on green belt land and as per the Cannock
district councils plan, is a direct contradiction of the plan i.e. urban
development only. Also the extension of the village of Cannock wood
would also be against Cannock district councils policies. The roads
surrounding the proposed sites are not suitable as speeding is already
an issue on hayfield hill without having more vehicles to contend with,
an issue that has been highlighted on a number of occasions and has been monitored and accepted by the highways agency and police. Finally, as well as being against your own policies it would also be irresponsible due to the amount of wildlife that resides on these proposed sites.

is currently being undertaken to update the database (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

| IOC399-29 | Mr Thomas A | Within green belt land. Development be totally unacceptable, as it would dramatically increase urban sprawl, merging individual villages together, destroying their beauty, identity and very unique characters. The green belt status must be maintained in these areas in order to protect the villages, wildlife habitat and agriculture. |
| Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the database (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. |
| IOC399-30 | Mr Thomas A | Falls within the Area of Outstanding Natural Beauty (AONB), designated for conservation due to its significant landscape value! Any development outside of the settlement boundaries would be detrimental to the AONB. Furthermore, any large-scale developments would have a devastating effect on the AONB and would threaten its very existence. | Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses. |
| IOC399-31 | Torrell L | Concerns in relation to the site -within an area of Green Belt; an Area of Outstanding Natural Beauty (AONB); a site of historic interest- the historic Nunswell itself; Site of special interest – habitat and wildlife, with preservation orders on identified existing trees; removal of land accessible to the public for leisure, relaxation and exercise. -Road network not designed for heavy traffic use with very limited available investment from Staffordshire Highways. Bus services exist but are not multi route services. Rail links would require additional transport in order access local and national stations. All utility services would need to be provided. Sewerage and drainage systems would need to be provided. Medical facilities – the closest would most likely be ‘cross boundary’ into Lichfield DC and are already oversubscribed. Schools – the closest would most likely be cross boundary into Lichfield DC. Churches – closest for majority would be cross boundary into Lichfield (Longdon and Gentleshaw or Burntwood Parish). Shops – very little provision in Cannock Wood (timed where and when available). -Lichfield District Council has seen the individual areas of Burntwood, Chase Terrace, Chasetown and Boney Hay merge into an area now known as ‘Burntwood’. The CCDC Plan refers to maintaining the character of communities and the function of Green Belt to support this objective. By developing the potential sites in this CCDC area there is opportunity, over time, for the same to happen in Cannock Wood, Rawnsley, Prospect Village, Wimblebury. Extension of building and development towards the Redmoor would skirt the LDC boundary. | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses. |
where presently a development of 8 houses is under construction at Coney Lodge. There is potential for this to be extended towards Cannock Wood in the future. It would appear that the merging of communities across Green Belt goes against the original intention of Green Belt land and removes the feeling of pride in the area of which we live as communities. The interactive location plan highlights the areas referred to (adjacent to Hayfield Hill, Cumberledge Hill and the Redmoor) for a variety of uses (housing, employment etc) and also selected shading, according to the key, clearly indicates green belt, AONB, historic and additional interest. The present landowner of these areas has developed the site over recent years and is in the process of further landscaping to preserve, enhance and maintain the features. Grassland has been improved, wooded areas managed and bridle ways created around the perimeter. The sites at Court Bank along with the above provide leisure facilities, equestrian and employment opportunities and a maintained public footway for the community all of which are promotes as important to CCDC on their website. CCDC has a responsibility to protect and enhance this area as an AONB for the benefit of the local community, area visitors and also the Nation, as this is a Natural England supported site. Following this consultation, CCDC should be given positive press coverage for its efforts in the recognition of site significance and its protection of this Nationally recognised AONB site.

AONB- summary provided of purposes and benefits of AONBs across the UK. It is a statutory designation, the purpose of which is for the conservation and enhancement of the natural beauty of the area. Natural England has a duty to provide general advice on development in AONBs. Each AONB should have a management plan, the duty for which falls to local authorities and in most cases the AONB partnership produces this. There is a statutory duty on relevant authorities to have regard to the purpose of conserving and enhancing the natural beauty of the AONB when exercising or performing any functions affecting land in the AONB. Summary of property values article which
outlines the higher property values associated with national parks and
AONBs. Because of the Premium paid for properties within this AONB
site, CCDC has a responsibility to the residents and to their families, to
protect the economic and financial wellbeing of the community
residents, many of which could find themselves with negative equity
should this land be included as a development location. The value of
many of the houses in this location is substantially enhanced purely
due to the beauty of their outlook in to the AONB. Provides summary
of Staffordshire County Council Strategic Plan 2013-2018. In the
interest of economic wellbeing of the community there is an
obligation to protect the existing community from the inevitable loss
in the event of removal of AONB status for proposed development —
undoubtedly having a negative impact on property values. The existing
community would not prosper, be healthy or happy. In the interest of
public well-being and to “be healthy and happy” please consider the
many houses which have been developed and designed intentionally,
to take in the view of in particular site C373 of 37 hectares and now
could be faced with the prospect and reality of bulldozers and lorries
levelling the land. Please consider the health, wellbeing and welfare of
the many, who have spent livelihoods to be able to afford such a view,
in particularly the elderly.
No support as a suitable site for further housing,
gypsy, traveller or industrial or commercial development.

IOC399-32 Williams I & C
Concerned about the proposals for house building in and around
Cannock Wood and the impact upon the Green Belt and AONB. There
is no infrastructure in the village to support extra housing. Have no
doctor’s surgery, a small school and one shop that opens for 2 hours
every other day. Roads are crumbling with volume of traffic and there
is a limited bus service.

Noted and for consideration as the site assessment
work is undertaken. The adopted spatial strategy is
urban focused and will maximise urban and
brownfield sites as much as possible and where
this accords with the broad apportionment of
development as set out in Local Plan Part 1. Work
is currently being undertaken to update the data
base (Strategic Housing Land Availability
Assessment) to provide up to date evidence on
housing sites. In the light of comments received in
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Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.
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<th>Rep ID No.</th>
<th>Respondent</th>
<th>Comment</th>
<th>Council Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>IOC400-1</td>
<td>Anderson S</td>
<td>As a resident of the parish of Cannock Wood I wish to submit my comments on some of the proposed housing allocation options in the Local Plan. I would like to be kept up to date with the progress of the Local Plan and future consultations. The reference numbers of the areas of land that I wish to comment on are as follows and basically fall within the area known as Cannock Wood. C137,C136,C373,C399,C400,C401,C402,C403,C404 All these sites are unsuitable for consideration for housing as they do not comply with council policy for housing. They are within the Green Belt as well as being within the Area of Outstanding Natural Beauty and so do not comply with the council’s policy of keeping these areas protected form unnecessary development. They would not comply with the policy to keep house building restricted to urban areas as they are so obviously a rural area and such development would contribute to village sprawl, bringing the built up area of the village close to merging with the nearby settlements of Prospect Village and Chase Terrace. The general lack of facilities in the village, such as doctors, shops and schools also make them unsuitable sites for housing use. The road infrastructure is also very restricted in the areas around these sites as it is a rural community. These sites could also compromise the historic site of Nuns Well which lies within the area and should be protected, along with the areas of woodland that exist on and around this site.</td>
<td>Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.</td>
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<tr>
<td>IOC400-2</td>
<td>Baker D</td>
<td>Object to proposal. Greenbelt area and Area of Outstanding National Beauty. Also linked to Castle Hill, Nuns Well and the MOAT which have historical and national importance. All still is use for agriculture equestrian purposes, and wildlife areas, and all have impact on nature. Will put housing estates as you enter the village that takes away the</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.</td>
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character. Will unproportionately increase the population of housing at the Cannock Wood area, both changing the AONB and Green Belt dramatically whilst putting stress on local services and infrastructure including country roads (such as Cumberledge Hill), small local schools, doctors etc. There will also be an effect on wildlife, surface water considerations to both the valley and Brook that feeds Nuns Well and the MOAT in such a diverse area from open valley fields to moat swamp areas and woodland. Sites are in valley that takes water from off Cannock Chase/Castle Hill from Holly Hill road way and surrounding land where the valley slopes and runs down cutting through Cumberledge Hill to ‘Nuns well’ and beyond to the MOAT. Already issues with water drainage from these slopes. Aware of a lot of Great British wildlife from owls at night, shrews, newts, bats and variety of birds. Looking from near Castle Hill down the valley surrounded by Holly Hill Road, Park Gate Road and Chapel Lane, the area and views will be altered. Similarly looking up from Cumberledge Hill towards Castle Hill the valley will be partially blocked.

I would like to lodge please the following comments regarding the possible future development, within the proposed Local Plan of land off Hayfield Hill and Slang Lane, known as Court Bank Farm, plus adjoining land. These comments are listed in bullet point form:-
- Cannock Wood is an Area of Outstanding Natural Beauty and must not be ruined by any future building development;
- There are totally inadequate facilities within Cannock Wood to cater for any significant number of new residents (e.g., there are no doctors' surgeries or shops (other than a small greengrocer's store which hardly ever opens). Also there would be enormous strain placed on the small Gentleshaw primary school.
- Rather than spoil and develop this beautiful area, surely it makes development as set out in Local Plan Part 1. Work is currently being undertaken to update the database (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

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more sense to develop existing brownfield sites such as Rugeley Power station.
- Cannock Wood is a lovely village and should remain as it is. It does not make sense to develop it further.
- Finally, I would like to add that there is evidence that the Court Bank Farm land carries significant historical heritage. Within their own website (www.courtbankfarm.com), Mr and Mrs Newton, the owners of Court Bank Farm state about the site history:
  "The farm provides a safe and secure environment for horses and is also a natural habitat for local wildlife."
  "At Court Bank Farm you are following in the steps of Royalty and local history. Within the ancient woodlands of Court Bank Farm an Abbey was established in 1141; this scheduled moated site was later used as a royal hunting lodge by Henry II and other gentry in 1155. There is also evidence of coal mining, flint snapping, iron production and industrial activity taking place within the estate during the medieval period."
  "The Nun's well was used in the medieval period to draw water for the Abbey."
  "The ancient woodland of Court Bank Covert is home to a large range of flora and fauna including a herd of wild Red Deer..."
  "The Redmoor brook flows through the ancient woodland..."
  "Onsite there are two pools which are recorded on ancient maps, which indicates that they provided the Abbey with food."
  "In 1910 evidence of a Flint Knapping floor was discovered near the Nun's Well, which proved human activity in the Mesolithic/Neolithic period and over 28 recognisable implements have been found in the area including arrow heads, axe heads and a flint scraper."

The Green Belt and the area around Cannock Chase should be protected at all costs and the land within Cannock Wood should not be included in the Local Plan. Proposals from any developers or land owners should therefore be totally rejected.

- Berwick K

I would like to lodge please the following comments regarding the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

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Wimblebury. Extension of building and development towards the Redmoor would skirt the LDC boundary where presently a development of 8 houses is under construction at Coney Lodge. There is potential for this to be extended towards Cannock Wood in the future. It would appear that the merging of communities across Green Belt goes against the original intention of Green Belt land and removes the feeling of pride in the area of which we live as communities. The interactive location plan highlights the areas referred to (adjacent to Hayfield Hill, Cumberledge Hill and the Redmoor) for a variety of uses (housing, employment etc) and also selected shading, according to the key, clearly indicates green belt, AONB, historic and additional interest. The present landowner of these areas has developed the site over recent years and is in the process of further landscaping to preserve, enhance and maintain the features. Grassland has been improved, wooded areas managed and bridle ways created around the perimeter. The sites at Court Bank along with the above provide leisure facilities, equestrian and employment opportunities and a maintained public footway for the community all of which are promotes as important to CCDC on their website. CCDC has a responsibility to protect and enhance this area as an AONB for the benefit of the local community, area visitors and also the Nation, as this is a Natural England supported site. Following this consultation, CCDC should be given positive press coverage for its efforts in the recognition of site significance and its protection of this Nationally recognised AONB site.

4) AONB- summary provided of purposes and benefits of AONBs across the UK. It is a statutory designation, the purpose of which is for the conservation and enhancement of the natural beauty of the area. Natural England has a duty to provide general advice on development in AONBs. Each AONB should have a management plan, the duty for which falls to local authorities
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No support as a suitable site for further housing, gypsy, traveller or industrial or commercial development.

| IOC400-6  | Bradley B | Should be discounted as option for housing at this stage. | Noted, will be considered fully as Site Assessment work is taken forward. |
| IOC400-7  | Briggs A  | C400 and C401 are both part of the AONB. They are also adjacent and | Noted, will be considered fully as Site Assessment |
opposite to ‘Nuns Well’ a designated nature reserve. C400 is also
adjoining the equestrian centre (stables, ménage etc). Separated only
by sparse hedging and post or wire fencing between both Nuns Well
and the equestrian centre.

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<th>IOC400-8</th>
<th>Butler R</th>
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<tr>
<td>Concerns in relation to the site</td>
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</table>
| 1) within an area of Green Belt; an Area of Outstanding Natural
Beauty (AONB); a site of historic interest- the historic Nunswell
itself; Site of special interest – habitat and wildlife, |
| 2) with preservation orders on identified existing trees; removal of
land accessible to the public for leisure, relaxation and exercise. |
| 3) Road network not designed for heavy traffic use with very
limited available investment from Staffordshire Highways. Bus
services exist but are not multi route services. Rail links would
require additional transport in order access local and national
stations. All utility services would need to be provided. Sewerage and drainage systems would need to be provided. Medical facilities – the closest would most likely be ‘cross boundary’ into Lichfield DC and are already oversubscribed. Schools – the closest would most likely be cross boundary into Lichfield (Longdon and Gentsleshow or Burntwood Parish). Shops – very little provision in Cannock Wood (timed where and when available). |
| 4) Lichfield District Council has seen the individual areas of
Burntwood, Chase Terrace, Chasetown and Boney Hay merge
into an area now known as ‘Burntwood’. The CCDC Plan refers to
maintaining the character of communities and the function of
Green Belt to support this objective. By developing the potential
sites in this CCDC area there is opportunity, over time, for the
same to happen in Cannock Wood, Rawnsley, Prospect Village,
Wimblebury. Extension of building and development towards the
Redmoor would skirt the LDC boundary where presently a
work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses. |

Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.
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No support as a suitable site for further housing, gypsy, traveller or industrial or commercial development.

IOC400-9 Chappells H Concerns in relation to the site
1) within an area of Green Belt; an Area of Outstanding Natural Beauty (AONB); a site of historic interest- the historic Nunswell itself; Site of special interest – habitat and wildlife, with preservation orders on identified existing trees; removal

Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of
of land accessible to the public for leisure, relaxation and exercise.

2) Road network not designed for heavy traffic use with very limited available investment from Staffordshire Highways. Bus services exist but are not multi route services. Rail links would require additional transport in order access local and national stations. All utility services would need to be provided. Sewerage and drainage systems would need to be provided. Medical facilities – the closest would most likely be ‘cross boundary’ into Lichfield DC and are already oversubscribed. Schools – the closest would most likely be cross boundary into Lichfield DC. Churches– closest for majority would be cross boundary into Lichfield (Longdon and Gentleshaw or Burntwood Parish). Shops – very little provision in Cannock Wood (timed where and when available).

3) Lichfield District Council has seen the individual areas of Burntwood, Chase Terrace, Chasetown and Boney Hay merge into an area now known as ‘Burntwood’. The CCDC Plan refers to maintaining the character of communities and the function of Green Belt to support this objective. By developing the potential sites in this CCDC area there is opportunity, over time, for the same to happen in Cannock Wood, Rawnsley, Prospect Village, Wimblebury. Extension of building and development towards the Redmoor would skirt the LDC boundary where presently a development of 8 houses is under construction at Coney Lodge. There is potential for this to be extended towards Cannock Wood in the future. It would appear that the merging of communities across Green Belt goes against the original intention of Green Belt land and removes the feeling of pride in the area of which we live as communities. The interactive location plan highlights the areas referred to (adjacent to Hayfield Hill, Cumberledge Hill and the Redmoor) for a variety of uses (housing, employment etc) and also selected shading, according to the key, clearly

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Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.
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No support as a suitable site for further housing, gypsy, traveller or industrial or commercial development.

| IOC400-10 | Clague-Smith R | Who put forward the above sites for consideration and when were they registered on the database. Lies within the local AONB/Green Belt. | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the database (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue. |
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<tr>
<th>IOC400-12</th>
<th>Clift J</th>
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<td>I attended a parish council meeting on 16th March 2017 regarding a proposal to build residential commercial and itinerant sites within Cannock wood which is defined as an area of outstanding natural beauty. I reside in a property on slang lane Cannock wood, I find these proposals disgraceful. The area as stated is an area of outstanding natural beauty with wildlife visiting the fields daily. There are numerous questions that require to be answered regarding this proposed development. Has an environmental survey been completed have conservationists visited the area to conduct a study on the effects to the environment and wildlife in the area which is there home. It is an area of outstanding beauty for a reason and as such has been given the highest state of protection in law and government policy. How would building on this area benefit the local people, the primary school is already full, how would it boost the local economy, what provisions have been put in place for the extra traffic therefore damaging the local environment. Surely we should be conserving local landscapes and the scenic beauty, preserving wildlife and local heritage as in nuns well. There are numerous areas within Cannock chase that are not areas of Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.</td>
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outstanding natural beauty, why would consideration not be put on developing these areas and destroying this area.

Concerns in relation to the site

1) within an area of Green Belt; an Area of Outstanding Natural Beauty (AONB); a site of historic interest- the historic Nunswell itself; Site of special interest – habitat and wildlife, with preservation orders on identified existing trees; removal of land accessible to the public for leisure, relaxation and exercise.

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No support as a suitable site for further housing, gypsy, traveller or industrial or commercial development.

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<tr>
<th>IOC400-15</th>
<th>Davies, A (Mr)</th>
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<tr>
<td>Concerns in relation to the site</td>
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<tr>
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Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

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| IOC400-16 | Davis A Mrs | Burntwood, Chase Terrace, Chasetown and Boney hay have all merged into Burntwood. Cannock Wood development could see same happen there with loss of individual character. Development towards Redmoor would skirt Lichfield DC boundary where presently a development is under construction at Coney Lodge. | Noted, will be considered fully when Site Assessment work is taken forward. |
| IOC400-17 | Davis A Mrs | Site bordering Slang Lane, Hayfield Hill and Cumberledge Hill, AONB and Green Belt. Site of historical interest including site of Nunswell Park, an ancient abbey and also archaeological interest. Redmoor Brook runs through land with associated wildlife, two natural lakes and a bluebell wood. Public footpaths enable the community to enjoy the countryside. Services already stretched so a major infrastructure input would be needed for either residential or industrial development. It would be more appropriate to extend the nature conservation opportunities. Question logic of allowing extension of equestrian facilities when land has already been earmarked for development? Sites identified should be viewed for protection rather than potential development. Road network not designed for heavy traffic, investment in services would be needed including public | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt |
transport, schools etc. Should protect AONB for future generations. There is a statutory duty on relevant authorities to have regard to the purpose of conserving and enhancing the AONB when exercising functions. High quality of life connected with living in a National Park or AONB. Removal of AONB status would be contrary to SCC Strategic Plan 2013-18 vision.

<table>
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<tr>
<th>IOC400-18</th>
<th>Mr and Mrs Davis G</th>
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<tr>
<td>All of the land suggested for housing around the Cannock Wood area is Green Belt and AONB. I live on the edge of this land and was refused a small extension to my kitchen because ‘it would be a detriment to the visual amenity of the area’ even though surrounded by conifers. Surely hundreds of new houses would therefore completely eliminate the visual amenity.</td>
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Noted and will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.
| IOC400-19 | Derry I&J | Disagree with proposed development around Cannock Wood for following reasons:  
- No existing facilities, employment prospects, adequate schools, and no reason to house people from more urban areas. All amenities would have to be provided.  
- Road infrastructure comprises narrow lanes and roads, unsuitable for substantial traffic. Current speeding problems. Bus service would need to be increased with impact on roads.  
- Is AONB within Green Belt, only such area in county, a jewel in the crown. Quintessential English village which will disappear if the rural community is turned into an urban overspill area.  
- Home to Castle Ring and Nuns Well monuments, with wildlife and plants which need preservation for future generations. Increased population may threaten this.  
- High level of equestrian activity would be affected, this was a diversification from farming and is lucrative. Increased traffic would discourage horse owners.  
- Brownfield sites should be considered first eg Rugeley Power Station and sites in and around Cannock, Heath Hayes and Norton Canes with links to amenities.  
- Development would encourage urbanisation and linking to Chase Terrace and be the demise of the village.  
- Only developers and landowners will benefit, wholly unacceptable that people with no interest in village can disrupt lives of residents.  
- Cannock Wood, Cannock Chase and its heritage are very special and must be preserved. |
| --- | --- | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.  
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| IOC400-20 | Edrop D | Unsuitable for inclusion in the Local Plan Part 2 Issues and Options as they all lie within Green Belt and AONB. Development of these sites would be outside of the policy for urban development of sites for housing. They would constitute a contravention of CCDC planning policies for housing development. If developed it would contribute to the sprawl of the villages of Cannock Wood and Gentleshaw which is also against planning policies. There is also a general lack of infrastructure and amenities in the village, such as doctors, schools and shops. | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses. |
| IOC400-21 | Environment Agency | Site affected by ordinary watercourses where EA have little or no information. It would therefore be more appropriate for the Lead Local Flood Authority (Staffs County Council) to lead. As a minimum adequate development easements should be maintained, and where improvements can be made, renaturalisation and deculverting to ensure compliance with Local Plan Policy CP16. | Noted, will be fully assessed when Site Allocation work is taken forward. |
I understand the plan details sites being considered for appraisal purposes at this time. My principle concern at this stage, as an inhabitant of Cannock Wood, is that the overriding principles outlined at the outset of Local Plan (Part 2) in respect of potential development in / around the village of Cannock Wood, are a direct contradiction of Local Plan (Part 1) which clearly outlined the Cannock Wood enclave as being sited within an Area of Outstanding Natural Beauty. As such, the idea that development of a number of sites within the green belt is even being considered within such an area, beggars belief. From a presentation by the Planning Office at the Village Hall a couple of weeks ago, which was attended by a huge array of the village's population, it was understood that people may propose to have their property, or other sites not belonging to them, to be considered within the Plan, but as all the principle sites bordering Cannock Wood are ostensibly identified as sitting within the green belt, it surely means that such land must be excluded from further consultations. Notwithstanding the fact that there is some need for further sustainable development within the broader Cannock area, it is understood from the presentation that a large proportion of the area’s commitment has already either been met or has been planned for, and also that there remain a number of brown field sites within the broader Cannock area which have already been identified for development purposes. It would be useful to understand the extent to which the identification of brown field sites elsewhere within the borough satisfy the commitment to further development. The village of Cannock Wood has limited amenities, but with a vibrant school which continues to benefit from a catchment area which stretches down towards Burntwood and further east to some other local villages. There is a local shop but with limited opening hours and a limited range of produce. The village has an active local community, the fabric of which is Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.
governed and energised by the relative size of the village. There are currently some problems with car cruising / car speeding groups emanating from the surrounding towns and villages, and such matters would be further worsened by increased development / expansion of the village's boundaries.
The greatest damage / travesty befitting the village would be the destruction of the green belt and the fact that the village is designated as sitting within an area of outstanding natural beauty. There is abundant local wildlife, including foxes, badgers and deer, which is a key feature of the area's attraction for outdoor pursuits including mountain biking and walking - a great destination for visitors from all adjoining areas and further afield. Destruction of the wildlife habitats for these animals, and a healthy destination for the local and regional population, would be a travesty given the future we are seeking to leave for our young, including my own children.

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Concerns in relation to the site
1) within an area of Green Belt; an Area of Outstanding Natural Beauty (AONB); a site of historic interest- the historic Nunswell

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etc) and also selected shading, according to the key, clearly indicates green belt, AONB, historic and additional interest. The present landowner of these areas has developed the site over recent years and is in the process of further landscaping to preserve, enhance and maintain the features. Grassland has been improved, wooded areas managed and bridle ways created around the perimeter. The sites at Court Bank along with the above provide leisure facilities, equestrian and employment opportunities and a maintained public footway for the community all of which are promotes as important to CCDC on their website. CCDC has a responsibility to protect and enhance this area as an AONB for the benefit of the local community, area visitors and also the Nation, as this is a Natural England supported site. Following this consultation, CCDC should be given positive press coverage for its efforts in the recognition of site significance and its protection of this Nationally recognised AONB site.

4) AONB- summary provided of purposes and benefits of AONBs across the UK. It is a statutory designation, the purpose of which is for the conservation and enhancement of the natural beauty of the area. Natural England has a duty to provide general advice on development in AONBs. Each AONB should have a management plan, the duty for which falls to local authorities and in most cases the AONB partnership produces this. There is a statutory duty on relevant authorities to have regard to the purpose of conserving and enhancing the natural beauty of the AONB when exercising or performing any functions affecting land in the AONB. Summary of property values article which outlines the higher property values associated with national parks and AONBs. Because of the Premium paid for properties within this AONB site, CCDC has a responsibility to the residents and to their families, to protect the economic and financial wellbeing of the community residents, many of which could find themselves with
negative equity should this land be included as a development location. The value of many of the houses in this location is substantially enhanced purely due to the beauty of their outlook into the AONB. Provides summary of Staffordshire County Council Strategic Plan 2013-2018. In the interest of economic wellbeing of the community there is an obligation to protect the existing community from the inevitable loss in the event of removal of AONB status for proposed development — undoubtedly having a negative impact on property values. The existing community would not prosper, be healthy or happy. In the interest of public well-being and to “be healthy and happy” please consider the many houses which have been developed and designed intentionally, to take in the view of in particular site C373 of 37 hectares and now could be faced with the prospect and reality of bulldozers and lorries levelling the land. Please consider the health, wellbeing and welfare of the many, who have spent livelihoods to be able to afford such a view, in particularly the elderly.

No support as a suitable site for further housing, gypsy, traveller or industrial or commercial development.

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<th>IOC400-24</th>
<th>Hawkins M&amp;D</th>
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<td>Cannock Wood is an AONB – should such potential development even be proposed? C373 and peripheral areas (C136, C137, C400, C401, C402, C403, C404) are Green belt. All feeder roads into village are rural, narrow and in places single track, not conducive to frequent use by heavy traffic. Commitment of CCDC to preserve green space between village and town communities would be threatened with probability of Cannock Wood merging with Burntwood. No Doctors surgery or shops and one small school so villagers dependant on already oversubscribed amenities in nearby towns. Further development would require major capital investment in these towns. Any development in Cannock Wood would be environmentally and financially prohibitive. Need for more houses is indisputable but use of brownfield sites in first instance is surely preferable even if cost is</td>
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greater. Preservation of green spaces is fundamentally important to the wellbeing of the public and vital if AONB's are to be sustained.

| IOC400-25 | Houldcroft | Section 3, Key Issues and Reasons for Recommendation 3.2 The role of Local Plan Part 2 is to deliver Part 1. It needs to allocate sites to deliver the amounts of development in the right locations, and where necessary can also provide further policy elaboration provided that it links directly back to Part 1 and can be clearly justified by robust evidence.

5.6 - As Local Plan Part 2 is to deliver the detail set out in Part 1, it is imperative that it is consistent with it.

5.14 - The National Planning Policy Framework states that Green Belt has five purposes. Its role is:
- To check the unrestricted sprawl of built up areas;
- To prevent neighbouring towns merging in to one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns; and
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Links between Local Plan Part 1 and Local Plan Part 2 table - Policy CP14 extract referenced.

4.3 LPP1 sets the context for the need for LPP2. Policy CP1 emphasises the need to focus investment and regeneration ‘in existing review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.

Noted and for consideration as the site assessment work is undertaken.
settlements whilst conserving the landscape of the AONB. Local Plan Part 2 is contradictory to deliver Local Plan Part 1 and Cannock Chase AONB Management Plan 2014-19 with sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 all being within the Green Belt and AONB, these sites should be taken out of the next round of the plan on these points alone. All these sites would ruin the character of Cannock Wood village and be detrimental to the AONB.

Furthermore with sites C264, C264(a), C264(b), C285, C264 (c), C264(d), C264 (e) and C265. These proposed sites would be detrimental to the area in general linking urban areas together, ruining the local landscape and the views into and out of the AONB. These sites are not in keeping with the local area and would ruin the local community having such an increase population.

The sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 would overwhelm the small village of Cannock Wood which does not have the infrastructure to support developments of this size. They would also effect the environment, much of the traffic would have to pass via the 5 ways junction at Heath Hayes which already has air pollution issues and requires measures to bring the air quality at this junction within European standards.

Much of the proposed land in sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 is used for equestrian purposes. Cannock Chase and the AONB is being promoted as recreational and leisure use, where would people keep their horses if these sites went ahead? Locally Coney Lodge Farm on Rugeley Road, Chase Terrace is currently already under development into and housing complex.

Many of the sites C136, C137, C373, C376, C399, C400, C401, C402,
C403, C404 and CE55 are on top of old unmarked? Mine workings which would cause issues during any development.

Another concern that I would have is having such a mass of houses so close to the Beaudesert Scout and Guide camp for security reasons. Therefore making this site easily accessible on foot etc. could cause issues.

The site that is proposed at C373, CE55 would have a detrimental impact on the local wildlife with many trees, ancient woods, streams and pools there is a rich diversity of wildlife from Deere, birds, newts etc.

Below are various extracts to support my comments (which I have added comments in red or made key sentences bold) to support the fact that the sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 should be taken out of the local plan due to them not being in fitting with Local Plan Part 1 2014 and the Cannock Chase AONB Management Plan 2014-19:

Page 35 of Local Plan Part 1, 3.0 Vision states
‘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.

Local Plan Part 1, Section 1 core strategy, figure 4.1. (see below) States that Cannock Wood is within AONB and to ‘Respect Village Character’

The sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 would not be ‘respecting’ the village character as Cannock Wood would be overwhelmed.

From the Cannock Chase AONB Management Plan 2014-19, Cannock Wood and sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 are all within the area classed as ‘Settled Plateau Farmlands’ as per Figure 3 (page 13).

With Special Qualities (page 18) being:
- Undulating landform dissected by small wooded stream valleys
- Clustered farmsteads and roadside cottages
- Winding lanes with high hedgebanks
- Small irregular hedged fields
These special qualities should therefore be preserved. Page 8 states:
- HLO2 Conserve and enhance the distinctive and nationally important landscape of Cannock Chase AONB and the locally, nationally and internationally important biodiversity and geodiversity it supports, ensuring links between habitats within the AONB and surrounding landscape.

Landscape Key issues (page 24) states:
- KI6 Pressure for development, its quality and impacts may change the character of the AONB landscapes and its setting.
- KI7 Encroachment of urban elements into landscapes.
- KI9 The development of major new housing provision immediately surrounding the AONB may significantly increase the impact of regular visitors to localised areas.

Already on key dates i.e. Christmas, New year and summer days Castle ring car park is full with vehicles parking in surrounding narrow lanes making walking around the local area dangerous. Around the popular Castle Ring area and Gentleshaw Common there are already signs of too many visitors of trampled pathways, flora / fauna and littering, dog fouling etc.

- KI21 Maintaining views from and into the AONB.

Sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 would ruin views into and out of the AONB.

All the site listed above would have a detrimental impact on views.
from and into the AONB. The green space in and around the Cannock Chase AONB must be protected.

- KI22 Ancient woodland needs to be protected and restored to secure its long term future.

There are ancient woodlands that form part of site C373 and CE55.

Landscape Policies (page 30) states:-
- LP6 The Partnership will seek to influence planning policies, Local Plans and planning decisions to ensure they incorporate measures for the conservation and enhancement of the AONB landscape and scenic beauty.

I do not see how any of the sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 conserve or enhance the AONB landscape and scenic beauty.

- LP11 Work will be undertaken to ensure protection of all landscape, heritage, geological and ecological designated assets.

There is an old moat that is within the C373 and CE55 sites so this should be protected as heritage.

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<th>Hughes K</th>
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| Sites C136, C137, C373, C400, C401, C402, C403 and C404 - I am emailing to express my concern for the above proposed local development. There are a number of reasons why I believe that this area should not be considered:
- This is an area of outstanding natural beauty.
- This would be detrimental to valuable wildlife and habitat.
- The impact this would have to the deer who have already been forced onto local roads due to a housing estate 2 miles down the road.
- This area has an ancient moated site/abbey and ancient woodland.
- Public footpath walks run through the proposed site.
- Roads/lanes in the surrounding villages are only built to withstand light traffic and are already in a state of disrepair and have no paths.
- Primary and Secondary schools are already pushed to the limits with children already not getting into schools in their catchment.
- No local amenities |

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<td>As a council tax payer I am disturbed to have just been made aware of this application and subsequent proposed plans. I am proud and have worked very very hard to own a house within an area of natural beauty and made various sacrifices over the last 15 years to be in a position to move into Cannock Wood to give me and my family what I consider to be a better quality of life. Deer have ALREADY made way without choice in relation to a new build next to Morrisons and are now left to wonder in a small section of fenced grass. In summary; Our roads in CANNOCK WOOD are awful and have been for years. These need seriously addressing asap along with a severe lack of other key amenities. Our school is stretched to fit people in from the relevant areas and are now underperforming already. There are surely plentiful brown field sites available and certainly even less detrimental green belt areas locally that are not areas of outstanding natural beauty!!! My personal lane (Ivy Lane) is already used as a cut through for the traffic created by the business at the bottom of slang lane, even though it has no footpaths. I will help the people of this beautiful village fight this through planning as best I can to try and secure an area I think should quite simply be left for future generations to enjoy. Please don't form the excuse that jobs will be created as if we all decided to run around committing crimes, dropping litter etc it would create more jobs for people- but that doesn't mean it would be the right thing to do. I, along with others I have spoken too in and around the village will defend against this proposal until it is withdrawn.</td>
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<td>James H</td>
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<td>• The residents of Cannock Wood do not get a free newspaper and we have not been informed of the possible implications of Local Plan 2 on Cannock Wood by our own Parish Council therefore many residents are still not aware of the possible development and this will impact on the number of comments sheets which will be received. The lack of notification is against the spirit of the Localism Act 2011.</td>
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<td>• Our present village population is in the region of 1000, this development is likely to increase this by at least 50% thus changing the whole nature of the village.</td>
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- The possible entry/exit points to the sites are mainly on Hayfield Hill or Cumberledge Hill, neither of which would be able to support the amount of traffic which would emanate from the developments. The amount and type of traffic passing through the village would be excessive and would result in a very dangerous environment, the traffic in the village having already increased considerably over the last few years. The area is well used by walkers, cyclists, dog walkers and horse riders. All these would be put at a greater risk from increased traffic.
- The development at Court Bank will be against the objectives of the AONB which it is fully within. It will no longer be a special, peaceful or tranquil place and the development would cut the links between habitats within the AONB and surrounding landscape. The National Planning Policy Framework states that great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.
- The development at Court Bank would be on green belt land whilst there are brown field sites such as Rugeley Power Station available which would better suit a mixed development.
- The development at Court Bank would not make use of previously developed land and buildings.
- There have been problems with flooding in the proposed area at Court Bank and this development would not reduce this risk.
- One of the SA objectives is to protect and enhance biodiversity, flora, fauna and geodiversity. Why therefore build on land which is a rich habitat for flora and fauna with ancient woodland, a red deer herd, pools and a stream. The website for Court Bank Livery Stables quotes “The ancient woodland of Court Bank Covert is home to a large range of flora and fauna including a herd of wild Red Deer which can often be viewed on the farm. It is in three distinct sections that have been named Bridge Copse, Badger Wood and the Kings

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Spinney. The Redmoor brook flows through the Court Bank Farm running north to south through the ancient woodland, with an optional brook crossing on the farm ride. Onsite there are two pools which are recorded on ancient maps, which indicates that they provided the Abbey with food.”

• Another SA objective is to conserve and enhance the historic environment. As the proposed land contains a scheduled monument of a moated site and Bloomery in Court Banks Covert Dam and Nuns Well, this development is again this objective. Historic England records the following information:

“The medieval moated site and bloomery 360m south west of Court Bank Farm survive as earthworks and buried archaeological deposits. Despite some disturbance through tree and scrub growth the moated site has experienced little modern development and therefore will contain archaeological and environmental deposits which will provide important information about the nature and use of the monument as well as medieval society, its economy and landscape in which it has been constructed. Despite some disturbance the bloomery survives as archaeological deposits relating to the process of iron smelting and will provide information on the nature and use of the medieval bloomery as well as medieval society, its economy and landscape in which it has been constructed. The monument includes the earthworks and buried remains of a medieval moated site and a nearby bloomery situated within the valley of Redmoor Brook. A rectangular moated site measuring externally up to 140m north west to south east by 100m south west to north east encloses an internal area of approximately 0.5 hectares. The Redmoor Brook has been re-cut to run through the south west and south east arms of the moat. It is possibly the site of a royal hunting lodge built by Henry II in 1157-1158. To the north east at SK 0414 1179 lie the buried remains of a medieval bloomery or iron furnace, evident by buried mounds of iron slag, cinder and black earth. Situated close by is a rock-cut well known as Nun’s Well which may be medieval in date. The possible site of a
C12 hermit priory which adopted Cistercian rule in 1141 and then moved to Stoneleigh by 1159, is thought to lie in the vicinity.” Court Bank Livery Stables website states “In 1910 evidence of a Flint Knapping floor was discovered near the Nun’s Well, which proved human activity in the Mesolithic/Neolithic period and over 28 recognisable implements have been found in the area including arrow heads, axe heads and a flint scraper.” This development would not only affect the known site but would impact on the archaeological and environmental deposits that are yet to be uncovered.

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IOC400-32 Mackinnon C

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<th>IOC400-34</th>
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| I am writing to you with regards to the sites identified under the Cannock Chase Local Plan in Cannock Wood. I am a resident of the village (Cumberledge Hill) and a former resident of Gentleshaw nearby. I understand that the Council are required to find sites for new affordable homes in the district. I also understand that two sites have been identified in Cannock Wood. Whilst I am aware that no planning permission has currently been granted and the use of these potential sites has not been proposed yet, I felt it important to express my concerns with any possible changes to the green belt land in and around Cannock Wood. I feel strongly that Cannock Wood should keep its green belt land (and therefore not be granted permission for any other purpose), for the following reasons:
1. Reduction in green belt land would further blur the boundaries between villages resulting in a loss of identity of the village and contribute to creeping urbanisation. This in turn could also reduce desirability and therefore house prices.
2. The area in question would likely have an impact on Nun's Well which is a nature reserve. Part of the reason people enjoy the village is the abundance and availability of wildlife.
3. Nun’s Well is also of historical importance, again contributing towards the village’s identity.
4. If the Council's goal is to build affordable housing, that goal is unlikely to be met by building in the village/on green belt land. Houses in this area are already higher than average due to desirability. Building houses would either a) not make said houses affordable or b) reduce the value of the overall properties in the village. |

| Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. |

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5. Part of the Common (also a nature reserve) has already been encroached upon by Cameron Homes. Further reduction in green belt/building on or near to nature reserves would encourage these companies in trying to build on similar land due to the implication that it is acceptable. Many thanks in advance for taking these concerns into consideration during the process of finalising the local plan.

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No support as a suitable site for further housing, gypsy, traveller or industrial or commercial development.

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<th>IOC400-36</th>
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Cannock Wood is in an area of 'Outstanding Natural Beauty', a housing development in the village of this magnitude would despoil such natural beauty. Beauty is to be treasured, not despoiled.

A housing development of this magnitude would inevitably have a huge impact on this small village, one fears the impact would have many negative features and change its overall character.

The Archaeology & History within the area under consideration has not been subjected to detailed

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examination. The whole area should be intensively archaeologically investigated.

The raised moated site in the woodland, a Scheduled Monument, is probably medieval and may have been the site of a farmhouse. Somewhere here there is the site of a Religious House on land granted by King Stephen (between 1135-1139) in the area called Radmore. There is known to have been a Hunting Lodge of Henry II in Cannock Wood and this sheltered valley would be a suitable spot (probably not the medieval building on Castle Ring Iron Age Fort). Maybe on the moated site?

Within the area flint 'flakes' have been found, being 'off-cuts' from tools crafted by Stone Age Man 4000 years ago. This area could contain the remains of a Neolithic Camp. Another Scheduled Monument is the site of a Medieval Bloomery for iron smelting. On a field visit to the area of the Staffordshire Historical and Archaeological Society the academic leader of the visit suggested the existence of a medieval water mill site adjacent to the eastern end of raised moated site. Finally there is the enigmatic site of Nun's Well (Holy Well/Sacred Spring?) at the base of an old oak tree.

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- within an area of Green Belt; an Area of Outstanding Natural Beauty (AONB); a site of historic interest- the historic Nunswell itself beneath a preserved Oak; Site of special interest – habitat and wildlife, with preservation orders on identified existing trees. Sites identified as those for protection rather than development.
- Road network not designed for heavy traffic use- considerable cost and investment would be needed. Bus services exist but are not multi route services. Rail links would require additional transport in order access local and national stations. All utility services would need to be provided at considerable expense. Sewerage and drainage systems would need to be provided at considerable expense. Medical facilities – the closest would most likely be ‘cross boundary’ into Lichfield DC. Schools – the closest would most likely be cross boundary into Lichfield DC. Churches– closest for majority would be cross boundary into Lichfield (Longdon and Gentleshaw or Burntwood Parish). Shops – very little provision in Cannock Wood (timed where and when available). Considerable investment in the infrastructure needed particularly in an area of AONB. No support for designated sites.
- Lichfield District Council has seen the individual areas of Burntwood, Chase Terrace, Chasetown and Boney Hay merge into an area now known as ‘Burntwood’. The CCDC Plan refers to character of communities and the function of Green Belt to support this objective. Developing potential sites in the Cannock Wood area could see the same to happen in C’Wood, Rawnsley, Prospect Village, Wimblebury. Development towards the Redmoor would skirt the LDC boundary where presently a development of 8 houses is under construction at Coney Lodge. Potential exists for this to be extended towards

base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.
Cannock Wood in the future? Merging of communities could see 'Burntwood' and the above villages merged across existing boundaries? The interactive location plan – highlights the areas referred to (adjacent to Hayfield Hill, Cumberledge Hill and the Redmoor) for a variety of uses (housing, employment etc) and also selected shading, according to the key, clearly indicates green belt, AONB, historic and additional interest. The present landowner of these areas has developed the site over recent years and is in the process of further landscaping to preserve, enhance and maintain the features. Grassland has been improved, wooded areas managed and bridle ways created around the perimeter. The sites at Court Bank along with the above provide leisure facilities, equestrian and discreet employment opportunities. An area of AONB, Green Belt, historic and special interest, an area for protection, leisure, enjoyment and therefore no support as a suitable site for further future development as included in the plan.

- AONB - summary provided of purposes and benefits of AONBs across the UK. It is a statutory designation, the purpose of which is for the conservation and enhancement of the natural beauty of the area. Natural England has a duty to provide general advice on development in AONBs. Each AONB should have a management plan, the duty for which falls to local authorities and in most cases the AONB partnership produces this. There is a statutory duty on relevant authorities to have regard to the purpose of conserving and enhancing the natural beauty of the AONB when exercising or performing any functions affecting land in the AONB. Has Natural England been informed of the proposal and involved in relation to the present consultation? Summary of property values article which outlines the higher property values associated with national parks and AONBs. Provides summary of Staffordshire County Council Strategic Plan 2013-2018. In the interest of
economic wellbeing is there an intention to protect the existing community from inevitable loss in the event of removal of AONB status for proposed development - undoubtedly having a negative impact on property values thus removing economic wellbeing? The existing community would not prosper, feel safer or be healthier or happier in their community.

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<th>IOC400-41</th>
<th>Painter W</th>
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| Attention was only bought to this plan via an unofficial information sheet posted by hand through the letter box of both my Parents and Grandmothers house via ‘A concerned Cannock Wood Resident’. I am no longer a resident of Cannock Wood. However I am less than 1 Mile away in Lichfield District. From this I was prompted to attend a drop in session at Heath Hayes at which I was invited to the Cannock Wood Parrish meeting on March 16th, which I am most great full to both Claire and Sarah for attending in such uncomfortable circumstances. The passion of the people within the parish and surrounding area was clear by the turn out at Gentleshaw village hall meeting. I would like to note that I have spoken to many residents and locals to the area who would have liked to attend however they were not informed until after the meeting had passed and were unable to attend. I personally have seen no formal advertisement at all, not even a letter on the village notice board. From my knowledge, all that attended were informed only by word of mouth. The turn-out on the evening was considerable and I believe that this shows how currently, there is a close knit and bonded community with passion for their surroundings and neighbours, which must be considered in the proposals of the local plan. Please do not allow disturbance and disruption to this fantastic rural community who are held together by their pride in the beautiful area which surrounds them. The Objections of the villagers were made very clear at the meeting, in particular to the area referenced C373, C402 etc (to the West of Hayfield Hill). With several queries being made in objection to development of this area and also regarding the locally

| Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.
proposed traveller site.

Particular concerns with sites are:
1) within the Green Belt. The NPPF bears great importance on Green Belt land and maintaining its boundary protection and states that Green Belt Boundaries should only be changed in a Local Plan under “exceptional circumstances” and only permit most forms of development in “very special circumstances”. We already have planned extensive development within our region and also very nearby in Burntwood into the green belt. I understand the requirement for additional housing and pressures from central Government however, as we currently have several huge development sites available out of green belt I do not consider the local plan at this stage to invoke “exceptional circumstances” for the land such as C373/ C402 etc. Campaign to Protect Rural England (GPRE) research in “Building in a small island” promotes Brown field re-development and shows the relevance of using Brown field sites over green and stating how Strong protection of the Green Belt helps the economy by promoting urban regeneration and keeping housing and business close to services and transport links. This clearly is relevant for CCDC. They are within the AONB- Gentleshaw and Cannock wood is awarded protection as an AONB as a part of the greater Cannock Chase, under the Countryside and Rights of Way Act 2000 by Natural England for its beautiful landscape, its history and its wildlife. This area has been specifically designated for conservation due to its significant landscape value, awarding the beautiful area with National importance via Natural England. With only 46 AONB’s in Britain. This surely must be a location that CCDC is proud of, and willing to show commitment to preserve and to enhance the natural beauty of the landscape. The AONB rely on planning committee’s such as yourself at CCDC to achieve AONB’s aims of “meeting the need for quiet
enjoyment of the countryside and having regard for the interests of those who live and work there.” I personally have contacted our area representative for AONB defining my personal concerns and knowledge of the site regarding area C373 and surrounding proposed sites. As a planning authority please show that you are willing to enforce your power to restrict development and protect our beautiful landscape. Site of historic interest- The historic Nunswell itself at the foot of a preserved beautiful Oak, giving name and meaning to the adjacent nature reserve. This brings visitors from near and far to our village to pass through the reserve and access the historic site via the conserved public footpaths, often then to continue to one of our several local pubs and bring economic value to the area. Please preserve this area for our children and grandchildren. Nature at this location is parkland based and of a very different make up than what is found on either the nearby common land or Cannock Chase itself. Site of Special Interest- Habitat to various forms of wildlife both common and protected species of; birds, mammals, reptiles, invertebrates and insects, with preservation orders on several identified existing trees. I have personal experience of the nature and wildlife on sites C373 and C402 from growing up overlooking the site and playing as a child through the woodland and in the fields of C373. Site specific nature including the now vastly culled deer (I do understand that this is required to manage the land), along with our important Badgers, Bats and of course Common and Great Crested Newts along with many others. Within the site is an Ancient Woodland comprising of mainly Oak and Birch to which I have had the privilege of experiencing the nesting and rearing of young Buzzards, visible from both the houses of Hayfield Hill and Slang lane and also the field to the far West of site C373 is used annually for rutting by the dear, providing rare and incredibly powerful viewing. Please do not allow this precious land to be taken away from us and the
nature that depends on it. The recently published white paper (February 2017 I believe) provides a proposed amendment to planning authorities regarding “Ancient Woodland” and “Veteran trees” (guidance note link provided). Ancient woodland and veteran trees: protecting them from development. Explaining that – “Trees and woodland classed as ‘ancient’ or ‘veteran’ are irreplaceable. Ancient woodland takes hundreds of years to establish and is considered important for its wildlife, soils, recreation, cultural value, history and contribution to landscapes.” Proposed site C373 Contains both an “Ancient Woodland” and also several “Veteran” individuals. The woodland of course runs directly through the proposed site, however in the last three weeks several trees have been felled (maybe due to “Doris” but I am suspicious of this). Consideration must be made, not only to the position of the potential housing specific siting, but also nearby locations as changes in chemical imbalance, potential pollution of watercourses and air quality would all have a substantial effect on the nature at this site and also the Ancient Woodland and individual Veteran trees. There is Archaeological importance with the “Nuns Well” and the associated tunnel system beneath the fields and Woodland. The historic value should be preserved. not destroyed! No support as a suitable site for housing, industrial, commercial, gypsy or traveller development.

2) Road network not designed for heavy traffic use- considerable cost and investment would be needed. Bus services exist but are not multi route services. Rail links would require additional transport in order access local and national stations. Insufficient utilities and services available even to upgrade for new amenity. Sewerage and drainage systems would need to be provided with the lie of the valley at this location removal of “green areas” is likely to cause flooding and to overwhelm the brook at this site. Medical facilities – the closest would be ‘ cross boundary’ into
Lichfield DC. Schools – the closest would be cross boundary into Lichfield DC. Churches– majority cross boundary into Lichfield (Longdon and Gentleshaw Parish). Shops – very little provision in Cannock Wood (timed where and when available). No support as a suitable site for further housing, gypsy, traveller or industrial or commercial development.

3) Lichfield District Council has seen the individual areas of Burntwood, Chase Terrace, Chasetown and Boney Hay merge into an area now known as ‘Burntwood’. The CCDC Plan refers to maintaining the character of communities and the function of Green Belt to support this objective. By developing the potential sites in this CCDC area there is opportunity, over time, for the same to happen in Cannock Wood, Rawnsley, Prospect Village, Wimblebury. Extension of building and development towards the Redmoor would skirt the LDC boundary where presently a development of 8 houses is under construction at Coney Lodge. There is potential for this to be extended towards Cannock Wood in the future. It would appear that the merging of communities across Green Belt goes against the original intention. The interactive location plan – highlights the areas referred to (adjacent to Hayfield Hill, Cumberledge Hill and the Redmoor) for a variety of uses (housing, employment etc) and also selected shading, according to the key, clearly indicates green belt, AONB, historic and additional interest. The present landowner of these areas has developed the site over recent years and is in the process of further landscaping to preserve, enhance and maintain the features. Grassland has been improved, wooded areas managed and bridle ways created around the perimeter. The sites at Court Bank along with the above provide leisure facilities, equestrian and employment opportunities. No support as a suitable site for further housing, gypsy, traveller or industrial or commercial development.

4) AONB- summary provided of purposes and benefits of AONBs
across the UK. It is a statutory designation, the purpose of which is for the conservation and enhancement of the natural beauty of the area. Natural England has a duty to provide general advice on development in AONBs. Each AONB should have a management plan, the duty for which falls to local authorities and in most cases the AONB partnership produces this. There is a statutory duty on relevant authorities to have regard to the purpose of conserving and enhancing the natural beauty of the AONB when exercising or performing any functions affecting land in the AONB. We need you, as CCDC planning officers to be strong against the pressures of central government and show how you are willing to fight to keep areas of importance to our nation and local communities safeguarded for the current community and our descendants. Summary of property values article which outlines the higher property values associated with national parks and AONBs. Provides summary of Staffordshire County Council Strategic Plan 2013-2018. In the interest of economic wellbeing is there an intention to protect the existing community from inevitable loss in the event of removal of AONB status for proposed development - undoubtedly having a negative impact on property values thus removing economic wellbeing? The existing community would not prosper, feel safer or be healthier or happier in their community. No support as suitable sites for further housing, gypsy, traveller or industrial or commercial development.

| IOC400-42 | Perks G | Sites C136, C137, C373, C400, C401, C402, C403, C404, C399, C376. The call for sites for potential development is understandable considering current requirements for housing. It is an unfortunate fact that green belt is now considered a legitimate option for development and evident in areas across the country such options are taken up. The above site refs are of particular concern as the area is an AONB. This means by definition that its landscape is considered so Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data |
precious that it is protected for the nation, for its wildlife, habitats, historical heritage and scenic views. It is easy to see why Cannock Wood has earned this status, it meets all the criteria with abundance. Castle Ring and Court bank Farm are excellent examples of historical sites and areas that provide natural habitat for wildlife. Cannock Wood attracts many visitors because of its wildlife, history and ancient monuments which brings significant benefits to the area. To turn the surrounding field and woodlands into housing estates or industrial developments will induce a great loss for the sake of a few houses. Access to the village is a big concern, the roads are narrow and restrictive so any extension of the village will cause significant risks from more traffic. Developments in the surrounding area already underway or complete have driven out wildlife from their habitat; this is evident from the increasing sights of deer roaming the main roads of Chase Terrace. This should not be allowed to happen further in this area. The negative aspects of approving the above referenced sites for potential development are clear, so as a resident who is concerned for the Cannock area as a whole, please assess the sites as unsuitable and preserve a valuable AONB.

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<th>Reference</th>
<th>Author</th>
<th>Notes</th>
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<tr>
<td>IOC400-43</td>
<td>Roberts C</td>
<td>Slang Lane is a very narrow lane with only footpaths on one side at either end and no paths past the junction with Ivy lane. It is already a very busy Lane with large vehicles and horse boxes attending the farm and riding school. Horses and riders are also frequently using the Lane to access the farm and the lane is also used as a short cut through to Hayfield Hill. The land in Cumberledge hill is adjacent to Nuns Well which is a special site in an AONB. Cannock Wood itself has 1 small school which is already full with pupils from outside the catchment area, the Doctors Surgeries in the surrounding villages are also full with many of them unable to accept new patients, and the Village also lacks a Post Office and shops.</td>
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<tr>
<td>IOC400-44</td>
<td>Roberts J</td>
<td>C400, C402, C373, C137. Slang Lane is a very narrow lane with only footpaths on one side at either end and no paths past the junction</td>
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base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.

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with Ivy Lane. It is already a very busy lane with large vehicles and horse boxes attending the farm and riding school. Horses and riders are also frequently using the Lane to access the farm and the lane is also used as a short cut through to Hayfield Hill. The land in Cumberledge Hill is adjacent to Nun’s Well which is a special site in an AONB. Cannock Wood itself has one small school which is already full with pupils from outside the catchment area, the doctor’s surgeries in the surrounding villages are also full with many of them unable to accept new patients, and the village also lacks a post office and shops.

Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.

| IOC400-45 | Smith M | Object to site. Situated on green belt land and as per the Cannock district councils plan, does not comply with the plan for urban development only. The roads surrounding the proposed sites are not suitable as speeding is already an issue on hayfield hill with the current number of vehicles, an issue that has been highlighted on a number of occasions and has been monitored and accepted by the highways agency and police. I would have serious concern over the welfare of my family, children visitors and neighbours. I would also have serious concerns for the welfare of wildlife that are reliant on these proposed sites. |

Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

| IOC400-46 | Smith S | Object to site. Situated on green belt land and as per the Cannock district councils plan, is a direct contradiction of the plan i.e. urban development only. Also the extension of the village of Cannock wood would also be against Cannock district councils policies. The roads surrounding the proposed sites are not suitable as speeding is already |

Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of
an issue on hayfield hill without having more vehicles to contend with, an issue that has been highlighted on a number of occasions and has been monitored and accepted by the highways agency and police. Finally, as well as being against your own policies it would also be irresponsible due to the amount of wildlife that resides on these proposed sites.

development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

<p>| IOC400-47 | Staffs County Council | Sites C136, 137,373,400,401,402,403 and 404 – potential to impact on sensitive undesignated archaeological remains but they are small in nature and do not impinge directly upon designated heritage assets or large areas of historic landscape character. Castle Ring hillfort (SAM) lies close to/overlooking the above sites, at present screened by vegetation, but the Forestry Commission felling plans may expose the monument and any allocation site on lower land to the south may impact upon the setting of this nationally important heritage asset. | Noted, will be fully considered when Site Assessment work is taken forward. |
| IOC400-48 | Stansfield N | Site outside the existing village boundary of Cannock Wood and within the Green Belt and the AONB. The Local Plan Core Strategy (1) proposes to protect to the Green Belt in accordance with National Planning Policy by restricting further development to within the existing village boundary. To include the site for future housing development would therefore be contrary to long established Green Belt policy. Furthermore Cannock Wood is within the Cannock Chase Area of Outstanding Natural Beauty where national and local planning policies seek to protect the special character of the area in the public interest. To allow the site to be developed for housing would detract from the visual character of the area and the setting of the village. | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in |</p>
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<th>IOC400-49</th>
<th>Mr Thomas A</th>
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<tr>
<td>Within green belt land. Development be totally unacceptable, as it would dramatically increase urban sprawl, merging individual villages together, destroying their beauty, identity and very unique characters. The green belt status must be maintained in these areas in order to protect the villages, wildlife habitat and agriculture.</td>
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Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.

the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

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Within green belt land. Development be totally unacceptable, as it would dramatically increase urban sprawl, merging individual villages together, destroying their beauty, identity and very unique characters. The green belt status must be maintained in these areas in order to protect the villages, wildlife habitat and agriculture.

Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.
| IOC400-50 | Mr Thomas A | Falls within the Area of Outstanding Natural Beauty (AONB), designated for conservation due to its significant landscape value! Any development outside of the settlement boundaries would be detrimental to the AONB. Furthermore, any large-scale developments would have a devastating effect on the AONB and would threaten its very existence. | Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses. |
| IOC400-51 | Torrell L | Concerns in relation to the site
- within an area of Green Belt; an Area of Outstanding Natural Beauty (AONB); a site of historic interest- the historic Nunswell itself; Site of special interest – habitat and wildlife, with preservation orders on identified existing trees; removal of land accessible to the public for leisure, relaxation and exercise.
- Road network not designed for heavy traffic use with very limited available investment from Staffordshire Highways. Bus services exist but are not multi route services. Rail links would require additional transport in order access local and national stations. All utility services would need to be provided. Sewerage and drainage systems would need to be provided. Medical facilities – the closest would most likely be ‘cross boundary’ into Lichfield DC and are already oversubscribed. Schools – the closest would most likely be cross boundary into Lichfield DC. Churches – closest for majority would be cross boundary into Lichfield (Longdon and Gentleshaw or Burntwood Parish). Shops – very little provision in Cannock Wood (timed where and when available).
- Lichfield District Council has seen the individual areas of Burntwood, Chase Terrace, Chasetown and Boney Hay merge into an area now known as ‘Burntwood’. The CCDC Plan refers to maintaining the character of communities and the function kept under consideration in the light of emerging evidence and assessment work. Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues |
of Green Belt to support this objective. By developing the potential sites in this CCDC area there is opportunity, over time, for the same to happen in Cannock Wood, Rawnsley, Prospect Village, Wimblebury. Extension of building and development towards the Redmoor would skirt the LDC boundary where presently a development of 8 houses is under construction at Coney Lodge. There is potential for this to be extended towards Cannock Wood in the future. It would appear that the merging of communities across Green Belt goes against the original intention of Green Belt land and removes the feeling of pride in the area of which we live as communities. The interactive location plan highlights the areas referred to (adjacent to Hayfield Hill, Cumberledge Hill and the Redmoor) for a variety of uses (housing, employment etc) and also selected shading, according to the key, clearly indicates green belt, AONB, historic and additional interest. The present landowner of these areas has developed the site over recent years and is in the process of further landscaping to preserve, enhance and maintain the features. Grassland has been improved, wooded areas managed and bridle ways created around the perimeter. The sites at Court Bank along with the above provide leisure facilities, equestrian and employment opportunities and a maintained public footway for the community all of which are promotes as important to CCDC on their website. CCDC has a responsibility to protect and enhance this area as an AONB for the benefit of the local community, area visitors and also the Nation, as this is a Natural England supported site. Following this consultation, CCDC should be given positive press coverage for its efforts in the recognition of site significance and its protection of this Nationally recognised AONB site.

- AONB- summary provided of purposes and benefits of AONBs across the UK. It is a statutory designation, the purpose of raised will be considered further as assessment work on the plan progresses.
which is for the conservation and enhancement of the natural beauty of the area. Natural England has a duty to provide general advice on development in AONBs. Each AONB should have a management plan, the duty for which falls to local authorities and in most cases the AONB partnership produces this. There is a statutory duty on relevant authorities to have regard to the purpose of conserving and enhancing the natural beauty of the AONB when exercising or performing any functions affecting land in the AONB. Summary of property values article which outlines the higher property values associated with national parks and AONBs. Because of the Premium paid for properties within this AONB site, CCDC has a responsibility to the residents and to their families, to protect the economic and financial wellbeing of the community residents, many of which could find themselves with negative equity should this land be included as a development location. The value of many of the houses in this location is substantially enhanced purely due to the beauty of their outlook in to the AONB. Provides summary of Staffordshire County Council Strategic Plan 2013-2018. In the interest of economic wellbeing of the community there is an obligation to protect the existing community from the inevitable loss in the event of removal of AONB status for proposed development — undoubtedly having a negative impact on property values. The existing community would not prosper, be healthy or happy. In the interest of public well-being and to “be healthy and happy” please consider the many houses which have been developed and designed intentionally, to take in the view of in particular site C373 of 37 hectares and now could be faced with the prospect and reality of bulldozers and lorries levelling the land. Please consider the health, wellbeing and welfare of the many, who have spent livelihoods to be able to afford such a view, in particularly the elderly.
No support as a suitable site for further housing, gypsy, traveller or industrial or commercial development.

| IOC400-52 | Tunnicliffe G | The fact that the areas (areas of outstanding natural beauty and green belt) have been proposed beggars belief. Not only this, Cannock Wood suffers already from totally inadequate service utilities - mains drainage, water, electric, gas and telecoms. In addition, the road network in and around Cannock Wood would not support development on this scale. |
| IOC400-53 | Williams I & C | Concerned about the proposals for house building in and around Cannock Wood and the impact upon the Green Belt and AONB. There is no infrastructure in the village to support extra housing. Have no doctor’s surgery, a small school and one shop that opens for 2 hours every other day. Roads are crumbling with volume of traffic and there |

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| 462 | 462 | 462 | 462 |
### Local Plan Part 2 Site Option C401

<table>
<thead>
<tr>
<th>Rep ID No.</th>
<th>Respondent</th>
<th>Comment</th>
<th>Council Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>IOC401-1</td>
<td>Anderson S</td>
<td>As a resident of the parish of Cannock Wood I wish to submit my comments on some of the proposed housing allocation options in the Local Plan. I would like to be kept up to date with the progress of the Local Plan and future consultations. The reference numbers of the areas of land that I wish to comment on are as follows and basically fall within the area known as Cannock Wood. C137, C136, C373, C399, C400, C401, C402, C403, C404 All these sites are unsuitable for consideration for housing as they do not comply with council policy for housing. They are within the Green Belt as well as being within the Area of Outstanding Natural Beauty and so do not comply with the council’s policy of keeping these areas protected form unnecessary development. They would not comply with the policy to keep house building restricted to urban areas as they are so obviously a rural area and such development would contribute to village sprawl, bringing the built up area of the village close to merging with the nearby settlements of Prospect Village and Chase Terrace. The general lack of facilities in the village, such as doctors, shops and schools also make them unsuitable sites for housing use. The road infrastructure is also very restricted in the areas around these sites as it is a rural community. These sites could also compromise the historic site of Nuns Well which lies within the area and should be protected, along with the areas of woodland that exist on and around this site.</td>
<td>Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.</td>
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| IOC401-2 | Baker D | Object to proposal. Greenbelt area and Area of Outstanding National Beauty. Also linked to Castle Hill, Nuns Well and the MOAT which have historical and national importance. All still is use for agriculture equestrian purposes, and wildlife areas, and all have impact on nature. Will put housing estates as you enter the village that takes away the | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of |

463
character. Will unproportionately increase the population of housing at the Cannock Wood area, both changing the AONB and Green Belt dramatically whilst putting stress on local services and infrastructure including country roads (such as Cumberledge Hill), small local schools, doctors etc. There will also be an effect on wildlife, surface water considerations to both the valley and Brook that feeds Nuns Well and the MOAT in such a diverse area from open valley fields to moat swamp areas and woodland. Sites are in valley that takes water from off Cannock Chase/Castle Hill from Holly Hill road way and surrounding land where the valley slopes and runs down cutting through Cumberledge Hill to ‘Nuns well’ and beyond to the MOAT. Already issues with water drainage from these slopes. Aware of a lot of Great British wildlife from owls at night, shrews, newts, bats and variety of birds. Looking from near Castle Hill down the valley surrounded by Holly Hill Road, Park Gate Road and Chapel Lane, the area and views will be altered. Similarly looking up from Cumberledge Hill towards Castle Hill the valley will be partially blocked.

I would like to lodge please the following comments regarding the possible future development, within the proposed Local Plan of land off Hayfield Hill and Slang Lane, known as Court Bank Farm, plus adjoining land. These comments are listed in bullet point form:-

- Cannock Wood is an Area of Outstanding Natural Beauty and must not be ruined by any future building development;
- There are totally inadequate facilities within Cannock Wood to cater for any significant number of new residents (e.g., there are no doctors' surgeries or shops (other than a small greengrocer's store which hardly ever opens). Also there would be enormous strain placed on the small Gentleshaw primary school.
- Rather than spoil and develop this beautiful area, surely it makes development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

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more sense to develop existing brownfield sites such as Rugeley Power station.
- Cannock Wood is a lovely village and should remain as it is. It does not make sense to develop it further.
- Finally, I would like to add that there is evidence that the Court Bank Farm land carries significant historical heritage. Within their own website (www.courtbankfarm.com), Mr and Mrs Newton, the owners of Court Bank Farm state about the site history:
"The farm provides a safe and secure environment for horses and is also a natural habitat for local wildlife."
"At Court Bank Farm you are following in the steps of Royalty and local history. Within the ancient woodlands of Court Bank Farm an Abbey was established in 1141; this scheduled moated site was later used as a royal hunting lodge by Henry II and other gentry in 1155. There is also evidence of coal mining, flint snapping, iron production and industrial activity taking place within the estate during the medieval period."
"The Nun's well was used in the medieval period to draw water for the Abbey."
"The ancient woodland of Court Bank Covert is home to a large range of flora and fauna including a herd of wild Red Deer..."
"The Redmoor brook flows through the ancient woodland..."
"Onsite there are two pools which are recorded on ancient maps, which indicates that they provided the Abbey with food."
"In 1910 evidence of a Flint Knapping floor was discovered near the Nun's Well, which proved human activity in the Mesolithic/Neolithic period and over 28 recognisable implements have been found in the area including arrow heads, axe heads and a flint scraper."
The Green Belt and the area around Cannock Chase should be protected at all costs and the land within Cannock Wood should not be included in the Local Plan. Proposals from any developers or land owners should therefore be totally rejected.

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  "The Nun's well was used in the medieval period to draw water for the Abbey."
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<table>
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<tr>
<th>IOC401-7</th>
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<tbody>
<tr>
<td><strong>Concerns in relation to the site</strong></td>
<td></td>
</tr>
<tr>
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4) AONB- summary provided of purposes and benefits of AONBs across the UK. It is a statutory designation, the purpose of which is for the conservation and enhancement of the natural beauty of the area. Natural England has a duty to provide general advice on development in AONBs. Each AONB should have a management plan, the duty for which falls to local authorities.
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No support as a suitable site for further housing, gypsy, traveller or industrial or commercial development.

<p>| IOC401-8 | Bradley B | Should be discounted as option for housing at this stage. | Noted, will be fully considered as Site Assessment work is taken forward. |
| IOC401-9 | Briggs A | C400 and C401 are both part of the AONB. They are also adjacent and | Noted, will be considered fully as Site Assessment |</p>
<table>
<thead>
<tr>
<th>IOC401-10</th>
<th>Butler R</th>
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No support as a suitable site for further housing, gypsy, traveller or industrial or commercial development.

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<thead>
<tr>
<th>IOC401-11</th>
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<tbody>
<tr>
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No support as a suitable site for further housing, gypsy, traveller or industrial or commercial development.

<table>
<thead>
<tr>
<th>IOC401-12 Clague-Smith</th>
<th>Who put forward the above sites for consideration and when were they registered on the database. Lies within the local AONB/Green Belt.</th>
</tr>
</thead>
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I attended a parish council meeting on 16th March 2017 regarding a proposal to build residential commercial and itinerant sites within Cannock wood which is defined as an area of outstanding natural beauty.

I reside in a property on slang lane Cannock wood, I find these proposals disgraceful. The area as stated is an area of outstanding natural beauty with wildlife visiting the fields daily. There are numerous questions that require to be answered regarding this proposed development. Has an environmental survey been completed have conservationists visited the area to conduct a study on the effects to the environment and wildlife in the area which is there home. It is an area of outstanding beauty for a reason and as such has been given the highest state of protection in law and government policy. How would building on this area benefit the local people, the primary school is already full, how would it boost the local economy, what provisions have been put in place for the extra traffic therefore damaging the local environment. Surely we should be conserving local landscapes and the scenic beauty, preserving wildlife and local heritage as in nuns well. There are numerous areas within Cannock chase that are not areas of

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outstanding natural beauty, why would consideration not be put on developing these areas and destroying this area.

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Lichfield District Council has seen the individual areas of Burntwood, Chase Terrace, Chasetown and Boney Hay merge into an area now known as ‘Burntwood’. The CCDC Plan refers to maintaining the character of communities and the function of Green Belt to support this objective. By developing the potential sites in this CCDC area there is opportunity, over time, for the same to happen in Cannock Wood, Rawnsley, Prospect Village, Wimblebury. Extension of building and development towards the Redmoor would skirt the LDC boundary where presently a development of 8 houses is under construction at Coney Lodge. There is potential for this to be extended towards Cannock Wood in the future. It would appear that the merging of communities

Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

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4) AONB- summary provided of purposes and benefits of AONBs across the UK. It is a statutory designation, the purpose of which is for the conservation and enhancement of the natural beauty of the area. Natural England has a duty to provide general advice on development in AONBs. Each AONB should have a management plan, the duty for which falls to local authorities and in most cases the AONB partnership produces this. There is a statutory duty on relevant authorities to have regard to the purpose of conserving and enhancing the natural beauty of the AONB when exercising or performing any functions affecting land in the AONB. Summary of property values article which outlines...
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No support as a suitable site for further housing, gypsy, traveller or industrial or commercial development.

| IOC401-15 | Davies, A (Mr) | Concerns in relation to the site  
1) within an area of Green Belt; an Area of Outstanding Natural Beauty (AONB); a site of historic interest- the historic Nunswell itself; Site of special interest – habitat and wildlife, with preservation orders on identified existing trees; removal of land accessible to the public for leisure, relaxation and exercise.  
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4) Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.
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| Site bordering Slang Lane, Hayfield Hill and Cumberledge Hill, AONB and Green Belt. Site of historical interest including site of Nunswell Park, an ancient abbey and also archaeological interest. Redmoor Brook runs through land with associated wildlife, two natural lakes and a bluebell wood. Public footpaths enable the community to enjoy the countryside. Services already stretched so a major infrastructure input would be needed for either residential or industrial development. It would be more appropriate to extend the nature conservation opportunities. Question logic of allowing extension of equestrian facilities when land has already been earmarked for development? Sites identified should be viewed for protection rather than potential development. Road network not designed for heavy traffic, investment in services would be needed including public transport, schools etc. Should protect AONB for future generations. There is a statutory duty on relevant authorities to have regard to the purpose of conserving and enhancing the AONB when exercising functions. High quality of life connected with living in a National Park or AONB. Removal of AONB status would be contrary to SCC Strategic

Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging
| IOC401-17 | Davis A Mrs | Burntwood, Chase Terrace, Chasetown and Boney hay have all merged into Burntwood. Cannock Wood development could see same happen there with loss of individual character. Development towards Redmoor would skirt Lichfield DC boundary where presently a development is under construction at Coney Lodge. | Noted, will be fully assessed when Site Allocations work is taken forward. |
| IOC401-18 | Mr and Mrs Davis G | All of the land suggested for housing around the Cannock Wood area is Green Belt and AONB. I live on the edge of this land and was refused a small extension to my kitchen because ‘it would be a detriment to the visual amenity of the area’ even though surrounded by conifers. Surely hundreds of new houses would therefore completely eliminate the visual amenity. | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. |

Plan 2013-18 vision. Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.
| IOC401-19 | Derry I&J | Disagree with proposed development around Cannock Wood for following reasons:  
- No existing facilities, employment prospects, adequate schools, and no reason to house people from more urban areas. All amenities would have to be provided.  
- Road infrastructure comprises narrow lanes and roads, unsuitable for substantial traffic. Current speeding problems. Bus service would need to be increased with impact on roads.  
- Is AONB within Green Belt, only such area in county, a jewel in the crown. Quintessential English village which will disappear if the rural community is turned into an urban overspill area.  
- Home to Castle Ring and Nuns Well monuments, with wildlife and plants which need preservation for future generations. Increased population may threaten this.  
- High level of equestrian activity would be affected, this was a diversification from farming and is lucrative. Increased traffic would discourage horse owners.  
- Brownfield sites should be considered first eg Rugeley Power Station and sites in and around Cannock, Heath Hayes and Norton Canes with links to amenities.  
- Development would encourage urbanisation and linking to Chase Terrace and be the demise of the village.  
- Only developers and landowners will benefit, wholly unacceptable that people with no interest in village can disrupt lives of residents.  
- Cannock Wood, Cannock Chase and its heritage are very special and must be preserved. |
|-----------|-----------|Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses. |
| IOCC401-20 | Edrop D | Unsuitable for inclusion in the Local Plan Part 2 Issues and Options as they all lie within Green Belt and AONB. Development of these sites would be outside of the policy for urban development of sites for housing. They would constitute a contravention of CCDC planning policies for housing development. If developed it would contribute to the sprawl of the villages of Cannock Wood and Gentleshaw which is also against planning policies. There is also a general lack of infrastructure and amenities in the village, such as doctors, schools and shops. | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. |
| IOC401-21 | Environment Agency | Site affected by ordinary watercourses where EA have little or no information. It would therefore be more appropriate for the Lead Local Flood Authority (Staffs County Council) to lead. As a minimum adequate development easements should be maintained, and where improvements can be made, renaturalisation and deculverting to ensure compliance with Local Plan Policy CP16. | Noted, will be considered fully as Site Allocation work taken forward. |
I understand the plan details sites being considered for appraisal purposes at this time. My principle concern at this stage, as an inhabitant of Cannock Wood, is that the overriding principles outlined at the outset of Local Plan (Part 2) in respect of potential development in / around the village of Cannock Wood, are a direct contradiction of Local Plan (Part 1) which clearly outlined the Cannock Wood enclave as being sited within an Area of Outstanding Natural Beauty. As such, the idea that development of a number of sites within the green belt is even being considered within such an area, beggars belief. From a presentation by the Planning Office at the Village Hall a couple of weeks ago, which was attended by a huge array of the village’s population, it was understood that people may propose to have their property, or other sites not belonging to them, to be considered within the Plan, but as all the principle sites bordering Cannock Wood are ostensibly identified as sitting within the green belt, it surely means that such land must be excluded from further consultations. Notwithstanding the fact that there is some need for further sustainable development within the broader Cannock area, it is understood from the presentation that a large proportion of the area’s commitment has already either been met or has been planned for, and also that there remain a number of brown field sites within the broader Cannock area which have already been identified for development purposes.

It would be useful to understand the extent to which the identification of brown field sites elsewhere within the borough satisfy the commitment to further development. The village of Cannock Wood has limited amenities, but with a vibrant school which continues to benefit from a catchment area which stretches down towards Burntwood and further east to some other local villages. There is a local shop but with limited opening hours and a limited range of produce. The village has an active local community, the fabric of which is...
governed and energised by the relative size of the village. There are currently some problems with car cruising / car speeding groups emanating from the surrounding towns and villages, and such matters would be further worsened by increased development / expansion of the village's boundaries. The greatest damage / travesty befitting the village would be the destruction of the green belt and the fact that the village is designated as sitting within an area of outstanding natural beauty. There is abundant local wildlife, including foxes, badgers and deer, which is a key feature of the area's attraction for outdoor pursuits including mountain biking and walking - a great destination for visitors from all adjoining areas and further afield. Destruction of the wildlife habitats for these animals, and a healthy destination for the local and regional population, would be a travesty given the future we are seeking to leave for our young, including my own children.

| IOC401-23 | Frison F | I understand the plan details sites being considered for appraisal purposes at this time. My principle concern at this stage, as an inhabitant of Cannock Wood, is that the overriding principles outlined at the outset of Local Plan (Part 2) in respect of potential development in / around the village of Cannock Wood, are a direct contradiction of Local Plan (Part 1) which clearly outlined the Cannock Wood enclave as being sited within an Area of Outstanding Natural Beauty. As such, the idea that development of a number of sites within the green belt is even being considered within such an area, beggars belief. From a presentation by the Planning Office at the Village Hall a couple of weeks ago, which was attended by a huge array of the village's population, it was understood that people may propose to have their property, or other sites not belonging to them, to be considered within the Plan, but as all the principle sites bordering Cannock Wood are ostensibly identified as sitting within the green belt, it surely means that such land must be excluded from further consultations. Notwithstanding the fact that there is some need for further Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be
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| IOC401-25 | Hawkins M&D | Cannock Wood is an AONB – should such potential development even be proposed? C373 and peripheral areas (C136, C137, C400, C401, C402, C403, C404) are Green belt. All feeder roads into village are rural, narrow and in places single track, not conducive to frequent use by heavy traffic. Commitment of CCDC to preserve green space between village and town communities would be threatened with probability of Cannock Wood merging with Burntwood. No Doctors surgery or shops and one small school so villagers dependant on already oversubscribed amenities in nearby towns. Further development would require major capital investment in these towns. Any development in Cannock Wood would be environmentally and financially prohibitive. Need for more houses is indisputable but use of brownfield sites in first instance is surely preferable even if cost is | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt |
greater. Preservation of green spaces is fundamentally important to the wellbeing of the public and vital if AONB's are to be sustained. Review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.

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<th>IOC401-26</th>
<th>Houldcroft J</th>
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| Section 3, Key Issues and Reasons for Recommendation 3.2 The role of Local Plan Part 2 is to deliver Part 1. It needs to allocate sites to deliver the amounts of development in the right locations, and where necessary can also provide further policy elaboration provided that it links directly back to Part 1 and can be clearly justified by robust evidence. 5.6 - As Local Plan Part 2 is to deliver the detail set out in Part 1, it is imperative that it is consistent with it. 5.14 - The National Planning Policy Framework states that Green Belt has five purposes. Its role is: • To check the unrestricted sprawl of built up areas; • To prevent neighbouring towns merging in to one another; • To assist in safeguarding the countryside from encroachment; • To preserve the setting and special character of historic towns; and • To assist in urban regeneration, by encouraging the recycling of derelict and other urban land. (page 9) ‘Links between Local Plan Part 1 and Local Plan Part 2’ table-Policy CP14 extract referenced. (page 17) 4.3 LPP1 sets the context for the need for LPP2. Policy CP1 emphasises the need to focus investment and regeneration ‘in existing

Noted and for consideration as the site assessment work is undertaken.
settlements whilst conserving the landscape of the AONB. Local Plan Part 2 is contradictory to deliver Local Plan Part 1 and Cannock Chase AONB Management Plan 2014-19 with sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 all being within the Green Belt and AONB, these sites should be taken out of the next round of the plan on these points alone. All these sites would ruin the character of Cannock Wood village and be detrimental to the AONB.

Furthermore with sites C264, C264(a), C264(b), C285, C264 (c), C264(d), C264 (e) and C265. These proposed sites would be detrimental to the area in general linking urban areas together, ruining the local landscape and the views into and out of the AONB. These sites are not in keeping with the local area and would ruin the local community having such an increase population.

The sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 would overwhelm the small village of Cannock Wood which does not have the infrastructure to support developments of this size. They would also effect the environment, much of the traffic would have to pass via the 5 ways junction at Heath Hayes which already has air pollution issues and requires measures to bring the air quality at this junction within European standards.

Much of the proposed land in sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 is used for equestrian purposes. Cannock Chase and the AONB is being promoted as recreational and leisure use, where would people keep their horses if these sites went ahead? Locally Coney Lodge Farm on Rugeley Road, Chase Terrace is currently already under development into and housing complex.

Many of the sites C136, C137, C373, C376, C399, C400, C401, C402,
C403, C404 and CE55 are on top of old unmarked? Mine workings which would cause issues during any development.

Another concern that I would have is having such a mass of houses so close to the Beaudesert Scout and Guide camp for security reasons. Therefore making this site easily accessible on foot etc. could cause issues.

The site that is proposed at C373, CE55 would have a detrimental impact on the local wildlife with many trees, ancient woods, streams and pools there is a rich diversity of wildlife from Deere, birds, newts etc.

Below are various extracts to support my comments (which I have added comments in red or made key sentences bold) to support the fact that the sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 should be taken out of the local plan due to them not being in fitting with Local Plan Part 1 2014 and the Cannock Chase AONB Management Plan 2014-19:

Page 35 of Local Plan Part 1, 3.0 Vision states
‘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

| C403, C404 and CE55 are on top of old unmarked? Mine workings which would cause issues during any development. |
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| The site that is proposed at C373, CE55 would have a detrimental impact on the local wildlife with many trees, ancient woods, streams and pools there is a rich diversity of wildlife from Deere, birds, newts etc. |
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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.

Local Plan Part 1, Section 1 core strategy, figure 4.1. (see below) States that Cannock Wood is within AONB and to ‘Respect Village Character’

The sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 would not be ‘respecting’ the village character as Cannock Wood would be overwhelmed.

From the Cannock Chase AONB Management Plan 2014-19, Cannock Wood and sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 are all within the area classed as ‘Settled Plateau Farmlands’ as per Figure 3 (page 13).

With Special Qualities (page 18) being:
- Undulating landform dissected by small wooded stream valleys
- Clustered farmsteads and roadside cottages
- Winding lanes with high hedgebanks
- Small irregular hedged fields
These special qualities should therefore be preserved. Page 8 states

- HLO2 Conserve and enhance the distinctive and nationally important landscape of Cannock Chase AONB and the locally, nationally and internationally important biodiversity and geodiversity it supports, ensuring links between habitats within the AONB and surrounding landscape.

Landscape Key issues (page 24) states:-

- KI6 Pressure for development, its quality and impacts may change the character of the AONB landscapes and its setting.
- KI7 Encroachment of urban elements into landscapes.
- KI9 The development of major new housing provision immediately surrounding the AONB may significantly increase the impact of regular visitors to localised areas.

Already on key dates i.e. Christmas, New year and summer days Castle ring car park is full with vehicles parking in surrounding narrow lanes making walking around the local area dangerous. Around the popular Castle Ring area and Gentleshaw Common there are already signs of too many visitors of trampled pathways, flora / fauna and littering, dog fouling etc.

- KI21 Maintaining views from and into the AONB.

Sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 would ruin views into and out of the AONB.

All the site listed above would have a detrimental impact on views
from and into the AONB. The green space in and around the Cannock Chase AONB must be protected.

- KI22 Ancient woodland needs to be protected and restored to secure its long term future.

There are ancient woodlands that form part of site C373 and CE55.

Landscape Policies (page 30) states:-

- LP6 The Partnership will seek to influence planning policies, Local Plans and planning decisions to ensure they incorporate measures for the conservation and enhancement of the AONB landscape and scenic beauty.

I do not see how any of the sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 conserve or enhance the AONB landscape and scenic beauty.

- LP11 Work will be undertaken to ensure protection of all landscape, heritage, geological and ecological designated assets.

There is an old moat that is within the C373 and CE55 sites so this should be protected as heritage.

Concerns in relation to the site

1) within an area of Green Belt; an Area of Outstanding Natural Beauty (AONB); a site of historic interest- the historic Nunswell itself; Site of special interest – habitat and wildlife, with preservation orders on identified existing trees; removal of land accessible to the public for leisure, relaxation and exercise.

2) Road network not designed for heavy traffic use with very limited available investment from Staffordshire Highways. Bus services exist but are not multi route services. Rail links would require additional transport in order access local and national stations. All utility services would need to be provided.

Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in
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3) Lichfield District Council has seen the individual areas of Burntwood, Chase Terrace, Chasetown and Boney Hay merge into an area now known as ‘Burntwood’. The CCDC Plan refers to maintaining the character of communities and the function of Green Belt to support this objective. By developing the potential sites in this CCDC area there is opportunity, over time, for the same to happen in Cannock Wood, Rawnsley, Prospect Village, Wimblebury. Extension of building and development towards the Redmoor would skirt the LDC boundary where presently a development of 8 houses is under construction at Coney Lodge. There is potential for this to be extended towards Cannock Wood in the future. It would appear that the merging of communities across Green Belt goes against the original intention of Green Belt land and removes the feeling of pride in the area of which we live as communities. The interactive location plan highlights the areas referred to (adjacent to Hayfield Hill, Cumberledge Hill and the Redmoor) for a variety of uses (housing, employment etc) and also selected shading, according to the key, clearly indicates green belt, AONB, historic and additional interest. The present landowner of these areas has developed the site over recent years and is in the process of further landscaping to preserve, enhance and maintain the features. Grassland has been improved, wooded areas managed and bridle ways created around the perimeter. The sites at Court Bank along with the above provide leisure facilities, equestrian and employment

the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.
opportunities and a maintained public footway for the community all of which are promotes as important to CCDC on their website. CCDC has a responsibility to protect and enhance this area as an AONB for the benefit of the local community, area visitors and also the Nation, as this is a Natural England supported site. Following this consultation, CCDC should be given positive press coverage for its efforts in the recognition of site significance and its protection of this Nationally recognised AONB site.

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No support as a suitable site for further housing, gypsy, traveller or industrial or commercial development.

IOC401-28 Hughes K

Sites C136, C137, C373, C400, C401, C402, C403 and C404 - I am emailing to express my concern for the above proposed local development. There are a number of reasons why I believe that this area should not be considered:
- This is an area of outstanding natural beauty.
- This would be detrimental to valuable wildlife and habitat.
- The impact this would have to the deer who have already been forced onto local roads due to a housing estate 2 miles down the road.
- This area has an ancient moated site/abbey and ancient woodland.
- Public footpath walks run through the proposed site.
- Roads/lanes in the surrounding villages are only built to withstand light traffic and are already in a state of disrepair and have no paths.
- Primary and Secondary schools are already pushed to the limits with children already not getting into schools in their catchment.
- No local amenities

AONB context noted: Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.

IOC401-29 Hughes N

As a council tax payer I am disturbed to have just been made aware of this application and subsequent proposed plans. I am proud and have worked very very hard to own a house within an area of natural beauty and made various sacrifices over the last 15 years to be in a position to move into Cannock Wood to give me and my family what I consider to be a better quality of life.

Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work
Deer have ALREADY made way without choice in relation to a new build next to Morrisons and are now left to wonder in a small section of fenced grass.
In summary;
Our roads in CANNOCK WOOD are awful and have been for years. These need seriously addressing asap along with a severe lack of other key amenities.
Our school is stretched to fit people in from the relevant areas and are now underperforming already.
There are surely plentiful brown field sites available and certainly even less detrimental green belt areas locally that are not areas of outstanding natural beauty!!!
My personal lane (Ivy Lane) is already used as a cut through for the traffic created by the business at the bottom of slang lane, even though it has no footpaths.
I will help the people of this beautiful village fight this through planning as best I can to try and secure an area I think should quite simply be left for future generations to enjoy.
Please don't form the excuse that jobs will be created as if we all decided to run around committing crimes, dropping litter etc it would create more jobs for people- but that doesn't mean it would be the right thing to do.
I, along with others I have spoken too in and around the village will defend against this proposal until it is withdrawn.

Concerns in relation to the site
1) within an area of Green Belt; an Area of Outstanding Natural Beauty (AONB); a site of historic interest- the historic Nunswell itself; Site of special interest – habitat and wildlife, with preservation orders on identified existing trees; removal of land accessible to the public for leisure, relaxation and exercise.
2) Road network not designed for heavy traffic use with very limited available investment from Staffordshire Highways. Bus services exist but are not multi route services. Rail links would

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around the perimeter. The sites at Court Bank along with the above provide leisure facilities, equestrian and employment opportunities and a maintained public footway for the community all of which are promotes as important to CCDC on their website. CCDC has a responsibility to protect and enhance this area as an AONB for the benefit of the local community, area visitors and also the Nation, as this is a Natural England supported site. Following this consultation, CCDC should be given positive press coverage for its efforts in the recognition of site significance and its protection of this Nationally recognised AONB site.

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No support as a suitable site for further housing, gypsy, traveller or industrial or commercial development.

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<tr>
<th>IOC401-31</th>
<th>Johnson J</th>
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<td>- The residents of Cannock Wood do not get a free newspaper and we have not been informed of the possible implications of Local Plan 2 on Cannock Wood by our own Parish Council therefore many residents are still not aware of the possible development and this will impact on the number of comments sheets which will be received. The lack of notification is against the spirit of the Localism Act 2011.</td>
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<tr>
<td>- Our present village population is in the region of 1000, this development is likely to increase this by at least 50% thus changing the whole nature of the village.</td>
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<tr>
<td>- The infrastructure is unable to support a development of the size proposed. There are insufficient doctors, schools, shops etc. The possible entry/exit points to the sites are mainly on Hayfield Hill or Cumberledge Hill, neither of which would be able to support the amount of traffic which would eminate from the developments. The amount and type of traffic passing through the village would be excessive and would result in a very dangerous environment, the traffic in the village having already increased considerably over the last few years. The area is well used by walkers, cyclists, dog walkers and horse riders. All these would be put at a greater risk from increased</td>
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Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.
traffic.

- The development at Court Bank will be against the objectives of the AONB which it is fully within. It will no longer be a special, peaceful or tranquil place and the development would cut the links between habitats within the AONB and surrounding landscape. The National Planning Policy Framework states that great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.
- The development at Court Bank would be on green belt land whilst there are brown field sites such as Rugeley Power Station available which would better suit a mixed development.
- The development at Court Bank would not make use of previously developed land and buildings.
- There have been problems with flooding in the proposed area at Court Bank and this development would not reduce this risk.
- One of the SA objectives is to protect and enhance biodiversity, flora, fauna and geodiversity. Why therefore build on land which is a rich habitat for flora and fauna with ancient woodland, a red deer herd, pools and a stream. The website for Court Bank Livery Stables quotes “The ancient woodland of Court Bank Covert is home to a large range of flora and fauna including a herd of wild Red Deer which can often be viewed on the farm. It is in three distinct sections that have been named Bridge Copse, Badger Wood and the Kings Spinney. The Redmoor brook flows through the Court Bank Farm running north to south through the ancient woodland, with an optional brook crossing on the farm ride. Onsite there are two pools which are recorded on ancient maps, which indicates that they provided the Abbey with food.”
- Another SA objective is to conserve and enhance the historic environment. As the proposed land contains a scheduled monument of a moated site and Bloomery in Court Banks Covert Dam and Nuns Well, this development is again this objective. Historic England records
The medieval moated site and bloomery 360m south west of Court Bank Farm survive as earthworks and buried archaeological deposits. Despite some disturbance through tree and scrub growth the moated site has experienced little modern development and therefore will contain archaeological and environmental deposits which will provide important information about the nature and use of the monument as well as medieval society, its economy and landscape in which it has been constructed. Despite some disturbance the bloomery survives as archaeological deposits relating to the process of iron smelting and will provide information on the nature and use of the medieval bloomery as well as medieval society, its economy and landscape in which it has been constructed. The monument includes the earthworks and buried remains of a medieval moated site and a nearby bloomery situated within the valley of Redmoor Brook. A rectangular moated site measuring externally up to 140m north west to south east by 100m south west to north east encloses an internal area of approximately 0.5 hectares. The Redmoor Brook has been re-cut to run through the south west and south east arms of the moat. It is possibly the site of a royal hunting lodge built by Henry II in 1157-1158. To the north east at SK 0414 1179 lie the buried remains of a medieval bloomery or iron furnace, evident by buried mounds of iron slag, cinder and black earth. Situated close by is a rock-cut well known as Nun’s Well which may be medieval in date. The possible site of a C12 hermit priory which adopted Cistercian rule in 1141 and then moved to Stoneleigh by 1159, is thought to lie in the vicinity.” Court Bank Livery Stables website states “In 1910 evidence of a Flint Knapping floor was discovered near the Nun’s Well, which proved human activity in the Mesolithic/Neolithic period and over 28 recognisable implements have been found in the area including arrow heads, axe heads and a flint scraper.” This development would not only affect the known site but would impact on the archaeological and environmental deposits that are yet to be uncovered.
Concerns in relation to the site

- Within an area of Green Belt; an Area of Outstanding Natural Beauty (AONB); a site of historic interest - the historic Nunswell itself; Site of special interest – habitat and wildlife, with preservation orders on identified existing trees; removal of land accessible to the public for leisure, relaxation and exercise.
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No support as a suitable site for further housing, gypsy, traveller or industrial or commercial development.

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| IOC401-35 | Matthews S | I am writing to you with regards to the sites identified under the Cannock Chase Local Plan in Cannock Wood. I am a resident of the village (Cumberledge Hill) and a former resident of Gentleshaw nearby. I understand that the Council are required to find sites for new affordable homes in the district. I also understand that two sites have been identified in Cannock Wood. Whilst I am aware that no planning permission has currently been granted and the use of these potential sites has not been proposed yet, I felt it important to express my concerns with any possible changes to the green belt land in and around Cannock Wood. I feel strongly that Cannock Wood should keep its green belt land (and therefore not be granted permission for any other purpose), for the following reasons:

1. Reduction in green belt land would further blur the boundaries between villages resulting in a loss of identity of the village and contribute to creeping urbanisation. This in turn could also reduce desirability and therefore house prices.

2. The area in question would likely have an impact on Nun's Well which is a nature reserve. Part of the reason people enjoy the village is the abundance and availability of wildlife.

3. Nun's Well is also of historical importance, again contributing towards the village's identity.

4. If the Council's goal is to build affordable housing, that goal is unlikely to be met by building in the village/on green belt land. Houses in this area are already higher than average due to desirability. Building houses would either a) not make said houses affordable or b) |

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reduce the value of the overall properties in the village.
5. Part of the Common (also a nature reserve) has already been encroached upon by Cameron Homes. Further reduction in green belt/building on or near to nature reserves would encourage these companies in trying to build on similar land due to the implication that it is acceptable.
Many thanks in advance for taking these concerns into consideration during the process of finalising the local plan.

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IOC401-37 McGeough C

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No support as a suitable site for further housing, gypsy, traveller or industrial or commercial development.

| IOC401-38 | Natural England | See overall comments on SSSI Impact Risk Zones. Site lies within AONB. Adopted LPP1 policies CP12, 13 and 14 apply. | Noted, will be considered fully as Site Assessment work is taken forward. |
| IOC401-39 | Nokes D | Cannock Wood is in an area of 'Outstanding Natural Beauty', a housing development in the village of this magnitude would despoil such natural beauty. Beauty is to be treasured, not despoiled. A housing development of this magnitude would inevitably have a huge impact on this small village, one fears the impact would have many negative features and change its overall character. | Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses. |
The Archaeology & History within the area under consideration has not been subjected to detailed examination. The whole area should be intensively archaeologically investigated.

The raised moated site in the woodland, a Scheduled Monument, is probably medieval and may have been the site of a farmhouse. Somewhere here there is the site of a Religious House on land granted by King Stephen (between 1135-1139) in the area called Radmore.

There is known to have been a Hunting Lodge of Henry II in Cannock Wood and this sheltered valley would be a suitable spot (probably not the medieval building on Castle Ring Iron Age Fort). Maybe on the moated site?

Within the area flint 'flakes' have been found, being 'off-cuts' from tools crafted by Stone Age Man 4000 years ago. This area could contain the remains of a Neolithic Camp. Another Scheduled Monument is the site of a Medieval Bloomery for iron smelting. On a field visit to the area of the Staffordshire Historical and Archaeological Society the academic leader of the visit suggested the existence of a medieval water mill site adjacent to the eastern end of raised moated site. Finally there is the enigmatic site of Nun's Well (Holy Well/Sacred Spring?) at the base of an old oak tree.

**IOC401-40**

**Painter G**

Concerns in relation to the site
- within an area of Green Belt; an Area of Outstanding Natural Beauty (AONB); a site of historic interest- the historic Nunswell itself; Site of special interest – habitat and wildlife, with preservation orders on identified existing trees; removal of land accessible to the public for leisure, relaxation and exercise.
- Road network not designed for heavy traffic use with very limited available investment from Staffordshire Highways. Bus

Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on
services exist but are not multi route services. Rail links would require additional transport in order access local and national stations. All utility services would need to be provided. Sewerage and drainage systems would need to be provided. Medical facilities – the closest would most likely be ‘cross boundary’ into Lichfield DC and are already oversubscribed. Schools – the closest would most likely be cross boundary into Lichfield DC. Churches– closest for majority would be cross boundary into Lichfield (Longdon and Gentleshaw or Burntwood Parish). Shops – very little provision in Cannock Wood (timed where and when available).

- Lichfield District Council has seen the individual areas of Burntwood, Chase Terrace, Chasetown and Boney Hay merge into an area now known as ‘Burntwood’. The CCDC Plan refers to maintaining the character of communities and the function of Green Belt to support this objective. By developing the potential sites in this CCDC area there is opportunity, over time, for the same to happen in Cannock Wood, Rawnsley, Prospect Village, Wimblebury. Extension of building and development towards the Redmoor would skirt the LDC boundary where presently a development of 8 houses is under construction at Coney Lodge. There is potential for this to be extended towards Cannock Wood in the future. It would appear that the merging of communities across Green Belt goes against the original intention of Green Belt land and removes the feeling of pride in the area of which we live as communities. The interactive location plan highlights the areas referred to (adjacent to Hayfield Hill, Cumberledge Hill and the Redmoor) for a variety of uses (housing, employment etc) and also selected shading, according to the key, clearly indicates green belt, AONB, historic and additional interest. The present landowner of these areas has developed the site over recent years and is in the process of further landscaping housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.
to preserve, enhance and maintain the features. Grassland has been improved, wooded areas managed and bridle ways created around the perimeter. The sites at Court Bank along with the above provide leisure facilities, equestrian and employment opportunities and a maintained public footway for the community all of which are promotes as important to CCDC on their website. CCDC has a responsibility to protect and enhance this area as an AONB for the benefit of the local community, area visitors and also the Nation, as this is a Natural England supported site. Following this consultation, CCDC should be given positive press coverage for its efforts in the recognition of site significance and its protection of this Nationally recognised AONB site.

- AONB- summary provided of purposes and benefits of AONBs across the UK. It is a statutory designation, the purpose of which is for the conservation and enhancement of the natural beauty of the area. Natural England has a duty to provide general advice on development in AONBs. Each AONB should have a management plan, the duty for which falls to local authorities and in most cases the AONB partnership produces this. There is a statutory duty on relevant authorities to have regard to the purpose of conserving and enhancing the natural beauty of the AONB when exercising or performing any functions affecting land in the AONB. Summary of property values article which outlines the higher property values associated with national parks and AONBs. Because of the Premium paid for properties within this AONB site, CCDC has a responsibility to the residents and to their families, to protect the economic and financial wellbeing of the community residents, many of which could find themselves with negative equity should this land be included as a development location. The value of many of the houses in this location is substantially enhanced purely due to the beauty of their
outlook into the AONB. Provides summary of Staffordshire County Council Strategic Plan 2013-2018. In the interest of economic wellbeing of the community there is an obligation to protect the existing community from the inevitable loss in the event of removal of AONB status for proposed development — undoubtedly having a negative impact on property values. The existing community would not prosper, be healthy or happy. In the interest of public well-being and to “be healthy and happy” please consider the many houses which have been developed and designed intentionally, to take in the view of in particular site C373 of 37 hectares and now could be faced with the prospect and reality of bulldozers and lorries levelling the land. Please consider the health, wellbeing and welfare of the many, who have spent livelihoods to be able to afford such a view, in particularly the elderly.

No support as a suitable site for further housing, gypsy, traveller or industrial or commercial development.

<table>
<thead>
<tr>
<th>IOC401-41</th>
<th>Painter GK</th>
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<tr>
<td>Plan was brought to our attention through an information sheet posted by hand through the letter box by ‘A concerned Cannock Wood Resident’. Appears to have been a lack of communication in relation to this important consultation. I would, however, like to thank Mr I Bamford for his visit and the 2 representatives from CCDC for presenting the information provided on 16th March. The sites within the Cannock Wood area are of particular concern as they lie within an area of Green Belt; an Area of Outstanding Natural Beauty (AONB); a site of historic interest- the historic Nunswell itself beneath a preserved Oak; Site of special interest – habitat and wildlife, with preservation orders on identified existing trees. Sites identified as those for protection rather than development. 2) Road network not designed for heavy traffic use- considerable cost and investment would be needed. Bus services exist but are not multi route services. Rail links would require additional Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption</td>
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</table>
transport in order access local and national stations. All utility services would need to be provided at considerable expense. Sewerage and drainage systems would need to be provided at considerable expense. Medical facilities – the closest would most likely be ‘cross boundary’ into Lichfield DC. Schools – the closest would most likely be cross boundary into Lichfield DC. Churches – closest for majority would be cross boundary into Lichfield (Longdon and Gentleshaw or Burntwood Parish). Shops – very little provision in Cannock Wood (timed where and when available). Considerable investment in the infrastructure needed particularly in an area of AONB. No support for designated sites.

3) Lichfield District Council has seen the individual areas of Burntwood, Chase Terrace, Chasetown and Boney Hay merge into an area now known as ‘Burntwood’. The CCDC Plan refers to character of communities and the function of Green Belt to support this objective. Developing potential sites in the Cannock Wood area could see the same to happen in C’ Wood, Rawnsley, Prospect Village, Wimblebury. Development towards the Redmoor would skirt the LDC boundary where presently a development of 8 houses is under construction at Coney Lodge. Potential exists for this to be extended towards Cannock Wood in the future? Merging of communities could see ‘Burntwood’ and the above villages merged across existing boundaries? The interactive location plan – highlights the areas referred to (adjacent to Hayfield Hill, Cumberledge Hill and the Redmoor) for a variety of uses (housing, employment etc) and also selected shading, according to the key, clearly indicates green belt, AONB, historic and additional interest. The present landowner of these areas has developed the site over recent years and is in the process of further landscaping to preserve, enhance and maintain the features. Grassland has been improved, wooded areas managed and bridle ways created around the perimeter. The sites at Court Bank along with the above provide leisure of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.
facilities, equestrian and discreet employment opportunities. An area of AONB, Green Belt, historic and special interest, an area for protection, leisure, enjoyment and therefore no support as a suitable site for further future development as included in the plan.

4) AONB- summary provided of purposes and benefits of AONBs across the UK. It is a statutory designation, the purpose of which is for the conservation and enhancement of the natural beauty of the area. Natural England has a duty to provide general advice on development in AONBs. Each AONB should have a management plan, the duty for which falls to local authorities and in most cases the AONB partnership produces this. There is a statutory duty on relevant authorities to have regard to the purpose of conserving and enhancing the natural beauty of the AONB when exercising or performing any functions affecting land in the AONB. Has Natural England been informed of the proposal and involved in relation to the present consultation?

Summary of property values article which outlines the higher property values associated with national parks and AONBs. Provides summary of Staffordshire County Council Strategic Plan 2013-2018. In the interest of economic wellbeing is there an intention to protect the existing community from inevitable loss in the event of removal of AONB status for proposed development - undoubtedly having a negative impact on property values thus removing economic wellbeing? The existing community would not prosper, feel safer or be healthier or happier in their community.

| IOC401-42 | Painter J | Plan was brought to our attention through an information sheet posted by hand through the letter box by ‘A concerned Cannock Wood Resident’. Appears to have been a lack of communication in relation to this important consultation. I would, however, like to thank Mr I Bamford for his visit and the 2 representatives from CCDC for | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of |
presenting the information provided on 16th March.
The sites within the Cannock Wood area are of particular concern as they lie
- within an area of Green Belt; an Area of Outstanding Natural Beauty (AONB); a site of historic interest- the historic Nunswell itself beneath a preserved Oak; Site of special interest – habitat and wildlife, with preservation orders on identified existing trees. Sites identified as those for protection rather than development.
- Road network not designed for heavy traffic use- considerable cost and investment would be needed. Bus services exist but are not multi route services. Rail links would require additional transport in order access local and national stations. All utility services would need to be provided at considerable expense. Sewerage and drainage systems would need to be provided at considerable expense. Medical facilities – the closest would most likely be ‘cross boundary’ into Lichfield DC. Schools – the closest would most likely be cross boundary into Lichfield DC. Churches – closest for majority would be cross boundary into Lichfield (Longdon and Gentleshaw or Burntwood Parish). Shops – very little provision in Cannock Wood (timed where and when available). Considerable investment in the infrastructure needed particularly in an area of AONB. No support for designated sites.
- Lichfield District Council has seen the individual areas of Burntwood, Chase Terrace, Chasetown and Boney Hay merge into an area now known as ‘Burntwood’. The CCDC Plan refers to character of communities and the function of Green Belt to support this objective. Developing potential sites in the Cannock Wood area could see the same to happen in C’ Wood, Rawnsley, Prospect Village, Wimblebury. Development towards the Redmoor would skirt the LDC boundary where development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.
presently a development of 8 houses is under construction at Coney Lodge. Potential exists for this to be extended towards Cannock Wood in the future? Merging of communities could see ‘Burntwood’ and the above villages merged across existing boundaries? The interactive location plan – highlights the areas referred to (adjacent to Hayfield Hill, Cumberledge Hill and the Redmoor) for a variety of uses (housing, employment etc) and also selected shading, according to the key, clearly indicates green belt, AONB, historic and additional interest. The present landowner of these areas has developed the site over recent years and is in the process of further landscaping to preserve, enhance and maintain the features. Grassland has been improved, wooded areas managed and bridle ways created around the perimeter. The sites at Court Bank along with the above provide leisure facilities, equestrian and discreet employment opportunities. An area of AONB, Green Belt, historic and special interest, an area for protection, leisure, enjoyment and therefore no support as a suitable site for further future development as included in the plan.  

AONB- summary provided of purposes and benefits of AONBs across the UK. It is a statutory designation, the purpose of which is for the conservation and enhancement of the natural beauty of the area. Natural England has a duty to provide general advice on development in AONBs. Each AONB should have a management plan, the duty for which falls to local authorities and in most cases the AONB partnership produces this. There is a statutory duty on relevant authorities to have regard to the purpose of conserving and enhancing the natural beauty of the AONB when exercising or performing any functions affecting land in the AONB. Has Natural England been informed of the proposal and involved in relation to the present consultation? Summary of property values article which outlines the higher property values associated with
<table>
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<tr>
<th>IOC401-43</th>
<th>Painter W</th>
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<td>Attention was only bought to this plan via an unofficial information sheet posted by hand through the letter box of both my Parents and Grandmothers house via ‘A concerned Cannock Wood Resident’. I am no longer a resident of Cannock Wood. However I am less than 1 Mile away in Lichfield District. From this I was prompted to attend a drop in session at Heath Hayes at which I was invited to the Cannock Wood Parrish meeting on March 16th, which I am most great full to both Claire and Sarah for attending in such uncomfortable circumstances. The passion of the people within the parish and surrounding area was clear by the turn out at Gentleshaw village hall meeting. I would like to note that I have spoken to many residents and locals to the area who would have liked to attend however they were not informed until after the meeting had passed and were unable to attend. I personally have seen no formal advertisement at all, not even a letter on the village notice board. From my knowledge, all that attended were informed only by word of mouth. The turn-out on the evening was considerable and I believe that this shows how currently, there is a close knit and bonded community with passion for their surroundings and neighbours, which must be considered in the proposals of the local plan. Please do not allow disturbance and disruption to this fantastic rural community who are held together by their pride in the beautiful area which surrounds them. The Objections of the villagers were made very clear.</td>
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at the meeting, in particular to the area referenced C373, C402 etc (to
the West of Hayfield Hill). With several queries being made in
objection to development of this area and also regarding the locally
proposed traveller site.

Particular concerns with sites are:

1) within the Green Belt. The NPPF bears great importance on
Green Belt land and maintaining its boundary protection and
states that Green Belt Boundaries should only be changed in a
Local Plan under “exceptional circumstances” and only permit
most forms of development in “very special circumstances”. We
already have planned extensive development within our region
and also very nearby in Burntwood into the green belt. I
understand the requirement for additional housing and
pressures from central Government however, as we currently
have several huge development sites available out of green belt I
do not consider the local plan at this stage to invoke “exceptional
circumstances” for the land such as C373/ C402 etc. Campaign to
Protect Rural England (GPRE) research in “Building in a small
island” promotes Brown field re-development and shows the
relevance of using Brown field sites over green and stating how
Strong protection of the Green Belt helps the economy by
promoting urban regeneration and keeping housing and business
close to services and transport links. This clearly is relevant for
CCDC. They are within the AONB- Gentleshaw and Cannock
wood is awarded protection as an AONB as a part of the greater
Cannock Chase, under the Countryside and Rights of Way Act
2000 by Natural England for its beautiful landscape, its history
and its wildlife. This area has been specifically designated for
conservation due to its significant landscape value, awarding the
beautiful area with National importance via Natural England.
With only 46 AONB’s in Britain. This surely must be a location
that CCDC is proud of, and willing to show commitment to

consideration of sites (Policy CP14) and issues
raised will be considered further as assessment
work on the plan progresses.
preserve and to enhance the natural beauty of the landscape. The AONB rely on planning committee’s such as yourself at CCDC to achieve AONB’s aims of “meeting the need for quiet enjoyment of the countryside and having regard for the interests of those who live and work there.” I personally have contacted our area representative for AONB defining my personal concerns and knowledge of the site regarding area C373 and surrounding proposed sites. As a planning authority please show that you are willing to enforce your power to restrict development and protect our beautiful landscape. Site of historic interest- The historic Nunswell itself at the foot of a preserved beautiful Oak, giving name and meaning to the adjacent nature reserve. This brings visitors from near and far to our village to pass through the reserve and access the historic site via the conserved public footpaths, often then to continue to one of our several local pubs and bring economic value to the area. Please preserve this area for our children and grandchildren. Nature at this location is parkland based and of a very different make up than what is found on either the nearby common land or Cannock Chase itself. Site of Special Interest- Habitat to various forms of wildlife both common and protected species of; birds, mammals, reptiles, invertebrates and insects, with preservation orders on several identified existing trees. I have personal experience of the nature and wildlife on sites C373 and C402 from growing up overlooking the site and playing as a child through the woodland and in the fields of C373. Site specific nature including the now vastly culled deer (I do understand that this is required to manage the land), along with our important Badgers, Bats and of course Common and Great Crested Newts along with many others. Within the site is an Ancient Woodland comprising of mainly Oak and Birch to which I have had the privilege of experiencing the nesting and rearing of young Buzzards, visible from both the houses of Hayfield Hill and Slang lane and also the
field to the far West of site C373 is used annually for rutting by the dear, providing rare and incredibly powerful viewing. Please do not allow this precious land to be taken away from us and the nature that depends on it. The recently published white paper (February 2017 I believe) provides a proposed amendment to planning authorities regarding “Ancient Woodland” and “Veteran trees” (guidance note link provided). Ancient woodland and veteran trees: protecting them from development. Explaining that – “Trees and woodland classed as ‘ancient’ or ‘veteran’ are irreplaceable. Ancient woodland takes hundreds of years to establish and is considered important for its wildlife, soils, recreation, cultural value, history and contribution to landscapes.” Proposed site C373 Contains both an “Ancient Woodland” and also several “Veteran” individuals. The woodland of course runs directly through the proposed site, however in the last three weeks several trees have been felled (maybe due to “Doris” but I am suspicious of this). Consideration must be made, not only to the position of the potential housing specific siting, but also nearby locations as changes in chemical imbalance, potential pollution of watercourses and air quality would all have a substantial effect on the nature at this site and also the Ancient Woodland and individual Veteran trees. There is Archaeological importance with the “Nuns Well” and the associated tunnel system beneath the fields and Woodland. The historic value should be preserved... not destroyed! No support as a suitable site for housing, industrial, commercial, gypsy or traveller development.

2) Road network not designed for heavy traffic use- considerable cost and investment would be needed. Bus services exist but are not multi route services. Rail links would require additional transport in order access local and national stations. Insufficient utilities and services available even to upgrade for new amenity. Sewerage and drainage systems would need to be provided with
the lie of the valley at this location removal of “green areas” is likely to cause flooding and to overwhelm the brook at this site. Medical facilities – the closest would be ‘cross boundary’ into Lichfield DC. Schools – the closest would be cross boundary into Lichfield DC. Churches – majority cross boundary into Lichfield (Longdon and Gentleshaw Parish). Shops – very little provision in Cannock Wood (timed where and when available). No support as a suitable site for further housing, gypsy, traveller or industrial or commercial development.

3) Lichfield District Council has seen the individual areas of Burntwood, Chase Terrace, Chasetown and Boney Hay merge into an area now known as ‘Burntwood’. The CCDC Plan refers to maintaining the character of communities and the function of Green Belt to support this objective. By developing the potential sites in this CCDC area there is opportunity, over time, for the same to happen in Cannock Wood, Rawnsley, Prospect Village, Wimblebury. Extension of building and development towards the Redmoor would skirt the LDC boundary where presently a development of 8 houses is under construction at Coney Lodge. There is potential for this to be extended towards Cannock Wood in the future. It would appear that the merging of communities across Green Belt goes against the original intention. The interactive location plan – highlights the areas referred to (adjacent to Hayfield Hill, Cumberledge Hill and the Redmoor) for a variety of uses (housing, employment etc) and also selected shading, according to the key, clearly indicates green belt, AONB, historic and additional interest. The present landowner of these areas has developed the site over recent years and is in the process of further landscaping to preserve, enhance and maintain the features. Grassland has been improved, wooded areas managed and bridle ways created around the perimeter. The sites at Court Bank along with the above provide leisure facilities, equestrian and employment opportunities. No support
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| IOC401-44 | Perks G | Sites C136, C137, C373, C400, C401, C402, C403, C404, C399, C376. The call for sites for potential development is understandable considering current requirements for housing. It is an unfortunate fact that green belt is now considered a legitimate option for Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where |
Object to site. Situated on green belt land and as per the Cannock district councils plan, does not comply with the plan for urban development only. The roads surrounding the proposed sites are not suitable as speeding is already an issue on hayfield hill with the current number of vehicles, an issue that has been highlighted on a number of occasions and has been monitored and accepted by the highways agency and police. I would have serious concern over the welfare of my family, children visitors and neighbours. I would also have serious concerns for the welfare of wildlife that are reliant on these proposed sites.

Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.

Object to site. The above site refs are of particular concern as the area is an AONB. This means by definition that its landscape is considered so precious that it is protected for the nation, for its wildlife, habitats, historical heritage and scenic views. It is easy to see why Cannock Wood has earned this status, it meets all the criteria with abundance. Castle Ring and Court Bank Farm are excellent examples of historical sites and areas that provide natural habitat for wildlife. Cannock Wood attracts many visitors because of its wildlife, history and ancient monuments which brings significant benefits to the area. To turn the surrounding field and woodlands into housing estates or industrial developments will induce a great loss for the sake of a few houses.

Access to the village is a big concern, the roads are narrow and restrictive so any extension of the village will cause significant risks from more traffic. Developments in the surrounding area already underway or complete have driven out wildlife from their habitat; this is evident from the increasing sights of deer roaming the main roads of Chase Terrace. This should not be allowed to happen further in this area. The negative aspects of approving the above referenced sites for potential development are clear, so as a resident who is concerned for the Cannock area as a whole, please assess the sites as unsuitable and preserve a valuable AONB.
<table>
<thead>
<tr>
<th>IOC401-46</th>
<th>Smith S</th>
<th>Object to site. Situated on green belt land and as per the Cannock district councils plan, is a direct contradiction of the plan i.e. urban development only. Also the extension of the village of Cannock wood would also be against Cannock district councils policies. The roads surrounding the proposed sites are not suitable as speeding is already an issue on hayfield hill without having more vehicles to contend with, an issue that has been highlighted on a number of occasions and has been monitored and accepted by the highways agency and police. Finally, as well as being against your own policies it would also be irresponsible due to the amount of wildlife that resides on these proposed sites.</th>
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</tr>
<tr>
<td>IOC401-47</td>
<td>Staffs County Council</td>
<td>Sites C136, 137,373,400,401,402,403 and 404 – potential to impact on sensitive undesignated archaeological remains but they are small in nature and do not impinge directly upon designated heritage assets or large areas of historic landscape character. Castle Ring hillfort (SAM) lies close to/overlooking the above sites, at present screened by vegetation, but the Forestry Commission felling plans may expose the monument and any allocation site on lower land to the south may impact upon the setting of this nationally important heritage asset.</td>
</tr>
<tr>
<td>IOC401-48</td>
<td>Stansfield N</td>
<td>Site outside the existing village boundary of Cannock Wood and within the Green Belt and the AONB. The Local Plan Core Strategy (1) proposes to protect to the Green Belt in accordance with National Planning Policy by restricting further development to within the existing village boundary. To include the site for future housing development would therefore be contrary to long established Green Belt policy. Furthermore Cannock Wood is within the Cannock Chase Area of Outstanding Natural Beauty where national and local planning policies seek to protect the special character of the area in the public interest. To allow the site to be developed for housing would detract from the visual character of the area and the setting of the village. Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for</td>
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<tr>
<td>IOC401-49</td>
<td>Mr Thomas A</td>
<td>Within green belt land. Development be totally unacceptable, as it would dramatically increase urban sprawl, merging individual villages together, destroying their beauty, identity and very unique characters. The green belt status must be maintained in these areas in order to protect the villages, wildlife habitat and agriculture.</td>
</tr>
<tr>
<td>IOC401-50</td>
<td>Mr Thomas A</td>
<td>Falls within the Area of Outstanding Natural Beauty (AONB), designated for conservation due to its significant landscape value! Any development outside of the settlement boundaries would be detrimental to the AONB. Furthermore, any large-scale developments would have a devastating effect on the AONB and would threaten its very existence.</td>
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<tr>
<td>IOC401-51</td>
<td>Torrell L</td>
<td>Concerns in relation to the site - within an area of Green Belt; an Area of Outstanding Natural Beauty (AONB); a site of historic interest- the historic Nunswell itself; Site of special interest – habitat and wildlife, with preservation orders on identified existing trees; removal</td>
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- Road network not designed for heavy traffic use with very limited available investment from Staffordshire Highways. Bus services exist but are not multi route services. Rail links would require additional transport in order access local and national stations. All utility services would need to be provided. Sewerage and drainage systems would need to be provided. Medical facilities – the closest would most likely be ‘cross boundary’ into Lichfield DC and are already oversubscribed. Schools – the closest would most likely be cross boundary into Lichfield DC. Churches – closest for majority would be cross boundary into Lichfield (Longdon and Gentleshaw or Burntwood Parish). Shops – very little provision in Cannock Wood (timed where and when available).
- Lichfield District Council has seen the individual areas of Burntwood, Chase Terrace, Chasetown and Boney Hay merge into an area now known as ‘Burntwood’. The CCDC Plan refers to maintaining the character of communities and the function of Green Belt to support this objective. By developing the potential sites in this CCDC area there is opportunity, over time, for the same to happen in Cannock Wood, Rawnsley, Prospect Village, Wimblebury. Extension of building and development towards the Redmoor would skirt the LDC boundary where presently a development of 8 houses is under construction at Coney Lodge. There is potential for this to be extended towards Cannock Wood in the future. It would appear that the merging of communities across Green Belt goes against the original intention of Green Belt land and removes the feeling of pride in the area of which we live as communities. The interactive location plan highlights the areas referred to (adjacent to Hayfield Hill, Cumberledge Hill and the Redmoor) for a variety of uses (housing, employment development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.
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- AONB- summary provided of purposes and benefits of AONBs across the UK. It is a statutory designation, the purpose of which is for the conservation and enhancement of the natural beauty of the area. Natural England has a duty to provide general advice on development in AONBs. Each AONB should have a management plan, the duty for which falls to local authorities and in most cases the AONB partnership produces this. There is a statutory duty on relevant authorities to have regard to the purpose of conserving and enhancing the natural beauty of the AONB when exercising or performing any functions affecting land in the AONB. Summary of property values article which outlines the higher property values associated with national parks and AONBs. Because of the Premium paid for properties within this AONB site, CCDC has a responsibility to the residents and to their families, to protect the economic and financial wellbeing of the community.
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No support as a suitable site for further housing, gypsy, traveller or industrial or commercial development.

The fact that the areas (areas of outstanding natural beauty and green belt) have been proposed beggars belief. Not only this, Cannock Wood suffers already from totally inadequate service utilities- mains drainage, water, electric, gas and telecoms. In addition, the road network in and around Cannock Wood would not support development on this scale.

Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the
Concerned about the proposals for house building in and around Cannock Wood and the impact upon the Green Belt and AONB. There is no infrastructure in the village to support extra housing. Have no doctor’s surgery, a small school and one shop that opens for 2 hours every other day. Roads are crumbling with volume of traffic and there is a limited bus service.

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<th>Respondent</th>
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<th>Council Response</th>
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<tbody>
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<td>IOC402-1</td>
<td>Anderson S</td>
<td>As a resident of the parish of Cannock Wood I wish to submit my comments on some of the proposed housing allocation options in the Local Plan. I would like to be kept up to date with the progress of the Local Plan and future consultations. The reference numbers of the areas of land that I wish to comment on are as follows and basically fall within the area known as Cannock Wood: C137, C136, C373, C399, C400, C401, C402, C403, C404. All these sites are unsuitable for consideration for housing as they do not comply with council policy for housing. They are within the Green Belt as well as being within the Area of Outstanding Natural Beauty and so do not comply with the council's policy of keeping these areas protected from unnecessary development. They would not comply with the policy to keep house building restricted to urban areas as they are so obviously a rural area and such development would contribute to village sprawl, bringing the built up area of the village close to merging with the nearby settlements of Prospect Village and Chase Terrace. The general lack of facilities in the village, such as doctors, shops and schools also make them unsuitable sites for housing use. The road infrastructure is also very restricted in the areas around these sites as it is a rural community. These sites could also compromise the historic site of Nuns Well which lies within the area and should be protected, along with the areas of woodland that exist on and around this site.</td>
<td>Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.</td>
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<td>IOC402-2</td>
<td>Berwick A</td>
<td>I would like to lodge please the following comments regarding the possible future development, within the proposed Local Plan of land off Hayfield Hill and Slang Lane, known as Court Bank Farm, plus adjoining land. These comments are listed in bullet point form:- - Cannock Wood is an Area of Outstanding Natural Beauty and must</td>
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not be ruined by any future building development;
- There are totally inadequate facilities within Cannock Wood to cater for any significant number of new residents (e.g., there are no doctors' surgeries or shops (other than a small greengrocer's store which hardly ever opens). Also there would be enormous strain placed on the small Gentleshaw primary school.
- Rather than spoil and develop this beautiful area, surely it makes more sense to develop existing brownfield sites such as Rugeley Power station.
- Cannock Wood is a lovely village and should remain as it is. It does not make sense to develop it further.
- Finally, I would like to add that there is evidence that the Court Bank Farm land carries significant historical heritage. Within their own website (www.courtbankfarm.com), Mr and Mrs Newton, the owners of Court Bank Farm state about the site history:
  "The farm provides a safe and secure environment for horses and is also a natural habitat for local wildlife."
  "At Court Bank Farm you are following in the steps of Royalty and local history. Within the ancient woodlands of Court Bank Farm an Abbey was established in 1141; this scheduled moated site was later used as a royal hunting lodge by Henry II and other gentry in 1155. There is also evidence of coal mining, flint snapping, iron production and industrial activity taking place within the estate during the medieval period."
  "The Nun's well was used in the medieval period to draw water for the Abbey."
  "The ancient woodland of Court Bank Covert is home to a large range of flora and fauna including a herd of wild Red Deer..."
  "The Redmoor brook flows through the ancient woodland..."
  "Onsite there are two pools which are recorded on ancient maps, which indicates that they provided the Abbey with food."
  "In 1910 evidence of a Flint Knapping floor was discovered near the Nun's Well, which proved human activity in the Mesolithic/Neolithic period and over 28 recognisable implements have been found in the development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.
The Green Belt and the area around Cannock Chase should be protected at all costs and the land within Cannock Wood should not be included in the Local Plan. Proposals from any developers or land owners should therefore be totally rejected.

**IOC402-3  Berwick K**

I would like to lodge please the following comments regarding the possible future development, within the proposed Local Plan of land off Hayfield Hill and Slang Lane, known as Court Bank Farm, plus adjoining land. These comments are listed in bullet point form:-

- The area is an Area of Outstanding Natural Beauty and should not be ruined by any future building development;
- There are inadequate facilities within Cannock Wood to cater for any significant number of new residents (e.g., there are no doctors' surgeries or shops (other than a small greengrocer's store which hardly ever opens). Also there would be enormous strain placed on the small Gentleshaw primary school.
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"In 1910 evidence of a Flint Knapping floor was discovered near the Nun’s Well, which proved human activity in the Mesolithic/Neolithic period and over 28 recognisable implements have been found in the area including arrow heads, axe heads and a flint scraper."

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No support as a suitable site for further housing, gypsy, traveller or industrial or commercial development.

IOC402-5  Bradley B  Should be discounted as option for housing at this stage.  
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<th>IOC402-6</th>
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No support as a suitable site for further housing, gypsy, traveller or industrial or commercial development.

| IOC402-8 | Clift J | I attended a parish council meeting on 16th March 2017 regarding a proposal to build residential commercial and itinerant sites within Cannock wood which is defined as an area of outstanding natural beauty.
I reside in a property on slang lane Cannock wood, I find these proposals disgraceful. The area as stated is an area of outstanding natural beauty with wildlife visiting the fields daily.
There are numerous questions that require to be answered regarding this proposed development. Has an environmental survey been completed have conservationists visited the area to conduct a study on the effects to the environment and wildlife in the area which is there home. It is an area of outstanding beauty for a reason and as such has been given the highest state of protection in law and government policy.
How would building on this area benefit the local people, the primary school is already full, how would it boost the local economy, what provisions have been put in place for the extra traffic therefore damaging the local environment. Surely we should be conserving local landscapes and the scenic beauty, preserving wildlife and local heritage as in nuns well.
There are numerous areas within Cannock chase that are not areas of outstanding natural beauty, why would consideration not be put on developing these areas and destroying this area. |
| IOC402-9 | Cocker A | Concerns in relation to the site 1) within an area of Green Belt; an Area of Outstanding Natural Beauty (AONB); a site of historic interest- the historic Nunswell |

|   | IOC402-9 | Cocker A | Concerns in relation to the site 1) within an area of Green Belt; an Area of Outstanding Natural Beauty (AONB); a site of historic interest- the historic Nunswell |

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2) Road network not designed for heavy traffic use with very limited available investment from Staffordshire Highways. Bus services exist but are not multi route services. Rail links would require additional transport in order access local and national stations. All utility services would need to be provided. Sewerage and drainage systems would need to be provided. Medical facilities – the closest would most likely be ‘cross boundary’ into Lichfield DC and are already oversubscribed. Schools – the closest would most likely be cross boundary into Lichfield DC. Churches – closest for majority would be cross boundary into Lichfield (Longdon and Gentleshaw or Burntwood Parish). Shops – very little provision in Cannock Wood (timed where and when available).

3) Lichfield District Council has seen the individual areas of Burntwood, Chase Terrace, Chasetown and Boney Hay merge into an area now known as ‘Burntwood’. The CCDC Plan refers to maintaining the character of communities and the function of Green Belt to support this objective. By developing the potential sites in this CCDC area there is opportunity, over time, for the same to happen in Cannock Wood, Rawnsley, Prospect Village, Wimblebury. Extension of building and development towards the Redmoor would skirt the LDC boundary where presently a development of 8 houses is under construction at Coney Lodge. There is potential for this to be extended towards Cannock Wood in the future. It would appear that the merging of communities across Green Belt goes against the original intention of Green Belt land and removes the feeling of pride in the area of which we live as communities. The interactive location plan highlights the areas referred to (adjacent to Hayfield Hill, Cumberledge Hill and the Redmoor) for a variety of uses (housing, employment etc) and also selected shading, according to the key, clearly indicates green belt, brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.
AONB, historic and additional interest. The present landowner of these areas has developed the site over recent years and is in the process of further landscaping to preserve, enhance and maintain the features. Grassland has been improved, wooded areas managed and bridle ways created around the perimeter. The sites at Court Bank along with the above provide leisure facilities, equestrian and employment opportunities and a maintained public footway for the community all of which are promotes as important to CCDC on their website. CCDC has a responsibility to protect and enhance this area as an AONB for the benefit of the local community, area visitors and also the Nation, as this is a Natural England supported site. Following this consultation, CCDC should be given positive press coverage for its efforts in the recognition of site significance and its protection of this Nationally recognised AONB site.

4) AONB- summary provided of purposes and benefits of AONBs across the UK. It is a statutory designation, the purpose of which is for the conservation and enhancement of the natural beauty of the area. Natural England has a duty to provide general advice on development in AONBs. Each AONB should have a management plan, the duty for which falls to local authorities and in most cases the AONB partnership produces this. There is a statutory duty on relevant authorities to have regard to the purpose of conserving and enhancing the natural beauty of the AONB when exercising or performing any functions affecting land in the AONB. Summary of property values article which outlines the higher property values associated with national parks and AONBs. Because of the Premium paid for properties within this AONB site, CCDC has a responsibility to the residents and to their families, to protect the economic and financial wellbeing of the community residents, many of which could find themselves with negative equity should this land be included as a development location. The value of many of the houses in this location is substantially enhanced
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<thead>
<tr>
<th>IOC402-11</th>
<th>Davis A Mrs</th>
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<tbody>
<tr>
<td>Site bordering Slang Lane, Hayfield Hill and Cumberledge Hill, AONB and Green Belt. Site of historical interest including site of Nunswell Park, an ancient abbey and also archaeological interest. Redmoor Brook runs through land with associated wildlife, two natural lakes and a bluebell wood. Public footpaths enable the community to enjoy the countryside. Services already stretched so a major infrastructure input would be needed for either residential or industrial development. It would be more appropriate to extend the nature conservation opportunities. Question logic of allowing extension of equestrian facilities when land has already been earmarked for development? Sites identified should be viewed for protection rather than potential development. Road network not designed for heavy traffic, investment in services would be needed including public transport, schools etc. Should protect AONB for future generations. There is a statutory duty on relevant authorities to have regard to the purpose of conserving and enhancing the AONB when exercising functions. High quality of life connected with living in a National Park or AONB. Removal of AONB status would be contrary to SCC Strategic Plan 2013-18 vision.</td>
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<th>Davis A Mrs</th>
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<tbody>
<tr>
<td>Burntwood, Chase Terrace, Chasetown and Boney hay have all merged into Burntwood. Cannock Wood development could see same happen there with loss of individual character. Development towards Redmoor</td>
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Noted, will be considered fully as Site Assessment work is taken forward.
would skirt Lichfield DC boundary where presently a development is under construction at Coney Lodge.

| IOC402-13 | Mr and Mrs Davis G | All of the land suggested for housing around the Cannock Wood area is Green Belt and AONB. I live on the edge of this land and was refused a small extension to my kitchen because ‘it would be a detriment to the visual amenity of the area’ even though surrounded by conifers. Surely hundreds of new houses would therefore completely eliminate the visual amenity. | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses. |

| IOC402-14 | Derry I&J | Disagree with proposed development around Cannock Wood for following reasons:
- No existing facilities, employment prospects, adequate schools, and no reason to house people from more urban areas. All amenities would have to be provided. | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of |
Road infrastructure comprises narrow lanes and roads, unsuitable for substantial traffic. Current speeding problems. Bus service would need to be increased with impact on roads.
- Is AONB within Green Belt, only such area in county, a jewel in the crown. Quintessential English village which will disappear if the rural community is turned into an urban overspill area.
- Home to Castle Ring and Nuns Well monuments, with wildlife and plants which need preservation for future generations. Increased population may threaten this.
- High level of equestrian activity would be affected, this was a diversification from farming and is lucrative. Increased traffic would discourage horse owners.
- Brownfield sites should be considered first eg Rugeley Power Station and sites in and around Cannock, Heath Hayes and Norton Canes with links to amenities.
- Development would encourage urbanisation and linking to Chase Terrace and be the demise of the village.
- Only developers and landowners will benefit, wholly unacceptable that people with no interest in village can disrupt lives of residents.
- Cannock Wood, Cannock Chase and its heritage are very special and must be preserved.

| IOC402-15 | Edrop D | Unsuitable for inclusion in the Local Plan Part 2 Issues and Options as they all lie within Green Belt and AONB. Development of these sites would be outside of the policy for urban development of sites for housing. They would constitute a contravention of CCDC planning policies for housing development. If developed it would contribute to the sprawl of the villages of Cannock Wood and Gentleshaw which is also against planning policies. There is also a general lack of infrastructure and amenities in the village, such as doctors, schools and shops. |
| Note: | Noted, for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. |

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<th>IOC402-16</th>
<th>Frison E</th>
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<tr>
<td>I understand the plan details sites being considered for appraisal purposes at this time. My principle concern at this stage, as an inhabitant of Cannock Wood, is that the overriding principles outlined at the outset of Local Plan (Part 2) in respect of potential development in / around the village of Cannock Wood, are a direct contradiction of Local Plan (Part 1) which clearly outlined the Cannock Wood enclave as being sited within an Area of Outstanding Natural Beauty. As such, the idea that development of a number of sites within the green belt is even being considered within such an area, beggars belief. From a presentation by the Planning Office at the Village Hall a couple of weeks ago, which was attended by a huge array of the village’s population, it was understood that people may propose to have their property, or other sites not belonging to them, to be considered within the Plan, but as all the principle sites bordering Cannock Wood are ostensibly identified as sitting within the green belt, it surely means that such land must be excluded from further consultations. Notwithstanding the fact that there is some need for further sustainable Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging</td>
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development within the broader Cannock area, it is understood from the presentation that a large proportion of the area's commitment has already either been met or has been planned for, and also that there remain a number of brownfield sites within the broader Cannock area which have already been identified for development purposes. It would be useful to understand the extent to which the identification of brownfield sites elsewhere within the borough satisfy the commitment to further development. The village of Cannock Wood has limited amenities, but with a vibrant school which continues to benefit from a catchment area which stretches down towards Burntwood and further east to some other local villages. There is a local shop but with limited opening hours and a limited range of produce. 

The village has an active local community, the fabric of which is governed and energised by the relative size of the village. There are currently some problems with car cruising / car speeding groups emanating from the surrounding towns and villages, and such matters would be further worsened by increased development / expansion of the village's boundaries. The greatest damage / travesty befitting the village would be the destruction of the green belt and the fact that the village is designated as sitting within an area of outstanding natural beauty. There is abundant local wildlife, including foxes, badgers and deer, which is a key feature of the area's attraction for outdoor pursuits including mountain biking and walking - a great destination for visitors from all adjoining areas and further afield. Destruction of the wildlife habitats for these animals, and a healthy destination for the local and regional population, would be a travesty given the future we are seeking to leave for our young, including my own children.

| IOC402-17 | Frison F | I understand the plan details sites being considered for appraisal purposes at this time. My principle concern at this stage, as an inhabitant of Cannock Wood, is that the overriding principles outlined at the outset of Local Plan (Part | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where | 
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Notwithstanding the fact that there is some need for further sustainable development within the broader Cannock area, it is understood from the presentation that a large proportion of the area’s commitment has already either been met or has been planned for, and also that there remain a number of brown field sites within the broader Cannock area which have already been identified for development purposes.

It would be useful to understand the extent to which the identification of brown field sites elsewhere within the borough satisfy the commitment to further development.

The village of Cannock Wood has limited amenities, but with a vibrant school which continues to benefit from a catchment area which stretches down towards Burntwood and further east to some other local villages. There is a local shop but with limited opening hours and a limited range of produce.

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Concerns in relation to the site
1) within an area of Green Belt; an Area of Outstanding Natural Beauty (AONB); a site of historic interest- the historic Nunswell itself; Site of special interest – habitat and wildlife, with preservation orders on identified existing trees; removal of land accessible to the public for leisure, relaxation and exercise.
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No support as a suitable site for further housing, gypsy, traveller or industrial or commercial development.

| IOC402-19 | Hawkins M&D | Cannock Wood is an AONB — should such potential development even be proposed? C373 and peripheral areas (C136, C137, C400, C401, C402, C403, C404) are Green belt. All feeder roads into village are rural, | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and |
narrow and in places single track, not conducive to frequent use by heavy traffic. Commitment of CCDC to preserve green space between village and town communities would be threatened with probability of Cannock Wood merging with Burntwood. No Doctors surgery or shops and one small school so villagers dependant on already oversubscribed amenities in nearby towns. Further development would require major capital investment in these towns. Any development in Cannock Wood would be environmentally and financially prohibitive. Need for more houses is indisputable but use of brownfield sites in first instance is surely preferable even if cost is greater. Preservation of green spaces is fundamentally important to the wellbeing of the public and vital if AONB’s are to be sustained.

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<th>IOC402-20</th>
<th>Houldcroft J</th>
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<td>Section 3, Key Issues and Reasons for Recommendation 3.2 The role of Local Plan Part 2 is to deliver Part 1. It needs to allocate sites to deliver the amounts of development in the right locations, and where necessary can also provide further policy elaboration provided that it links directly back to Part 1 and can be clearly justified by robust evidence. 5.6 - As Local Plan Part 2 is to deliver the detail set out in Part 1, it is imperative that it is consistent with it. 5.14 - The National Planning Policy Framework states that Green Belt has five purposes. Its role is:</td>
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brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.

Noted and for consideration as the site assessment work is undertaken.
• 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; and
• To assist in urban regeneration, by encouraging the recycling of
derelict and other urban land.

(page 9) ‘Links between Local Plan Part 1 and Local Plan Part 2’ table-
Policy CP14 extract referenced.

(page 17) 4.3 LPP1 sets the context for the need for LPP2. Policy CP1
emphasises the need to focus investment and regeneration ‘in existing
settlements whilst conserving the landscape of the AONB.
Local Plan Part 2 is contradictory to deliver Local Plan Part 1 and
Cannock Chase AONB Management Plan 2014-19 with sites C136, C137,
C373, C376, C399, C400, C401, C402, C403, C404 and CE55 all being
within the Green Belt and AONB, these sites should be taken out of the
next round of the plan on these points alone. All these sites would ruin
the character of Cannock Wood village and be detrimental to the AONB.

Furthermore with sites C264, C264(a), C264(b), C285, C264 (c), C264(d),
C264 (e) and C265. These proposed sites would be detrimental to the
area in general linking urban areas together, ruining the local landscape
and the views into and out of the AONB. These sites are not in keeping
with the local area and would ruin the local community having such an
increase population.

The sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404
and CE55 would overwhelm the small village of Cannock Wood which
does not have the infrastructure to support developments of this size.
They would also effect the environment, much of the traffic would have
to pass via the 5 ways junction at Heath Hayes which already has air
pollution issues and requires measures to bring the air quality at this
junction within European standards.
Much of the proposed land in sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 is used for equestrian purposes. Cannock Chase and the AONB is being promoted as recreational and leisure use, where would people keep their horses if these sites went ahead? Locally Coney Lodge Farm on Rugeley Road, Chase Terrace is currently already under development into and housing complex.

Many of the sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 are on top of old unmarked? Mine workings which would cause issues during any development.

Another concern that I would have is having such a mass of houses so close to the Beaudesert Scout and Guide camp for security reasons. Therefore making this site easily accessible on foot etc. could cause issues.

The site that is proposed at C373, CE55 would have a detrimental impact on the local wildlife with many trees, ancient woods, streams and pools there is a rich diversity of wildlife from Deere, birds, newts etc.

Below are various extracts to support my comments (which I have added comments in red or made key sentences bold) to support the fact that the sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 should be taken out of the local plan due to them not being in fitting with Local Plan Part 1 2014 and the Cannock Chase AONB Management Plan 2014-19:

Page 35 of Local Plan Part 1, 3.0 Vision states
‘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.’

Local Plan Part 1, Section 1 core strategy, figure 4.1. (see below) States that Cannock Wood is within AONB and to ‘Respect Village Character’

The sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 would not be ‘respecting’ the village character as Cannock Wood would be overwhelmed.

From the Cannock Chase AONB Management Plan 2014-19, Cannock Wood and sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 are all
within the area
classed as ‘Settled Plateau Farmlands’ as per Figure 3 (page 13).

With Special Qualities (page 18) being:-
• Undulating landform dissected by small wooded stream valleys
• Clustered farmsteads and roadside cottages
• Winding lanes with high hedgebanks
• Small irregular hedged fields

These special qualities should therefore be preserved.

Page 8 states
• HLO2 Conserve and enhance the distinctive and nationally important
landscape of Cannock Chase AONB and the locally, nationally and
internationally important biodiversity and geodiversity it supports,
ensuring links between habitats within the AONB and surrounding
landscape.

Landscape Key issues (page 24) states:-
• KI6 Pressure for development, its quality and impacts may change the
character of the AONB
landscapes and its setting.
• KI7 Encroachment of urban elements into landscapes.
• KI9 The development of major new housing provision immediately
surrounding the
AONB may significantly increase the impact of regular visitors to
localised areas.

Already on key dates i.e. Christmas, New year and summer days Castle
ring car park is full with vehicles parking in surrounding narrow lanes
making walking around the local area dangerous. Around the popular
Castle Ring area and Gentleshaw Common there are already signs of too
many visitors of trampled pathways, flora / fauna and littering, dog
fowling etc.
• KI21 Maintaining views from and into the AONB.

Sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 would ruin views into and out of the AONB.

All the site listed above would have a detrimental impact on views from and into the AONB. The green space in and around the Cannock Chase AONB must be protected.

• KI22 Ancient woodland needs to be protected and restored to secure its long term future.

There are ancient woodlands that form part of site C373 and CE55.

Landscape Policies (page 30) states:-
• LP6 The Partnership will seek to influence planning policies, Local Plans and planning decisions to ensure they incorporate measures for the conservation and enhancement of the AONB landscape and scenic beauty.

I do not see how any of the sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 conserve or enhance the AONB landscape and scenic beauty.

• LP11 Work will be undertaken to ensure protection of all landscape, heritage, geological and ecological designated assets. There is an old moat that is within the C373 and CE55 sites so this should be protected as heritage.

| IOC402-21 | Howard C | Concerns in relation to the site  
1) within an area of Green Belt; an Area of Outstanding Natural Beauty (AONB); a site of historic interest- the historic Nunswell | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and |
itself; Site of special interest – habitat and wildlife, with preservation orders on identified existing trees; removal of land accessible to the public for leisure, relaxation and exercise.

2) Road network not designed for heavy traffic use with very limited available investment from Staffordshire Highways. Bus services exist but are not multi route services. Rail links would require additional transport in order access local and national stations. All utility services would need to be provided. Sewerage and drainage systems would need to be provided. Medical facilities – the closest would most likely be ‘cross boundary’ into Lichfield DC and are already oversubscribed. Schools – the closest would most likely be cross boundary into Lichfield DC. Churches – closest for majority would be cross boundary into Lichfield (Longdon and Gentleshaw or Burntwood Parish). Shops – very little provision in Cannock Wood (timed where and when available).

3) Lichfield District Council has seen the individual areas of Burntwood, Chase Terrace, Chasetown and Boney Hay merge into an area now known as ‘Burntwood’. The CCDC Plan refers to maintaining the character of communities and the function of Green Belt to support this objective. By developing the potential sites in this CCDC area there is opportunity, over time, for the same to happen in Cannock Wood, Rawnesley, Prospect Village, Wimblebury. Extension of building and development towards the Redmoor would skirt the LDC boundary where presently a development of 8 houses is under construction at Coney Lodge. There is potential for this to be extended towards Cannock Wood in the future. It would appear that the merging of communities across Green Belt goes against the original intention of Green Belt land and removes the feeling of pride in the area of which we live as communities. The interactive location plan highlights the areas referred to (adjacent to Hayfield Hill, Cumberledge Hill and the Redmoor) for a variety of uses (housing, employment etc) and also selected shading, according to the key, clearly indicates green belt, brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

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No support as a suitable site for further housing, gypsy, traveller or industrial or commercial development.

IOC402-22 Hughes K

Sites C136, C137, C373, C400, C401, C402, C403 and C404 - I am emailing to express my concern for the above proposed local development. There are a number of reasons why I believe that this area should not be considered:

- This is an area of outstanding natural beauty.
- This would be detrimental to valuable wildlife and habitat.
- The impact this would have to the deer who have already been forced onto local roads due to a housing estate 2 miles down the road.
- This area has an ancient moated site/abbey and ancient woodland.
- Public footpath walks run through the proposed site.
- Roads/lanes in the surrounding villages are only built to withstand light traffic and are already in a state of disrepair and have no paths.
- Primary and Secondary schools are already pushed to the limits with children already not getting into schools in their catchment.
- No local amenities

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<tr>
<th>IOC402-23</th>
<th>Hughes N</th>
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<td>As a council tax payer I am disturbed to have just been made aware of this application and subsequent proposed plans. I am proud and have worked very very hard to own a house within an area of natural beauty and made various sacrifices over the last 15 years to be in a position to move into Cannock Wood to give me and my family what I consider to be a better quality of life. Deer have ALREADY made way without choice in relation to a new build next to Morrisons and are now left to wonder in a small section of fenced grass. In summary; Our roads in CANNOCK WOOD are awful and have been for years. These need seriously addressing asap along with a severe lack of other key amenities. Our school is stretched to fit people in from the relevant areas and are now underperforming already. There are surely plentiful brown field sites available and certainly even less detrimental green belt areas locally that are not areas of outstanding natural beauty!!! My personal lane (Ivy Lane) is already used as a cut through for the traffic created by the business at the bottom of slang lane, even though it has no footpaths. I will help the people of this beautiful village fight this through planning as best I can to try and secure an area I think should quite simply be left off this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.</td>
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for future generations to enjoy. Please don’t form the excuse that jobs will be created as if we all decided to run around committing crimes, dropping litter etc it would create more jobs for people- but that doesn’t mean it would be the right thing to do. I, along with others I have spoken too in and around the village will defend against this proposal until it is withdrawn.

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<tr>
<th>IOC402-24</th>
<th>James H</th>
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<tbody>
<tr>
<td>Concerns in relation to the site</td>
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No support as a suitable site for further housing, gypsy, traveller or industrial or commercial development.

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<th>IOC402-25</th>
<th>Johnson J</th>
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<td>• The residents of Cannock Wood do not get a free newspaper and we have not been informed of the possible implications of Local Plan 2 on Cannock Wood by our own Parish Council therefore many residents are still not aware of the possible development and this will impact on the number of comments sheets which will be received. The lack of notification is against the spirit of the Localism Act 2011.</td>
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• Our present village population is in the region of 1000, this development is likely to increase this by at least 50% thus changing the whole nature of the village.
• The infrastructure is unable to support a development of the size proposed. There are insufficient doctors, schools, shops etc. The possible entry/exit points to the sites are mainly on Hayfield Hill or Cumberledge Hill, neither of which would be able to support the amount of traffic which would emanate from the developments. The amount and type of traffic passing through the village would be excessive and would result in a very dangerous environment, the traffic in the village having already increased considerably over the last few years. The area is well used by walkers, cyclists, dog walkers and horse riders. All these would be put at a greater risk from increased traffic.
• The development at Court Bank will be against the objectives of the AONB which it is fully within. It will no longer be a special, peaceful or tranquil place and the development would cut the links between habitats within the AONB and surrounding landscape. The National Planning Policy Framework states that great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.
• The development at Court Bank would be on green belt land whilst there are brown field sites such as Rugeley Power Station available which would better suit a mixed development.
• The development at Court Bank would not make use of previously developed land and buildings.
• There have been problems with flooding in the proposed area at Court Bank and this development would not reduce this risk.
• One of the SA objectives is to protect and enhance biodiversity, flora, fauna and geodiversity. Why therefore build on land which is a rich habitat for flora and fauna with ancient woodland, a red deer herd, pools and a stream. The website for Court Bank Livery Stables quotes “The ancient woodland of Court Bank Covert is home to a large range of
flora and fauna including a herd of wild Red Deer which can often be viewed on the farm. It is in three distinct sections that have been named Bridge Copse, Badger Wood and the Kings Spinney. The Redmoor brook flows through the Court Bank Farm running north to south through the ancient woodland, with an optional brook crossing on the farm ride. Onsite there are two pools which are recorded on ancient maps, which indicates that they provided the Abbey with food.

- Another SA objective is to conserve and enhance the historic environment. As the proposed land contains a scheduled monument of a moated site and Bloomery in Court Banks Covert Dam and Nuns Well, this development is again this objective. Historic England records the following information:

  “The medieval moated site and bloomery 360m south west of Court Bank Farm survive as earthworks and buried archaeological deposits. Despite some disturbance through tree and scrub growth the moated site has experienced little modern development and therefore will contain archaeological and environmental deposits which will provide important information about the nature and use of the monument as well as medieval society, its economy and landscape in which it has been constructed. Despite some disturbance the bloomery survives as archaeological deposits relating to the process of iron smelting and will provide information on the nature and use of the medieval bloomery as well as medieval society, its economy and landscape in which it has been constructed. The monument includes the earthworks and buried remains of a medieval moated site and a nearby bloomery situated within the valley of Redmoor Brook. A rectangular moated site measuring externally up to 140m north west to south east by 100m south west to north east encloses an internal area of approximately 0.5 hectares. The Redmoor Brook has been re-cut to run through the south west and south east arms of the moat. It is possibly the site of a royal hunting lodge built by Henry II in 1157-1158. To the north east at SK 0414 1179 lie the buried remains of a medieval bloomery or iron furnace, evident by buried mounds of iron slag, cinder and black earth.”
Situated close by is a rock-cut well known as Nun’s Well which may be medieval in date. The possible site of a C12 hermit priory which adopted Cistercian rule in 1141 and then moved to Stoneleigh by 1159, is thought to lie in the vicinity.” Court Bank Livery Stables website states “In 1910 evidence of a Flint Knapping floor was discovered near the Nun’s Well, which proved human activity in the Mesolithic/Neolithic period and over 28 recognisable implements have been found in the area including arrow heads, axe heads and a flint scraper.” This development would not only affect the known site but would impact on the archaeological and environmental deposits that are yet to be uncovered.

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No support as a suitable site for further housing,
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No support as a suitable site for further housing, gypsy, traveller or industrial or commercial development.

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<th>Matthews S</th>
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| I am writing to you with regards to the sites identified under the Cannock Chase Local Plan in Cannock Wood. I am a resident of the village (Cumberledge Hill) and a former resident of Gentleshaw nearby. I understand that the Council are required to find sites for new affordable homes in the district. I also understand that two sites have been identified in Cannock Wood. Whilst I am aware that no planning permission has currently been granted and the use of these potential sites has not been proposed yet, I felt it important to express my concerns with any possible changes to the green belt land in and around Cannock Wood. I feel strongly that Cannock Wood should keep its green belt land (and therefore not be granted permission for any other purpose), for the following reasons:

1. Reduction in green belt land would further blur the boundaries between villages resulting in a loss of identity of the village and contribute to creeping urbanisation. This in turn could also reduce desirability and therefore house prices.
2. The area in question would likely have an impact on Nun’s Well which is a nature reserve. Part of the reason people enjoy the village is the abundance and availability of wildlife.
3. Nun's Well is also of historical importance, again contributing towards the village’s identity.
4. If the Council’s goal is to build affordable housing, that goal is unlikely to be met by building in the village/on green belt land. Houses in this area are already higher than average due to desirability. Building houses

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would either a) not make said houses affordable or b) reduce the value of the overall properties in the village.
5. Part of the Common (also a nature reserve) has already been encroached upon by Cameron Homes. Further reduction in green belt/building on or near to nature reserves would encourage these companies in trying to build on similar land due to the implication that it is acceptable.
Many thanks in advance for taking these concerns into consideration during the process of finalising the local plan.

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The value of many of the houses in this location is substantially enhanced purely due to the beauty of their outlook in to the AONB. Provides summary of Staffordshire County Council Strategic Plan 2013-2018. In the interest of economic wellbeing of the community there is an obligation to protect the existing community from the inevitable loss in the event of removal of AONB status for proposed development — undoubtedly having a negative impact on property values. The existing community would not prosper, be healthy or happy. In the interest of public well-being and to “be healthy and happy” please consider the many houses which have been developed and designed intentionally, to take in the view of in particular site C373 of 37 hectares and now could be faced with the prospect and reality of bulldozers and lorries levelling the land. Please consider the health, wellbeing and welfare of the many, who have spent livelihoods to be able to afford such a view, in particularly the elderly.

No support as a suitable site for further housing, gypsy, traveller or industrial or commercial development.

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<thead>
<tr>
<th>IOC402-32</th>
<th>Natural England</th>
<th>See overall comments on SSSI Impact Risk Zones. Site lies within AONB. Adopted LPP1 policies CP12, 13 and 14 apply.</th>
<th>Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.</th>
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<td>IOC402-33</td>
<td>Nokes D</td>
<td>Cannock Wood is in an area of 'Outstanding Natural Beauty’, a housing development in the village of this magnitude would despoil such natural beauty. Beauty is to be treasured, not despoiled. A housing development of this magnitude would inevitably have a huge impact on this small village, one fears the impact would have many negative features and change its overall character. The Archaeology &amp; History within the area under consideration has not been subjected to detailed examination. The whole area should be</td>
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The raised moated site in the woodland, a Scheduled Monument, is probably medieval and may have been the site of a farmhouse. Somewhere here there is the site of a Religious House on land granted by King Stephen (between 1135-1139) in the area called Radmore. There is known to have been a Hunting Lodge of Henry II in Cannock Wood and this sheltered valley would be a suitable spot (probably not the medieval building on Castle Ring Iron Age Fort). Maybe on the moated site? Within the area flint 'flakes' have been found, being 'off-cuts' from tools crafted by Stone Age Man 4000 years ago. This area could contain the remains of a Neolithic Camp. Another Scheduled Monument is the site of a Medieval Bloomery for iron smelting. On a field visit to the area of the Staffordshire Historical and Archaeological Society the academic leader of the visit suggested the existence of a medieval water mill site adjacent to the eastern end of raised moated site. Finally there is the enigmatic site of Nun's Well (Holy Well/Sacred Spring?) at the base of an old oak tree.

Concerns in relation to the site:
- within an area of Green Belt; an Area of Outstanding Natural Beauty (AONB); a site of historic interest- the historic Nunswell itself; Site of special interest – habitat and wildlife, with preservation orders on identified existing trees; removal of land accessible to the public for leisure, relaxation and exercise.
- Road network not designed for heavy traffic use with very limited available investment from Staffordshire Highways. Bus services exist but are not multi route services. Rail links would require additional transport in order access local and national stations. All utility services would need to be provided. Sewerage and drainage systems would need to be provided. Medical facilities – the closest would most likely be ‘cross boundary’ into Lichfield DC and are already oversubscribed.

Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue.
Schools – the closest would most likely be cross boundary into Lichfield DC. Churches – closest for majority would be cross boundary into Lichfield (Longdon and Gentleshaw or Burntwood Parish). Shops – very little provision in Cannock Wood (timed where and when available).

Lichfield District Council has seen the individual areas of Burntwood, Chase Terrace, Chasetown and Boney Hay merge into an area now known as ‘Burntwood’. The CCDC Plan refers to maintaining the character of communities and the function of Green Belt to support this objective. By developing the potential sites in this CCDC area there is opportunity, over time, for the same to happen in Cannock Wood, Rawnsley, Prospect Village, Wimblebury. Extension of building and development towards the Redmoor would skirt the LDC boundary where presently a development of 8 houses is under construction at Coney Lodge. There is potential for this to be extended towards Cannock Wood in the future. It would appear that the merging of communities across Green Belt goes against the original intention of Green Belt land and removes the feeling of pride in the area of which we live as communities. The interactive location plan highlights the areas referred to (adjacent to Hayfield Hill, Cumberledge Hill and the Redmoor) for a variety of uses (housing, employment etc) and also selected shading, according to the key, clearly indicates green belt, AONB, historic and additional interest. The present landowner of these areas has developed the site over recent years and is in the process of further landscaping to preserve, enhance and maintain the features. Grassland has been improved, wooded areas managed and bridle ways created around the perimeter. The sites at Court Bank along with the above provide leisure facilities, equestrian and employment opportunities and a maintained public footway for the community all of which are promotes as important to CCDC on their website. CCDC has a responsibility which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

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1) within an area of Green Belt; an Area of Outstanding Natural Beauty (AONB); a site of historic interest- the historic Nunswell itself beneath a preserved Oak; Site of special interest – habitat and wildlife, with preservation orders on identified existing trees. Sites identified as those for protection rather than development.

2) Road network not designed for heavy traffic use- considerable cost and investment would be needed. Bus services exist but are not multi route services. Rail links would require additional transport in order access local and national stations. All utility services would need to be provided at considerable expense. Sewerage and drainage systems would need to be provided at considerable expense. Medical facilities – the closest would most likely be ‘cross boundary’ into Lichfield DC. Schools – the closest would most likely be cross boundary into Lichfield DC. Churches– closest for majority would be cross boundary into Lichfield (Longdon and

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Attention was only brought to this plan via an unofficial information sheet posted by hand through the letter box of both my Parents and Grandmothers house via ‘A concerned Cannock Wood Resident’. I am Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and
no longer a resident of Cannock Wood. However I am less than 1 Mile away in Lichfield District. From this I was prompted to attend a drop in session at Heath Hayes at which I was invited to the Cannock Wood Parrish meeting on March 16th, which I am most great full to both Claire and Sarah for attending in such uncomfortable circumstances. The passion of the people within the parish and surrounding area was clear by the turn out at Gentleshaw village hall meeting. I would like to note that I have spoken to many residents and locals to the area who would have liked to attend however they were not informed until after the meeting had passed and were unable to attend.

I personally have seen no formal advertisement at all, not even a letter on the village notice board.

From my knowledge, all that attended were informed only by word of mouth. The turn-out on the evening was considerable and I believe that this shows how currently, there is a close knit and bonded community with passion for their surroundings and neighbours, which must be considered in the proposals of the local plan. Please do not allow disturbance and disruption to this fantastic rural community who are held together by their pride in the beautiful area which surrounds them. The Objections of the villagers were made very clear at the meeting, in particular to the area referenced C373, C402 etc (to the West of Hayfield Hill). With several queries being made in objection to development of this area and also regarding the locally proposed traveller site.

Particular concerns with sites are:

1) within the Green Belt. The NPPF bears great importance on Green Belt land and maintaining its boundary protection and states that Green Belt Boundaries should only be changed in a Local Plan under “exceptional circumstances” and only permit most forms of development in “very special circumstances”. We already have planned extensive development within our region and also very nearby in Burntwood into the green belt. I understand the requirement for additional housing and pressures from central brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

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Government however, as we currently have several huge development sites available out of green belt I do not consider the local plan at this stage to invoke “exceptional circumstances” for the land such as C373/ C402 etc. Campaign to Protect Rural England (GPRE) research in “Building in a small island” promotes Brown field re-development and shows the relevance of using Brown field sites over green and stating how Strong protection of the Green Belt helps the economy by promoting urban regeneration and keeping housing and business close to services and transport links. This clearly is relevant for CCDC. They are within the AONB- Gentleshaw and Cannock wood is awarded protection as an AONB as a part of the greater Cannock Chase, under the Countryside and Rights of Way Act 2000 by Natural England for its beautiful landscape, its history and its wildlife. This area has been specifically designated for conservation due to its significant landscape value, awarding the beautiful area with National importance via Natural England. With only 46 AONB’s in Britain. This surely must be a location that CCDC is proud of, and willing to show commitment to preserve and to enhance the natural beauty of the landscape. The AONB rely on planning committee’s such as yourself at CCDC to achieve AONB’s aims of “meeting the need for quiet enjoyment of the countryside and having regard for the interests of those who live and work there.” I personally have contacted our area representative for AONB defining my personal concerns and knowledge of the site regarding area C373 and surrounding proposed sites. As a planning authority please show that you are willing to enforce your power to restrict development and protect our beautiful landscape. Site of historic interest- The historic Nunswell itself at the foot of a preserved beautiful Oak, giving name and meaning to the adjacent nature reserve. This brings visitors from near and far to our village to pass through the reserve and access the historic site via the conserved public footpaths, often then to continue to one of our
several local pubs and bring economic value to the area. Please preserve this area for our children and grandchildren. Nature at this location is parkland based and of a very different make up than what is found on either the nearby common land or Cannock Chase itself. Site of Special Interest- Habitat to various forms of wildlife both common and protected species of; birds, mammals, reptiles, invertebrates and insects, with preservation orders on several identified existing trees. I have personal experience of the nature and wildlife on sites C373 and C402 from growing up overlooking the site and playing as a child through the woodland and in the fields of C373. Site specific nature including the now vastly culled deer (I do understand that this is required to manage the land), along with our important Badgers, Bats and of course Common and Great Crested Newts along with many others. Within the site is an Ancient Woodland comprising of mainly Oak and Birch to which I have had the privilege of experiencing the nesting and rearing of young Buzzards, visible from both the houses of Hayfield Hill and Slang lane and also the field to the far West of site C373 is used annually for rutting by the dear, providing rare and incredibly powerful viewing. Please do not allow this precious land to be taken away from us and the nature that depends on it. The recently published white paper (February 2017 I believe) provides a proposed amendment to planning authorities regarding “Ancient Woodland” and “Veteran trees” (guidance note link provided). Ancient woodland and veteran trees: protecting them from development. Explaining that – “Trees and woodland classed as ‘ancient’ or ‘veteran’ are irreplaceable. Ancient woodland takes hundreds of years to establish and is considered important for its wildlife, soils, recreation, cultural value, history and contribution to landscapes.” Proposed site C373 Contains both an “Ancient Woodland” and also several “Veteran” individuals. The woodland of course runs directly through the proposed site, however in the last three weeks several trees have been felled (maybe due to
“Doris” but I am suspicious of this). Consideration must be made, not only to the position of the potential housing specific siting, but also nearby locations as changes in chemical imbalance, potential pollution of watercourses and air quality would all have a substantial effect on the nature at this site and also the Ancient Woodland and individual Veteran trees. There is Archaeological importance with the “Nuns Well” and the associated tunnel system beneath the fields and Woodland. The historic value should be preserved.. not destroyed! No support as a suitable site for housing, industrial, commercial, gypsy or traveller development.

2) Road network not designed for heavy traffic use- considerable cost and investment would be needed. Bus services exist but are not multi route services. Rail links would require additional transport in order access local and national stations. Insufficient utilities and services available even to upgrade for new amenity. Sewerage and drainage systems would need to be provided with the lie of the valley at this location removal of “green areas” is likely to cause flooding and to overwhelm the brook at this site. Medical facilities – the closest would be ‘cross boundary’ into Lichfield DC. Schools – the closest would be cross boundary into Lichfield DC. Churches– majority cross boundary into Lichfield (Longdon and Gentleshaw Parish). Shops – very little provision in Cannock Wood (timed where and when available). No support as a suitable site for further housing, gypsy, traveller or industrial or commercial development.

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Summary of property values article which outlines the higher property values associated with national parks and AONBs. Provides summary of Staffordshire County Council Strategic Plan 2013-2018. In the interest of economic wellbeing is there an intention to protect the existing community from inevitable loss in the event of removal of AONB status for proposed development - undoubtedly having a negative impact on property values thus removing economic wellbeing? The existing community would not prosper, feel safer or be healthier or happier in their community.

5) Site C373 provides a public footpath from Hayfield Hill, through the beautiful private land, to the Nature reserve of Nunswell. The footpath itself extends the nature reserve through beautiful parkland, the importance of such areas is stated on the CCDC website, such areas “provide important havens for wildlife, containing a wide range of increasingly rare habitats and species. The value of these spaces to human wellbeing is also being increasingly understood and valued.” We as humans need this as it is a safe place for exercise and health physically, as well as psychological health and the opportunity to learn explore, find ourselves and prosper. The public footpath and its surrounding is; as stated on the CCDC website to “escape the pressures of modern life. As well as being able to enjoy the natural world on your doorstep”, to exercise and to explore with children or grandchildren. Loss of identity through closing the village boundaries through loss of green belt and with what would clearly be inevitable disturbance to the village would disrupt and negatively affect all of those who work and support the community which they love and have passion for. Already there is talk, from many that, should this site remain on the local plan for proposed development, that they would “sell up” and leave the area. I personally have saved and worked hard with a sincere aim of pushing hard to be able to afford to move back to the beautiful village where I grew up, and hoped to be able to afford to look
over the beautiful view of AONB land where I have been so fortunate to grow up and hope to be able to provide this to my own children in the future. Please don’t take this dream away from me. In the interest of public well-being and to “be healthy and happy” please consider the many houses which have been developed and designed intentionally, to take in the view of in particular site C402 and C373 of 37 hectares and now could be faced with the prospect and reality of bulldozers and lorries levelling the land. Please consider the health, wellbeing and welfare of the many, who have spent livelihoods to be able to afford such a view, in particularly the elderly. I have particular concern for my grandmother in Cannock Wood. The bungalow has been designed and renovated in layout and window design, so that all but one bedroom face and take in and maximise the view into the valley of site C373. The kitchen, Lounge, Dining area and bedroom windows maximise the view and frame the picturesque valley and parkland like a living picture. A purely beautiful outlook into the prized AONB of Cannock Wood in Cannock Chase. Please consider the emotional effect to her personally when there will be no place to hide, from watching the machinery arrive to devastate this view and level this land for housing. I assure you that viewing the proposed Local Plan and attending the drop in session at Heath Hayes was far more distress to her than anybody should have to go through. Please remove this burden, support the SCC’s Strategic Plan, protect the AONB and do not cause my grandmother and many others in the same position to have to watch this special location be devastated. No support with specific interest to sites C402 and C373 as suitable sites for further housing, gypsy, traveller or industrial or commercial development.

| IOC402-38 | Perks G | Sites C136, C137, C373, C400, C401, C402, C403, C404, C399, C376. The call for sites for potential development is understandable considering current requirements for housing. It is an unfortunate fact that green belt is now considered a legitimate option for development and evident Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where |
In areas across the country such options are taken up. The above site refs are of particular concern as the area is an AONB. This means by definition that its landscape is considered so precious that it is protected for the nation, for its wildlife, habitats, historical heritage and scenic views. It is easy to see why Cannock Wood has earned this status, it meets all the criteria with abundance. Castle Ring and Court bank Farm are excellent examples of historical sites and areas that provide natural habitat for wildlife. Cannock Wood attracts many visitors because of its wildlife, history and ancient monuments which brings significant benefits to the area. To turn the surrounding field and woodlands into housing estates or industrial developments will induce a great loss for the sake of a few houses.

Access to the village is a big concern, the roads are narrow and restrictive so any extension of the village will cause significant risks from more traffic. Developments in the surrounding area already underway or complete have driven out wildlife from their habitat; this is evident from the increasing sights of deer roaming the main roads of Chase Terrace. This should not be allowed to happen further in this area. The negative aspects of approving the above referenced sites for potential development are clear, so as a resident who is concerned for the Cannock area as a whole, please assess the sites as unsuitable and preserve a valuable AONB.

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<thead>
<tr>
<th>IOC402-39</th>
<th>Roberts C</th>
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Slang Lane is a very narrow lane with only footpaths on one side at either end and no paths past the junction with Ivy lane. It is already a very busy Lane with large vehicles and horse boxes attending the farm and riding school. Horses and riders are also frequently using the Lane to access the farm and the lane is also used as a short cut through to Hayfield Hill. The land in Cumberledge hill is adjacent to Nuns Well which is a special site in an AONB. Cannock Wood itself has 1 small school which is already full with pupils from outside the catchment area, the Doctors Surgeries in the surrounding villages are also full with many of them unable to accept new patients, and the Village also lacks

This accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the database (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.
| IOC402-40 | Roberts J | C400, C402, C373, C137. Slang Lane is a very narrow lane with only footpaths on one side at either end and no paths past the junction with Ivy Lane. It is already a very busy lane with large vehicles and horse boxes attending the farm and riding school. Horses and riders are also frequently using the Lane to access the farm and the lane is also used as a short cut through to Hayfield Hill. The land in Cumberledge Hill is adjacent to Nun’s Well which is a special site in an AONB. Cannock Wood itself has one small school which is already full with pupils from outside the catchment area, the doctor’s surgeries in the surrounding villages are also full with many of them unable to accept new patients, and the village also lacks a post office and shops. | Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses. |
| IOC402-41 | Smith M | Object to site. Situated on green belt land and as per the Cannock district councils plan, does not comply with the plan for urban development only. The roads surrounding the proposed sites are not suitable as speeding is already an issue on hayfield hill with the current number of vehicles, an issue that has been highlighted on a number of occasions and has been monitored and accepted by the highways agency and police. I would have serious concern over the welfare of my family, children visitors and neighbours. I would also have serious concerns for the welfare of wildlife that are reliant on these proposed sites. | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. |
| IOC402-42 | Smith S | Object to site. Situated on green belt land and as per the Cannock district councils plan, is a direct contradiction of the plan i.e. urban |

Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is
development only. Also the extension of the village of Cannock wood would also be against Cannock district councils policies. The roads surrounding the proposed sites are not suitable as speeding is already an issue on hayfield hill without having more vehicles to contend with, an issue that has been highlighted on a number of occasions and has been monitored and accepted by the highways agency and police. Finally, as well as being against your own policies it would also be irresponsible due to the amount of wildlife that resides on these proposed sites.

Urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

<p>| Staffs County Council | Sites C136, 137,373,400,401,402,403 and 404 – potential to impact on sensitive undesignated archaeological remains but they are small in nature and do not impinge directly upon designated heritage assets or large areas of historic landscape character. Castle Ring hillfort (SAM) lies close to/overlooking the above sites, at present screened by vegetation, but the Forestry Commission felling plans may expose the monument and any allocation site on lower land to the south may impact upon the setting of this nationally important heritage asset. | Noted, will be considered fully as Site Assessment work is taken forward. |
| IOC402-43 | | |
| IOC402-44 | Site outside the existing village boundary of Cannock Wood and within the Green Belt and the AONB. The Local Plan Core Strategy (1) proposes to protect to the Green Belt in accordance with National Planning Policy by restricting further development to within the existing village boundary. To include the site for future housing development would therefore be contrary to long established Green Belt policy. Furthermore Cannock Wood is within the Cannock Chase Area of Outstanding Natural Beauty where national and local planning policies | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability |</p>
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<th>IOC402-45</th>
<th>Torrell L</th>
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<td>- within an area of Green Belt; an Area of Outstanding Natural Beauty (AONB); a site of historic interest- the historic Nunswell itself; Site of special interest – habitat and wildlife, with preservation orders on identified existing trees; removal of land accessible to the public for leisure, relaxation and exercise.</td>
<td><strong>Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.</strong></td>
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<td>- Road network not designed for heavy traffic use with very limited available investment from Staffordshire Highways. Bus services exist but are not multi route services. Rail links would require additional transport in order access local and national stations. All utility services would need to be provided. Sewerage and drainage systems would need to be provided. Medical facilities – the closest would most likely be ‘cross boundary’ into Lichfield DC and are already oversubscribed. Schools – the closest would most likely be cross boundary into</td>
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seek to protect the special character of the area in the public interest. To allow the site to be developed for housing would detract from the visual character of the area and the setting of the village.
Lichfield DC. Churches—closest for majority would be cross boundary into Lichfield (Longdon and Gentleshaw or Burntwood Parish). Shops – very little provision in Cannock Wood (timed where and when available).

- Lichfield District Council has seen the individual areas of Burntwood, Chase Terrace, Chasetown and Boney Hay merge into an area now known as ‘Burntwood’. The CCDC Plan refers to maintaining the character of communities and the function of Green Belt to support this objective. By developing the potential sites in this CCDC area there is opportunity, over time, for the same to happen in Cannock Wood, Rawnsley, Prospect Village, Wimblebury. Extension of building and development towards the Redmoor would skirt the LDC boundary where presently a development of 8 houses is under construction at Coney Lodge. There is potential for this to be extended towards Cannock Wood in the future. It would appear that the merging of communities across Green Belt goes against the original intention of Green Belt land and removes the feeling of pride in the area of which we live as communities. The interactive location plan highlights the areas referred to (adjacent to Hayfield Hill, Cumberledge Hill and the Redmoor) for a variety of uses (housing, employment etc) and also selected shading, according to the key, clearly indicates green belt, AONB, historic and additional interest. The present landowner of these areas has developed the site over recent years and is in the process of further landscaping to preserve, enhance and maintain the features. Grassland has been improved, wooded areas managed and bridle ways created around the perimeter. The sites at Court Bank along with the above provide leisure facilities, equestrian and employment opportunities and a maintained public footway for the community all of which are promotes as important to CCDC on their website. CCDC has a responsibility to protect and enhance this area as an AONB for the benefit of through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.
the local community, area visitors and also the Nation, as this is a Natural England supported site. Following this consultation, CCDC should be given positive press coverage for its efforts in the recognition of site significance and its protection of this Nationally recognised AONB site.

- **AONB** summary provided of purposes and benefits of AONBs across the UK. It is a statutory designation, the purpose of which is for the conservation and enhancement of the natural beauty of the area. Natural England has a duty to provide general advice on development in AONBs. Each AONB should have a management plan, the duty for which falls to local authorities and in most cases the AONB partnership produces this. There is a statutory duty on relevant authorities to have regard to the purpose of conserving and enhancing the natural beauty of the AONB when exercising or performing any functions affecting land in the AONB. Summary of property values article which outlines the higher property values associated with national parks and AONBs. Because of the Premium paid for properties within this AONB site, CCDC has a responsibility to the residents and to their families, to protect the economic and financial wellbeing of the community residents, many of which could find themselves with negative equity should this land be included as a development location. The value of many of the houses in this location is substantially enhanced purely due to the beauty of their outlook in to the AONB. Provides summary of Staffordshire County Council Strategic Plan 2013-2018. In the interest of economic wellbeing of the community there is an obligation to protect the existing community from the inevitable loss in the event of removal of AONB status for proposed development — undoubtedly having a negative impact on property values. The existing community would not prosper, be healthy or happy. In the interest of public welt-being and to “be healthy and happy” please
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<th>IOC402-46</th>
<th>Tunnicliffe G</th>
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<td>The fact that the areas (areas of outstanding natural beauty and green belt) have been proposed beggars belief. Not only this, Cannock Wood suffers already from totally inadequate service utilities- mains drainage, water, electric, gas and telecoms. In addition, the road network in and around Cannock Wood would not support development on this scale.</td>
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<tr>
<td>IOC402-47</td>
<td>Williams I &amp; C</td>
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<th>Rep ID No.</th>
<th>Respondent</th>
<th>Comment</th>
<th>Council Response</th>
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<tr>
<td>IOC403-1</td>
<td>Anderson S</td>
<td>As a resident of the parish of Cannock Wood I wish to submit my comments on some of the proposed housing allocation options in the Local Plan. I would like to be kept up to date with the progress of the Local Plan and future consultations. The reference numbers of the areas of land that I wish to comment on are as follows and basically fall within the area known as Cannock Wood. C137, C136, C373, C399, C400, C401, C402, C403, C404 All these sites are unsuitable for consideration for housing as they do not comply with council policy for housing. They are within the Green Belt as well as being within the Area of Outstanding Natural Beauty and so do not comply with the council’s policy of keeping these areas protected from unnecessary development. They would not comply with the policy to keep house building restricted to urban areas as they are so obviously a rural area and such development would contribute to village sprawl, bringing the built up area of the village close to merging with the nearby settlements of Prospect Village and Chase Terrace. The general lack of facilities in the village, such as doctors, shops and schools also make them unsuitable sites for housing use. The road infrastructure is also very restricted in the areas around these sites as it is a rural community. These sites could also compromise the historic site of Nuns Well which lies within the area and should be protected, along with the areas of woodland that exist on and around this site.</td>
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<td>IOC403-2</td>
<td>Berwick A</td>
<td>I would like to lodge please the following comments regarding the possible future development, within the proposed Local Plan of land off Hayfield Hill and Slang Lane, known as Court Bank Farm, plus adjoining land. These comments are listed in bullet point form:- - Cannock Wood is an Area of Outstanding Natural Beauty and must</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.</td>
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not be ruined by any future building development;
- There are totally inadequate facilities within Cannock Wood to cater for any significant number of new residents (e.g., there are no doctors' surgeries or shops (other than a small greengrocer's store which hardly ever opens). Also there would be enormous strain placed on the small Gentleshaw primary school.
- Rather than spoil and develop this beautiful area, surely it makes more sense to develop existing brownfield sites such as Rugeley Power station.
- Cannock Wood is a lovely village and should remain as it is. It does not make sense to develop it further.
- Finally, I would like to add that there is evidence that the Court Bank Farm land carries significant historical heritage. Within their own website (www.courtbankfarm.com), Mr and Mrs Newton, the owners of Court Bank Farm state about the site history:
"The farm provides a safe and secure environment for horses and is also a natural habitat for local wildlife."
"At Court Bank Farm you are following in the steps of Royalty and local history. Within the ancient woodlands of Court Bank Farm an Abbey was established in 1141; this scheduled moated site was later used as a royal hunting lodge by Henry II and other gentry in 1155. There is also evidence of coal mining, flint snapping, iron production and industrial activity taking place within the estate during the medieval period."
"The Nun's well was used in the medieval period to draw water for the Abbey."
"The ancient woodland of Court Bank Covert is home to a large range of flora and fauna including a herd of wild Red Deer..."
"The Redmoor brook flows through the ancient woodland..."
"Onsite there are two pools which are recorded on ancient maps, which indicates that they provided the Abbey with food."
"In 1910 evidence of a Flint Knapping floor was discovered near the Nun's Well, which proved human activity in the Mesolithic/Neolithic period and over 28 recognisable implements have been found in the work on the plan progresses."
The Green Belt and the area around Cannock Chase should be protected at all costs and the land within Cannock Wood should not be included in the Local Plan. Proposals from any developers or land owners should therefore be totally rejected.

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<th>IOC403-3</th>
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<td>Concerns in relation to the site</td>
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<td>2) Road network not designed for heavy traffic use with very limited available investment from Staffordshire Highways. Bus services exist but are not multi route services. Rail links would require additional transport in order access local and national stations. All utility services would need to be provided. Sewerage and drainage systems would need to be provided. Medical facilities – the closest would most likely be ‘cross boundary’ into Lichfield DC and are already oversubscribed. Schools – the closest would most likely be cross boundary into Lichfield DC. Churches– closest for majority would be cross boundary into Lichfield (Longdon and Gentleshaw or Burntwood Parish). Shops – very little provision in Cannock Wood (timed where and when available).</td>
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There is potential for this to be extended towards Cannock Wood in the future. It would appear that the merging of communities across Green Belt goes against the original intention of Green Belt land and removes the feeling of pride in the area of which we live as communities. The interactive location plan highlights the areas referred to (adjacent to Hayfield Hill, Cumberledge Hill and the Redmoor) for a variety of uses (housing, employment etc) and also selected shading, according to the key, clearly indicates green belt, AONB, historic and additional interest. The present landowner of these areas has developed the site over recent years and is in the process of further landscaping to preserve, enhance and maintain the features. Grassland has been improved, wooded areas managed and bridle ways created around the perimeter. The sites at Court Bank along with the above provide leisure facilities, equestrian and employment opportunities and a maintained public footway for the community all of which are promotes as important to CCDC on their website. CCDC has a responsibility to protect and enhance this area as an AONB for the benefit of the local community, area visitors and also the Nation, as this is a Natural England supported site. Following this consultation, CCDC should be given positive press coverage for its efforts in the recognition of site significance and its protection of this Nationally recognised AONB site.

4) AONB- summary provided of purposes and benefits of AONBs across the UK. It is a statutory designation, the purpose of which is for the conservation and enhancement of the natural beauty of the area. Natural England has a duty to provide general advice on development in AONBs. Each AONB should have a management plan, the duty for which falls to local authorities and in most cases the AONB partnership produces this. There is a statutory duty on relevant authorities to have regard to the purpose of conserving and enhancing the natural beauty of the AONB when exercising or performing any functions affecting land in the AONB. Summary of
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No support as a suitable site for further housing, gypsy, traveller or industrial or commercial development.

| IOC403-4 | Bradley B | Should be discounted as option for housing at this stage. |
| IOC403-5 | Butler R | Concerns in relation to the site
1) within an area of Green Belt; an Area of Outstanding Natural Beauty (AONB); a site of historic interest- the historic Nunswell itself; Site of special interest – habitat and wildlife, with preservation orders on identified existing trees; removal of land accessible to the public for leisure, relaxation and exercise. |

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3) Lichfield District Council has seen the individual areas of Burntwood, Chase Terrace, Chasetown and Boney Hay merge into an area now known as ‘Burntwood’. The CCDC Plan refers to maintaining the character of communities and the function of Green Belt to support this objective. By developing the potential sites in this CCDC area there is opportunity, over time, for the same to happen in Cannock Wood, Rawnsley, Prospect Village, Wimblebury. Extension of building and development towards the Redmoor would skirt the LDC boundary where presently a development of 8 houses is under construction at Coney Lodge. There is potential for this to be extended towards Cannock Wood in the future. It would appear that the merging of communities across Green Belt goes against the original intention of Green Belt land and removes the feeling of pride in the area of which we live as communities. The interactive location plan highlights the areas referred to (adjacent to Hayfield Hill, Cumberledge Hill and the Redmoor) for a variety of uses (housing, employment etc) and also selected shading, according to the key, clearly indicates green belt, AONB, historic and additional interest. The present landowner of these areas has developed the site over recent years and is in the process of further landscaping to preserve, enhance and maintain

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Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.
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No support as a suitable site for further housing, gypsy, traveller or industrial or commercial development.

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<tr>
<th>IOC403-6</th>
<th>Chappells H</th>
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<tbody>
<tr>
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4) AONB- summary provided of purposes and benefits of AONBs

Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.
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No support as a suitable site for further housing,
I attended a parish council meeting on 16th March 2017 regarding a proposal to build residential commercial and itinerant sites within Cannock wood which is defined as an area of outstanding natural beauty. I reside in a property on slang lane Cannock wood, I find these proposals disgraceful. The area as stated is an area of outstanding natural beauty with wildlife visiting the fields daily. There are numerous questions that require to be answered regarding this proposed development. Has an environmental survey been completed have conservationists visited the area to conduct a study on the effects to the environment and wildlife in the area which is there home. It is an area of outstanding beauty for a reason and as such has been given the highest state of protection in law and government policy. How would building on this area benefit the local people, the primary school is already full, how would it boost the local economy, what provisions have been put in place for the extra traffic therefore damaging the local environment. Surely we should be conserving local landscapes and the scenic beauty, preserving wildlife and local heritage as in nuns well. There are numerous areas within Cannock chase that are not areas of outstanding natural beauty, why would consideration not be put on developing these areas and destroying this area.

Concerns in relation to the site

1) within an area of Green Belt; an Area of Outstanding Natural Beauty (AONB); a site of historic interest- the historic Nunswell itself; Site of special interest – habitat and wildlife, with preservation orders on identified existing trees; removal of land accessible to the public for leisure, relaxation and exercise.
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| IOC403-7 | Clift J | Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses. |
| IOC403-8 | Cocker A | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on |
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Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local
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Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.
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<tr>
<th>IOC403-10</th>
<th>Davis A Mrs</th>
<th>Site bordering Slang Lane, Hayfield Hill and Cumberledge Hill, AONB and Green Belt. Site of historical interest including site of Nunswell Park, an</th>
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Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is
ancient abbey and also archaeological interest. Redmoor Brook runs through land with associated wildlife, two natural lakes and a bluebell wood. Public footpaths enable the community to enjoy the countryside. Services already stretched so a major infrastructure input would be needed for either residential or industrial development. It would be more appropriate to extend the nature conservation opportunities. Question logic of allowing extension of equestrian facilities when land has already been earmarked for development? Sites identified should be viewed for protection rather than potential development. Road network not designed for heavy traffic, investment in services would be needed including public transport, schools etc. Should protect AONB for future generations. There is a statutory duty on relevant authorities to have regard to the purpose of conserving and enhancing the AONB when exercising functions. High quality of life connected with living in a National Park or AONB. Removal of AONB status would be contrary to SCC Strategic Plan 2013-18 vision.

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IOC403-11 Davis A Mrs
Burntwood, Chase Terrace, Chasetown and Boney hay have all merged into Burntwood. Cannock Wood development could see same happen there with loss of individual character. Development towards Redmoor would skirt Lichfield DC boundary where presently a development is under construction at Coney Lodge.

Noted, will be fully considered as Site Assessment work is taken forward.

IOC403-12 Mr and Mrs Davis G
All of the land suggested for housing around the Cannock Wood area is Green Belt and AONB. I live on the edge of this land and was refused a small extension to my kitchen because ‘it would be a detriment to the visual amenity of the area’ even though surrounded by conifers. Surely

Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where
hundreds of new houses would therefore completely eliminate the visual amenity.

Noted, will be considered fully as Site Assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

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| IOC403-13 | Derry I&J | Disagree with proposed development around Cannock Wood for following reasons:  - No existing facilities, employment prospects, adequate schools, and no reason to house people from more urban areas. All amenities would have to be provided.  - Road infrastructure comprises narrow lanes and roads, unsuitable for substantial traffic. Current speeding problems. Bus service would need to be increased with impact on roads.  - Is AONB within Green Belt, only such area in county, a jewel in the crown. Quintessential English village which will disappear if the rural community is turned into an urban overspill area. |

- No existing facilities, employment prospects, adequate schools, and no reason to house people from more urban areas. All amenities would have to be provided.
- Road infrastructure comprises narrow lanes and roads, unsuitable for substantial traffic. Current speeding problems. Bus service would need to be increased with impact on roads.
- Is AONB within Green Belt, only such area in county, a jewel in the crown. Quintessential English village which will disappear if the rural community is turned into an urban overspill area.
- Home to Castle Ring and Nuns Well monuments, with wildlife and plants which need preservation for future generations. Increased population may threaten this.
- High level of equestrian activity would be affected, this was a diversification from farming and is lucrative. Increased traffic would discourage horse owners.
- Brownfield sites should be considered first eg Rugeley Power Station and sites in and around Cannock, Heath Hayes and Norton Canes with links to amenities.
- Development would encourage urbanisation and linking to Chase Terrace and be the demise of the village.
- Only developers and landowners will benefit, wholly unacceptable that people with no interest in village can disrupt lives of residents.
- Cannock Wood, Cannock Chase and its heritage are very special and must be preserved.

The Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

Noted, will be considered fully as Site Assessment work is undertaken. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.

Unsuitable for inclusion in the Local Plan Part 2 Issues and Options as they all lie within Green Belt and AONB. Development of these sites would be outside of the policy for urban development of sites for housing. They would constitute a contravention of CCDC planning policies for housing development. If developed it would contribute to the sprawl of the villages of Cannock Wood and Gentleshaw which is also against planning policies. There is also a general lack of infrastructure and amenities in the village, such as doctors, schools and shops.

Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be
| IOC403-15 | Environment Agency | Site affected by ordinary watercourses where EA have little or no information. It would therefore be more appropriate for the Lead Local Flood Authority (Staffs County Council) to lead. As a minimum adequate development easements should be maintained, and where improvements can be made, renaturalisation and deculverting to ensure compliance with Local Plan Policy CP16. | Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses. |
| IOC403-16 | Frison E | I understand the plan details sites being considered for appraisal purposes at this time. My principle concern at this stage, as an inhabitant of Cannock Wood, is that the overriding principles outlined at the outset of Local Plan (Part 2) in respect of potential development in / around the village of Cannock Wood, are a direct contradiction of Local Plan (Part 1) which clearly outlined the Cannock Wood enclave as being sited within an Area of Outstanding Natural Beauty. As such, the idea that development of a number of sites within the green belt is even being considered within such an area, beggars belief. From a presentation by the Planning Office at the Village Hall a couple of weeks ago, which was attended by a huge array of the village's population, it was understood that people may propose to have their property, or other sites not belonging to them, to be considered within the Plan, but as all the principle sites bordering Cannock Wood are ostensibly identified as sitting within the green belt, it surely means that such land must be excluded from further consultations. | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be
Notwithstanding the fact that there is some need for further sustainable development within the broader Cannock area, it is understood from the presentation that a large proportion of the area's commitment has already either been met or has been planned for, and also that there remain a number of brown field sites within the broader Cannock area which have already been identified for development purposes. It would be useful to understand the extent to which the identification of brown field sites elsewhere within the borough satisfy the commitment to further development.

The village of Cannock Wood has limited amenities, but with a vibrant school which continues to benefit from a catchment area which stretches down towards Burntwood and further east to some other local villages. There is a local shop but with limited opening hours and a limited range of produce.

The village has an active local community, the fabric of which is governed and energised by the relative size of the village. There are currently some problems with car cruising / car speeding groups emanating from the surrounding towns and villages, and such matters would be further worsened by increased development / expansion of the village's boundaries.

The greatest damage / travesty befitting the village would be the destruction of the green belt and the fact that the village is designated as sitting within an area of outstanding natural beauty. There is abundant local wildlife, including foxes, badgers and deer, which is a key feature of the area's attraction for outdoor pursuits including mountain biking and walking - a great destination for visitors from all adjoining areas and further afield. Destruction of the wildlife habitats for these animals, and a healthy destination for the local and regional population, would be a travesty given the future we are seeking to leave for our young, including my own children.

I understand the plan details sites being considered for appraisal purposes at this time. My principle concern at this stage, as an inhabitant of Cannock Wood, is kept under consideration in the light of emerging evidence and assessment work.

Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.
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<thead>
<tr>
<th>IOC403-18</th>
<th>Green M</th>
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<tbody>
<tr>
<td>Concerns in relation to the site</td>
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<td>Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local</td>
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<td>2) Road network not designed for heavy traffic use with very limited available investment from Staffordshire Highways. Bus services exist but are not multi route services. Rail links would require additional transport in order access local and national stations. All utility services would need to be provided. Sewerage and drainage systems would need to be provided. Medical facilities – the closest would most likely be ‘cross boundary’ into Lichfield DC and are already oversubscribed. Schools – the closest would most likely be cross boundary into Lichfield DC. Churches – closest for majority would be cross boundary into Lichfield (Longdon and Gentleshaw or Burntwood Parish). Shops – very little provision in Cannock Wood (timed where and when available).</td>
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Green Belt to support this objective. By developing the potential sites in this CCDC area there is opportunity, over time, for the same to happen in Cannock Wood, Rawnsley, Prospect Village, Wimblebury. Extension of building and development towards the Redmoor would skirt the LDC boundary where presently a development of 8 houses is under construction at Coney Lodge. There is potential for this to be extended towards Cannock Wood in the future. It would appear that the merging of communities across Green Belt goes against the original intention of Green Belt land and removes the feeling of pride in the area of which we live as communities. The interactive location plan highlights the areas referred to (adjacent to Hayfield Hill, Cumberledge Hill and the Redmoor) for a variety of uses (housing, employment etc) and also selected shading, according to the key, clearly indicates green belt, AONB, historic and additional interest. The present landowner of these areas has developed the site over recent years and is in the process of further landscaping to preserve, enhance and maintain the features. Grassland has been improved, wooded areas managed and bridle ways created around the perimeter. The sites at Court Bank along with the above provide leisure facilities, equestrian and employment opportunities and a maintained public footway for the community all of which are promotes as important to CCDC on their website. CCDC has a responsibility to protect and enhance this area as an AONB for the benefit of the local community, area visitors and also the Nation, as this is a Natural England supported site. Following this consultation, CCDC should be given positive press coverage for its efforts in the recognition of site significance and its protection of this Nationally recognised AONB site.

4) AONB- summary provided of purposes and benefits of AONBs across the UK. It is a statutory designation, the purpose of which is for the conservation and enhancement of the natural beauty of the area. Natural England has a duty to provide general advice on Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.
development in AONBs. Each AONB should have a management plan, the duty for which falls to local authorities and in most cases the AONB partnership produces this. There is a statutory duty on relevant authorities to have regard to the purpose of conserving and enhancing the natural beauty of the AONB when exercising or performing any functions affecting land in the AONB. Summary of property values article which outlines the higher property values associated with national parks and AONBs. Because of the Premium paid for properties within this AONB site, CCDC has a responsibility to the residents and to their families, to protect the economic and financial wellbeing of the community residents, many of which could find themselves with negative equity should this land be included as a development location. The value of many of the houses in this location is substantially enhanced purely due to the beauty of their outlook in to the AONB. Provides summary of Staffordshire County Council Strategic Plan 2013-2018. In the interest of economic wellbeing of the community there is an obligation to protect the existing community from the inevitable loss in the event of removal of AONB status for proposed development — undoubtedly having a negative impact on property values. The existing community would not prosper, be healthy or happy. In the interest of public well-being and to “be healthy and happy” please consider the many houses which have been developed and designed intentionally, to take in the view of in particular site C373 of 37 hectares and now could be faced with the prospect and reality of bulldozers and lorries levelling the land. Please consider the health, wellbeing and welfare of the many, who have spent livelihoods to be able to afford such a view, in particularly the elderly.

No support as a suitable site for further housing, gypsy, traveller or industrial or commercial development.

IOC403-19 Hawkins M&D Cannock Wood is an AONB – should such potential development even be proposed? C373 and peripheral areas (C136, C137, C400, C401, Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is
C402, C403, C404) are Green belt. All feeder roads into village are rural, narrow and in places single track, not conducive to frequent use by heavy traffic. Commitment of CCDC to preserve green space between village and town communities would be threatened with probability of Cannock Wood merging with Burntwood. No Doctors surgery or shops and one small school so villagers dependant on already oversubscribed amenities in nearby towns. Further development would require major capital investment in these towns. Any development in Cannock Wood would be environmentally and financially prohibitive. Need for more houses is indisputable but use of brownfield sites in first instance is surely preferable even if cost is greater. Preservation of green spaces is fundamentally important to the wellbeing of the public and vital if AONB’s are to be sustained.

urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

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<th>IOC403-20</th>
<th>Houldcroft J</th>
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<td>Section 3, Key Issues and Reasons for Recommendation 3.2 The role of Local Plan Part 2 is to deliver Part 1. It needs to allocate sites to deliver the amounts of development in the right locations, and where necessary can also provide further policy elaboration provided that it links directly back to Part 1 and can be clearly justified by robust evidence. 5.6 - As Local Plan Part 2 is to deliver the detail set out in Part 1, it is imperative that it is consistent with it. 5.14 - The National Planning Policy Framework states that Green Belt</td>
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has five purposes. Its role is:
- To check the unrestricted sprawl of built up areas;
- To prevent neighbouring towns merging in to one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns; and
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

(page 9) ‘Links between Local Plan Part 1 and Local Plan Part 2’ table-
Policy CP14 extract referenced.

(page 17) 4.3 LPP1 sets the context for the need for LPP2. Policy CP1 emphasises the need to focus investment and regeneration ‘in existing settlements whilst conserving the landscape of the AONB. Local Plan Part 2 is contradictory to deliver Local Plan Part 1 and Cannock Chase AONB Management Plan 2014-19 with sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 all being within the Green Belt and AONB, these sites should be taken out of the next round of the plan on these points alone. All these sites would ruin the character of Cannock Wood village and be detrimental to the AONB.

Furthermore with sites C264, C264(a), C264(b), C285, C264 (c), C264(d), C264 (e) and C265. These proposed sites would be detrimental to the area in general linking urban areas together, ruining the local landscape and the views into and out of the AONB. These sites are not in keeping with the local area and would ruin the local community having such an increase population.

The sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 would overwhelm the small village of Cannock Wood which does not have the infrastructure to support developments of this size. They would also effect the environment, much of the traffic would have to pass via the 5 ways junction at Heath Hayes which already has air pollution issues and requires measures to bring the air quality at this junction within European standards.
Much of the proposed land in sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 is used for equestrian purposes. Cannock Chase and the AONB is being promoted as recreational and leisure use, where would people keep their horses if these sites went ahead? Locally Coney Lodge Farm on Rugeley Road, Chase Terrace is currently already under development into and housing complex.

Many of the sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 are on top of old unmarked? Mine workings which would cause issues during any development.

Another concern that I would have is having such a mass of houses so close to the Beaudesert Scout and Guide camp for security reasons. Therefore making this site easily accessible on foot etc. could cause issues.

The site that is proposed at C373, CE55 would have a detrimental impact on the local wildlife with many trees, ancient woods, streams and pools there is a rich diversity of wildlife from Deere, birds, newts etc.

Below are various extracts to support my comments (which I have added comments in red or made key sentences bold) to support the fact that the sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 should be taken out of the local plan due to them not being in fitting with Local Plan Part 1 2014 and the Cannock Chase AONB Management Plan 2014-19:

Page 35 of Local Plan Part 1, 3.0 Vision states ‘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.’

Local Plan Part 1, Section 1 core strategy, figure 4.1. (see below) States that Cannock Wood is within AONB and to ‘Respect Village Character’

The sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 would not be ‘respecting’ the village character as Cannock Wood would be overwhelmed. From the Cannock Chase AONB Management Plan 2014-19, Cannock Wood and sites C136,
C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 are all within the area classed as ‘Settled Plateau Farmlands’ as per Figure 3 (page 13).

With Special Qualities (page 18) being:-
- Undulating landform dissected by small wooded stream valleys
- Clustered farmsteads and roadside cottages
- Winding lanes with high hedgebanks
- Small irregular hedged fields

These special qualities should therefore be preserved.

Page 8 states
- HLO2 Conserve and enhance the distinctive and nationally important landscape of Cannock Chase AONB and the locally, nationally and internationally important biodiversity and geodiversity it supports, ensuring links between habitats within the AONB and surrounding landscape.

Landscape Key issues (page 24) states:-
- KI6 Pressure for development, its quality and impacts may change the character of the AONB landscapes and its setting.
- KI7 Encroachment of urban elements into landscapes.
- KI9 The development of major new housing provision immediately surrounding the AONB may significantly increase the impact of regular visitors to localised areas.

Already on key dates i.e. Christmas, New year and summer days Castle ring car park is full with vehicles parking in surrounding narrow lanes making walking around the local area dangerous. Around the popular Castle Ring area and Gentleshaw Common there are already signs of too many visitors of trampled pathways, flora / fauna and littering, dog
• KI21 Maintaining views from and into the AONB.

Sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 would ruin views into and out of the AONB.

All the site listed above would have a detrimental impact on views from and into the AONB. The green space in and around the Cannock Chase AONB must be protected.

• KI22 Ancient woodland needs to be protected and restored to secure its long term future.

There are ancient woodlands that form part of site C373 and CE55.

Landscape Policies (page 30) states:-
• LP6 The Partnership will seek to influence planning policies, Local Plans and planning decisions to ensure they incorporate measures for the conservation and enhancement of the AONB landscape and scenic beauty.

I do not see how any of the sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 conserve or enhance the AONB landscape and scenic beauty.

• LP11 Work will be undertaken to ensure protection of all landscape, heritage, geological and ecological designated assets. There is an old moat that is within the C373 and CE55 sites so this should be protected as heritage.

IOC403-21  Howard C  Concerns in relation to the site
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No support as a suitable site for further housing, gypsy, traveller or industrial or commercial development.

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<thead>
<tr>
<th>IOC403-22</th>
<th>Hughes K</th>
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| Sites C136, C137, C373, C400, C401, C402, C403 and C404 - I am emailing to express my concern for the above proposed local development. There are a number of reasons why I believe that this area should not be considered:  
- This is an area of outstanding natural beauty.  
- This would be detrimental to valuable wildlife and habitat.  
- The impact this would have to the deer who have already been forced onto local roads due to a housing estate 2 miles down the road.  
- This area has an ancient moated site/abbey and ancient woodland.  
- Public footpath walks run through the proposed site.  
- Roads/lanes in the surrounding villages are only built to withstand light traffic and are already in a state of disrepair and have no paths.  
- Primary and Secondary schools are already pushed to the limits with children already not getting into schools in their catchment.  
- No local amenities |

Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with.
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<th>IOC403-23</th>
<th>Hughes N</th>
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<td><strong>As a council tax payer I am disturbed to have just been made aware of this application and subsequent proposed plans.</strong>&lt;br&gt;I am proud and have worked very very hard to own a house within an area of natural beauty and made various sacrifices over the last 15 years to be in a position to move into Cannock Wood to give me and my family what I consider to be a better quality of life. Deer have ALREADY made way without choice in relation to a new build next to Morrisons and are now left to wonder in a small section of fenced grass.&lt;br&gt;In summary;&lt;br&gt;Our roads in CANNOCK WOOD are awful and have been for years. These need seriously addressing asap along with a severe lack of other key amenities.&lt;br&gt;Our school is stretched to fit people in from the relevant areas and are now underperforming already.&lt;br&gt;There are surely plentiful brown field sites available and certainly even less detrimental green belt areas locally that are not areas of outstanding natural beauty!!!&lt;br&gt;My personal lane (Ivy Lane) is already used as a cut through for the traffic created by the business at the bottom of slang lane, even though it has no footpaths.&lt;br&gt;I will help the people of this beautiful village fight this through planning as best I can to try and secure an area I think should quite simply be left through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.&lt;br&gt;AONB context noted: Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.</td>
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</tbody>
</table>
for future generations to enjoy.
Please don’t form the excuse that jobs will be created as if we all
decided to run around committing crimes, dropping litter etc it would
create more jobs for people- but that doesn’t mean it would be the
right thing to do.
I, along with others I have spoken too in and around the village will
defend against this proposal until it is withdrawn.

<table>
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<tr>
<th>IOC403-24</th>
<th>James H</th>
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No support as a suitable site for further housing, gypsy, traveller or industrial or commercial development.

The residents of Cannock Wood do not get a free newspaper and we have not been informed of the possible implications of Local Plan 2 on Cannock Wood by our own Parish Council therefore many residents are still not aware of the possible development and this will impact on the number of comments sheets which will be received. The lack of notification is against the spirit of the Localism Act 2011.

Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work
Our present village population is in the region of 1000, this development is likely to increase this by at least 50% thus changing the whole nature of the village.

- The infrastructure is unable to support a development of the size proposed. There are insufficient doctors, schools, shops etc. The possible entry/exit points to the sites are mainly on Hayfield Hill or Cumberledge Hill, neither of which would be able to support the amount of traffic which would emanate from the developments. The amount and type of traffic passing through the village would be excessive and would result in a very dangerous environment, the traffic in the village having already increased considerably over the last few years. The area is well used by walkers, cyclists, dog walkers and horse riders. All these would be put at a greater risk from increased traffic.

- The development at Court Bank will be against the objectives of the AONB which it is fully within. It will no longer be a special, peaceful or tranquil place and the development would cut the links between habitats within the AONB and surrounding landscape. The National Planning Policy Framework states that great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.

- The development at Court Bank would be on green belt land whilst there are brown field sites such as Rugeley Power Station available which would better suit a mixed development.

- The development at Court Bank would not make use of previously developed land and buildings.

- There have been problems with flooding in the proposed area at Court Bank and this development would not reduce this risk.

- One of the SA objectives is to protect and enhance biodiversity, flora, fauna and geodiversity. Why therefore build on land which is a rich habitat for flora and fauna with ancient woodland, a red deer herd, pools and a stream. The website for Court Bank Livery Stables quotes “The ancient woodland of Court Bank Covert is home to a large range of

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flora and fauna including a herd of wild Red Deer which can often be viewed on the farm. It is in three distinct sections that have been named Bridge Copse, Badger Wood and the Kings Spinney. The Redmoor brook flows through the Court Bank Farm running north to south through the ancient woodland, with an optional brook crossing on the farm ride. Onsite there are two pools which are recorded on ancient maps, which indicates that they provided the Abbey with food.”

- Another SA objective is to conserve and enhance the historic environment. As the proposed land contains a scheduled monument of a moated site and Bloomery in Court Banks Covert Dam and Nuns Well, this development is again this objective. Historic England records the following information:

“

The medieval moated site and bloomery 360m south west of Court Bank Farm survive as earthworks and buried archaeological deposits. Despite some disturbance through tree and scrub growth the moated site has experienced little modern development and therefore will contain archaeological and environmental deposits which will provide important information about the nature and use of the monument as well as medieval society, its economy and landscape in which it has been constructed. Despite some disturbance the bloomery survives as archaeological deposits relating to the process of iron smelting and will provide information on the nature and use of the medieval bloomery as well as medieval society, its economy and landscape in which it has been constructed. The monument includes the earthworks and buried remains of a medieval moated site and a nearby bloomery situated within the valley of Redmoor Brook. A rectangular moated site measuring externally up to 140m north west to south east by 100m south west to north east encloses an internal area of approximately 0.5 hectares. The Redmoor Brook has been re-cut to run through the south west and south east arms of the moat. It is possibly the site of a royal hunting lodge built by Henry II in 1157-1158. To the north east at SK 0414 1179 lie the buried remains of a medieval bloomery or iron furnace, evident by buried mounds of iron slag, cinder and black earth.
Situated close by is a rock-cut well known as Nun’s Well which may be medieval in date. The possible site of a C12 hermit priory which adopted Cistercian rule in 1141 and then moved to Stoneleigh by 1159, is thought to lie in the vicinity.” Court Bank Livery Stables website states “In 1910 evidence of a Flint Knapping floor was discovered near the Nun’s Well, which proved human activity in the Mesolithic/Neolithic period and over 28 recognisable implements have been found in the area including arrow heads, axe heads and a flint scraper.” This development would not only affect the known site but would impact on the archaeological and environmental deposits that are yet to be uncovered.

<table>
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<tr>
<th>IOC403-26</th>
<th>Mackinnon A</th>
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No support as a suitable site for further housing, gypsy, traveller or industrial or commercial development.

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<tr>
<th>IOC403-29</th>
<th>Matthews S</th>
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| I am writing to you with regards to the sites identified under the Cannock Chase Local Plan in Cannock Wood. I am a resident of the village (Cumberledge Hill) and a former resident of Gentleshaw nearby. I understand that the Council are required to find sites for new affordable homes in the district. I also understand that two sites have been identified in Cannock Wood. Whilst I am aware that no planning permission has currently been granted and the use of these potential sites has not been proposed yet, I felt it important to express my concerns with any possible changes to the green belt land in and around Cannock Wood. I feel strongly that Cannock Wood should keep its green belt land (and therefore not be granted permission for any other purpose), for the following reasons:
1. Reduction in green belt land would further blur the boundaries between villages resulting in a loss of identity of the village and contribute to creeping urbanisation. This in turn could also reduce desirability and therefore house prices.
2. The area in question would likely have an impact on Nun's Well which is a nature reserve. Part of the reason people enjoy the village is the abundance and availability of wildlife.
3. Nun's Well is also of historical importance, again contributing towards the village's identity.
4. If the Council's goal is to build affordable housing, that goal is unlikely to be met by building in the village/on green belt land. Houses in this area are already higher than average due to desirability. Building houses |
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would either a) not make said houses affordable or b) reduce the value of the overall properties in the village.
5. Part of the Common (also a nature reserve) has already been encroached upon by Cameron Homes. Further reduction in green belt/building on or near to nature reserves would encourage these companies in trying to build on similar land due to the implication that it is acceptable.
Many thanks in advance for taking these concerns into consideration during the process of finalising the local plan.

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<tr>
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No support as a suitable site for further housing, gypsy, traveller or industrial or commercial development.

| IOC403-31 | McGeough C | Concerns in relation to the site within an area of Green Belt; an Area of Outstanding Natural Beauty (AONB); a site of historic interest- the historic Nunswell itself; Site of special interest – habitat and wildlife, with | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where |
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No support as a suitable site for further housing, gypsy, traveller or industrial or commercial development.

| IOC403-32 | Natural England | See overall comments on SSSI Impact Risk Zones. Site lies within AONB. Adopted LPP1 policies CP12, 13 and 14 apply. | Noted, will be fully considered as Site Assessment work is taken forward. |
| IOC403-33 | Nokes D | Cannock Wood is in an area of ‘Outstanding Natural Beauty’, a housing development in the village of this magnitude would despoil such natural beauty. Beauty is to be treasured, not despoiled. A housing development of this magnitude would inevitably have a huge impact on this small village, one fears the impact would have many negative features and change its overall character. The Archaeology & History within the area under consideration has not been subjected to detailed examination. The whole area should be intensively archaeologically | Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses. |
The raised moated site in the woodland, a Scheduled Monument, is probably medieval and may have been the site of a farmhouse. Somewhere here there is the site of a Religious House on land granted by King Stephen (between 1135-1139) in the area called Radmore. There is known to have been a Hunting Lodge of Henry II in Cannock Wood and this sheltered valley would be a suitable spot (probably not the medieval building on Castle Ring Iron Age Fort). Maybe on the moated site? Within the area flint 'flakes' have been found, being 'off-cuts' from tools crafted by Stone Age Man 4000 years ago. This area could contain the remains of a Neolithic Camp. Another Scheduled Monument is the site of a Medieval Bloomery for iron smelting. On a field visit to the area of the Staffordshire Historical and Archaeological Society the academic leader of the visit suggested the existence of a medieval water mill site adjacent to the eastern end of raised moated site. Finally there is the enigmatic site of Nun's Well (Holy Well/Sacred Spring?) at the base of an old oak tree.

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- Lichfield District Council has seen the individual areas of Burntwood, Chase Terrace, Chasetown and Boney Hay merge into an area now known as ‘Burntwood’. The CCDC Plan refers to character of communities and the function of Green Belt to support this objective. Developing potential sites in the Cannock Wood area could see the same to happen in C’ Wood, Rawnsley, Prospect Village, Wimblebury. Development towards the Redmoor would skirt the LDC boundary where presently a development of 8 houses is under construction at Coney Lodge. Potential exists for this to be extended towards Cannock Wood in the future? Merging of communities could see ‘Burntwood’ and the above villages merged across existing boundaries? The interactive location plan – highlights the areas referred to (adjacent to Hayfield Hill, Cumberledge Hill and the Redmoor) for a variety of uses (housing, employment etc) and also selected shading, according to the key, clearly indicates green belt, AONB, historic and additional interest. The present landowner of these areas has developed the site over recent which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

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Attention was only bought to this plan via an unofficial information

Noted and for consideration as the site assessment
sheet posted by hand through the letter box of both my Parents and Grandmothers house via 'A concerned Cannock Wood Resident'. I am no longer a resident of Cannock Wood. However I am less than 1 Mile away in Lichfield District. From this I was prompted to attend a drop in session at Heath Hayes at which I was invited to the Cannock Wood Parrish meeting on March 16th, which I am most great full to both Claire and Sarah for attending in such uncomfortable circumstances. The passion of the people within the parish and surrounding area was clear by the turn out at Gentleshaw village hall meeting. I would like to note that I have spoken to many residents and locals to the area who would have liked to attend however they were not informed until after the meeting had passed and were unable to attend. I personally have seen no formal advertisement at all, not even a letter on the village notice board. From my knowledge, all that attended were informed only by word of mouth. The turn-out on the evening was considerable and I believe that this shows how currently, there is a close knit and bonded community with passion for their surroundings and neighbours, which must be considered in the proposals of the local plan. Please do not allow disturbance and disruption to this fantastic rural community who are held together by their pride in the beautiful area which surrounds them. The Objections of the villagers were made very clear at the meeting, in particular to the area referenced C373, C402 etc (to the West of Hayfield Hill). With several queries being made in objection to development of this area and also regarding the locally proposed traveller site. Particular concerns with sites are:

1) within the Green Belt. The NPPF bears great importance on Green Belt land and maintaining its boundary protection and states that Green Belt Boundaries should only be changed in a Local Plan under “exceptional circumstances” and only permit most forms of development in “very special circumstances”. We already have work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.
planned extensive development within our region and also very nearby in Burntwood into the green belt. I understand the requirement for additional housing and pressures from central Government however, as we currently have several huge development sites available out of green belt I do not consider the local plan at this stage to invoke “exceptional circumstances” for the land such as C373/ C402 etc. Campaign to Protect Rural England (CPRE) research in “Building in a small island” promotes Brown field re-development and shows the relevance of using Brown field sites over green and stating how Strong protection of the Green Belt helps the economy by promoting urban regeneration and keeping housing and business close to services and transport links. This clearly is relevant for CCDC. They are within the AONB- Gentleshaw and Cannock wood is awarded protection as an AONB as a part of the greater Cannock Chase, under the Countryside and Rights of Way Act 2000 by Natural England for its beautiful landscape, its history and its wildlife. This area has been specifically designated for conservation due to its significant landscape value, awarding the beautiful area with National importance via Natural England. With only 46 AONB’s in Britain. This surely must be a location that CCDC is proud of, and willing to show commitment to preserve and to enhance the natural beauty of the landscape. The AONB rely on planning committee’s such as yourself at CCDC to achieve AONB’s aims of “meeting the need for quiet enjoyment of the countryside and having regard for the interests of those who live and work there.” I personally have contacted our area representative for AONB defining my personal concerns and knowledge of the site regarding area C373 and surrounding proposed sites. As a planning authority please show that you are willing to enforce your power to restrict development and protect our beautiful landscape. Site of historic interest- The historic Nunswell itself at the foot of a preserved beautiful Oak, giving name and meaning to the adjacent
nature reserve. This brings visitors from near and far to our village to pass through the reserve and access the historic site via the conserved public footpaths, often then to continue to one of our several local pubs and bring economic value to the area. Please preserve this area for our children and grandchildren. Nature at this location is parkland based and of a very different make up than what is found on either the nearby common land or Cannock Chase itself. Site of Special Interest- Habitat to various forms of wildlife both common and protected species of; birds, mammals, reptiles, invertebrates and insects, with preservation orders on several identified existing trees. I have personal experience of the nature and wildlife on sites C373 and C402 from growing up overlooking the site and playing as a child through the woodland and in the fields of C373. Site specific nature including the now vastly culled deer (I do understand that this is required to manage the land), along with our important Badgers, Bats and of course Common and Great Crested Newts along with many others. Within the site is an Ancient Woodland comprising of mainly Oak and Birch to which I have had the privilege of experiencing the nesting and rearing of young Buzzards, visible from both the houses of Hayfield Hill and Slang lane and also the field to the far West of site C373 is used annually for rutting by the dear, providing rare and incredibly powerful viewing. Please do not allow this precious land to be taken away from us and the nature that depends on it. The recently published white paper (February 2017 I believe) provides a proposed amendment to planning authorities regarding “Ancient Woodland” and “Veteran trees” (guidance note link provided). Ancient woodland and veteran trees: protecting them from development. Explaining that – “Trees and woodland classed as ‘ancient’ or ‘veteran’ are irreplaceable. Ancient woodland takes hundreds of years to establish and is considered important for its wildlife, soils, recreation, cultural value, history and contribution to landscapes.” Proposed site C373 Contains both an “Ancient
Woodland” and also several “Veteran” individuals. The woodland of course runs directly through the proposed site, however in the last three weeks several trees have been felled (maybe due to “Doris” but I am suspicious of this). Consideration must be made, not only to the position of the potential housing specific siting, but also nearby locations as changes in chemical imbalance, potential pollution of watercourses and air quality would all have a substantial effect on the nature at this site and also the Ancient Woodland and individual Veteran trees. There is Archaeological importance with the “Nuns Well” and the associated tunnel system beneath the fields and Woodland. The historic value should be preserved.. not destroyed! No support as a suitable site for housing, industrial, commercial, gypsy or traveller development.

2) Road network not designed for heavy traffic use- considerable cost and investment would be needed. Bus services exist but are not multi route services. Rail links would require additional transport in order access local and national stations. Insufficient utilities and services available even to upgrade for new amenity. Sewerage and drainage systems would need to be provided with the lie of the valley at this location removal of “green areas” is likely to cause flooding and to overwhelm the brook at this site. Medical facilities – the closest would be ‘cross boundary’ into Lichfield DC. Schools – the closest would be cross boundary into Lichfield DC. Churches—majority cross boundary into Lichfield (Longdon and Gentleshaw Parish). Shops – very little provision in Cannock Wood (timed where and when available). No support as a suitable site for further housing, gypsy, traveller or industrial or commercial development.

3) Lichfield District Council has seen the individual areas of Burntwood, Chase Terrace, Chasetown and Boney Hay merge into an area now known as ‘Burntwood’. The CCDC Plan refers to maintaining the character of communities and the function of
Green Belt to support this objective. By developing the potential sites in this CCDC area there is opportunity, over time, for the same to happen in Cannock Wood, Rawnsley, Prospect Village, Wimblebury. Extension of building and development towards the Redmoor would skirt the LDC boundary where presently a development of 8 houses is under construction at Coney Lodge. There is potential for this to be extended towards Cannock Wood in the future. It would appear that the merging of communities across Green Belt goes against the original intention. The interactive location plan – highlights the areas referred to (adjacent to Hayfield Hill, Cumberledge Hill and the Redmoor) for a variety of uses (housing, employment etc) and also selected shading, according to the key, clearly indicates green belt, AONB, historic and additional interest. The present landowner of these areas has developed the site over recent years and is in the process of further landscaping to preserve, enhance and maintain the features. Grassland has been improved, wooded areas managed and bridle ways created around the perimeter. The sites at Court Bank along with the above provide leisure facilities, equestrian and employment opportunities. No support as a suitable site for further housing, gypsy, traveller or industrial or commercial development.

4) AONB- summary provided of purposes and benefits of AONBs across the UK. It is a statutory designation, the purpose of which is for the conservation and enhancement of the natural beauty of the area. Natural England has a duty to provide general advice on development in AONBs. Each AONB should have a management plan, the duty for which falls to local authorities and in most cases the AONB partnership produces this. There is a statutory duty on relevant authorities to have regard to the purpose of conserving and enhancing the natural beauty of the AONB when exercising or performing any functions affecting land in the AONB. We need you, as CCDC planning officers to be strong against the pressures
of central government and show how you are willing to fight to keep areas of importance to our nation and local communities safeguarded for the current community and our descendants. Summary of property values article which outlines the higher property values associated with national parks and AONBs. Provides summary of Staffordshire County Council Strategic Plan 2013-2018. In the interest of economic wellbeing is there an intention to protect the existing community from inevitable loss in the event of removal of AONB status for proposed development - undoubtedly having a negative impact on property values thus removing economic wellbeing? The existing community would not prosper, feel safer or be healthier or happier in their community. No support as suitable sites for further housing, gypsy, traveller or industrial or commercial development.

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<th>IOC403-38</th>
<th>Perks G</th>
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| Sites C136, C137, C373, C400, C401, C402, C403, C404, C399, C376. The call for sites for potential development is understandable considering current requirements for housing. It is an unfortunate fact that green belt is now considered a legitimate option for development and evident in areas across the country such options are taken up. The above site refs are of particular concern as the area is an AONB. This means by definition that its landscape is considered so precious that it is protected for the nation, for its wildlife, habitats, historical heritage and scenic views. It is easy to see why Cannock Wood has earned this status, it meets all the criteria with abundance. Castle Ring and Court bank Farm are excellent examples of historical sites and areas that provide natural habitat for wildlife. Cannock Wood attracts many visitors because of its wildlife, history and ancient monuments which brings significant benefits to the area. To turn the surrounding field and woodlands into housing estates or industrial developments will induce a great loss for the sake of a few houses.

Access to the village is a big concern, the roads are narrow and Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging
| IOC403-39 | Smith M | Object to site. Situated on green belt land and as per the Cannock district councils plan, does not comply with the plan for urban development only. The roads surrounding the proposed sites are not suitable as speeding is already an issue on hayfield hill with the current number of vehicles, an issue that has been highlighted on a number of occasions and has been monitored and accepted by the highways agency and police. I would have serious concern over the welfare of my family, children visitors and neighbours. I would also have serious concerns for the welfare of wildlife that are reliant on these proposed sites. |
| IOC403-40 | Smith S | Object to site. Situated on green belt land and as per the Cannock district councils plan, is a direct contradiction of the plan i.e. urban development only. Also the extension of the village of Cannock wood would also be against Cannock district councils policies. The roads surrounding the proposed sites are not suitable as speeding is already |

**restrictive so any extension of the village will cause significant risks from more traffic. Developments in the surrounding area already underway or complete have driven out wildlife from their habitat; this is evident from the increasing sights of deer roaming the main roads of Chase Terrace. This should not be allowed to happen further in this area. The negative aspects of approving the above referenced sites for potential development are clear, so as a resident who is concerned for the Cannock area as a whole, please assess the sites as unsuitable and preserve a valuable AONB.**

Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.

Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.
an issue on hayfield hill without having more vehicles to contend with, an issue that has been highlighted on a number of occasions and has been monitored and accepted by the highways agency and police. Finally, as well as being against your own policies it would also be irresponsible due to the amount of wildlife that resides on these proposed sites. development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

| IOC403-41 | Staffs County Council | Sites C136, 137,373,400,401,402,403 and 404 – potential to impact on sensitive undesignated archaeological remains but they are small in nature and do not impinge directly upon designated heritage assets or large areas of historic landscape character. Castle Ring hillfort (SAM) lies close to/overlooking the above sites, at present screened by vegetation, but the Forestry Commission felling plans may expose the monument and any allocation site on lower land to the south may impact upon the setting of this nationally important heritage asset. | Noted, will be fully considered as Site Assessment work is taken forward. |
| IOC403-42 | Stansfield N | Site outside the existing village boundary of Cannock Wood and within the Green Belt and the AONB. The Local Plan Core Strategy (1) proposes to protect to the Green Belt in accordance with National Planning Policy by restricting further development to within the existing village boundary. To include the site for future housing development would therefore be contrary to long established Green Belt policy. Furthermore Cannock Wood is within the Cannock Chase Area of Outstanding Natural Beauty where national and local planning policies seek to protect the special character of the area in the public interest. To allow the site to be developed for housing would detract from the visual character of the area and the setting of the village. | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in |
| IOC403-43 | Mr Thomas A | Within green belt land. Development be totally unacceptable, as it would dramatically increase urban sprawl, merging individual villages together, destroying their beauty, identity and very unique characters. The green belt status must be maintained in these areas in order to protect the villages, wildlife habitat and agriculture. | the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses. Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging... |
| IOC403-44 | Mr Thomas A | Falls within the Area of Outstanding Natural Beauty (AONB), designated for conservation due to its significant landscape value! Any development outside of the settlement boundaries would be detrimental to the AONB. Furthermore, any large-scale developments would have a devastating effect on the AONB and would threaten its very existence. | evidence and assessment work. Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses. |
| IOC403-45 | Torrell L | Concerns in relation to the site - within an area of Green Belt; an Area of Outstanding Natural Beauty (AONB); a site of historic interest- the historic Nunswell itself; Site of special interest – habitat and wildlife, with preservation orders on identified existing trees; removal of land accessible to the public for leisure, relaxation and exercise. - Road network not designed for heavy traffic use with very limited available investment from Staffordshire Highways. Bus services exist but are not multi route services. Rail links would require additional transport in order access local and national stations. All utility services would need to be provided. Sewerage and drainage systems would need to be provided. Medical facilities – the closest would most likely be ‘cross boundary’ into Lichfield DC and are already oversubscribed. Schools – the closest would most likely be cross boundary into Lichfield DC. Churches– closest for majority would be cross boundary into Lichfield (Longdon and Gentleshaw or Burntwood Parish). Shops – very little provision in Cannock Wood (timed where and when available). - Lichfield District Council has seen the individual areas of Burntwood, Chase Terrace, Chasetown and Boney Hay merge into an area now known as ‘Burntwood’. The CCDC Plan refers to maintaining the character of communities and the function of Green Belt to support this objective. By developing the potential sites in this CCDC area there is opportunity, over time, for the same to happen in Cannock Wood, Rawnsley, Prospect |

696
Village, Wimblebury. Extension of building and development towards the Redmoor would skirt the LDC boundary where presently a development of 8 houses is under construction at Coney Lodge. There is potential for this to be extended towards Cannock Wood in the future. It would appear that the merging of communities across Green Belt goes against the original intention of Green Belt land and removes the feeling of pride in the area of which we live as communities. The interactive location plan highlights the areas referred to (adjacent to Hayfield Hill, Cumberledge Hill and the Redmoor) for a variety of uses (housing, employment etc) and also selected shading, according to the key, clearly indicates green belt, AONB, historic and additional interest. The present landowner of these areas has developed the site over recent years and is in the process of further landscaping to preserve, enhance and maintain the features. Grassland has been improved, wooded areas managed and bridle ways created around the perimeter. The sites at Court Bank along with the above provide leisure facilities, equestrian and employment opportunities and a maintained public footway for the community all of which are promotes as important to CCDC on their website. CCDC has a responsibility to protect and enhance this area as an AONB for the benefit of the local community, area visitors and also the Nation, as this is a Natural England supported site. Following this consultation, CCDC should be given positive press coverage for its efforts in the recognition of site significance and its protection of this Nationally recognised AONB site.

- AONB - summary provided of purposes and benefits of AONBs across the UK. It is a statutory designation, the purpose of which is for the conservation and enhancement of the natural beauty of the area. Natural England has a duty to provide general advice on development in AONBs. Each AONB should have a management plan, the duty for which falls to local...
authorities and in most cases the AONB partnership produces this. There is a statutory duty on relevant authorities to have regard to the purpose of conserving and enhancing the natural beauty of the AONB when exercising or performing any functions affecting land in the AONB. Summary of property values article which outlines the higher property values associated with national parks and AONBs. Because of the Premium paid for properties within this AONB site, CCDC has a responsibility to the residents and to their families, to protect the economic and financial wellbeing of the community residents, many of which could find themselves with negative equity should this land be included as a development location. The value of many of the houses in this location is substantially enhanced purely due to the beauty of their outlook in to the AONB. Provides summary of Staffordshire County Council Strategic Plan 2013-2018. In the interest of economic wellbeing of the community there is an obligation to protect the existing community from the inevitable loss in the event of removal of AONB status for proposed development — undoubtedly having a negative impact on property values. The existing community would not prosper, be healthy or happy. In the interest of public well-being and to “be healthy and happy” please consider the many houses which have been developed and designed intentionally, to take in the view of in particular site C373 of 37 hectares and now could be faced with the prospect and reality of bulldozers and lorries levelling the land. Please consider the health, wellbeing and welfare of the many, who have spent livelihoods to be able to afford such a view, in particularly the elderly.

No support as a suitable site for further housing, gypsy, traveller or industrial or commercial development.

IOC403-46 Tunnicliffe G The fact that the areas (areas of outstanding natural beauty and green belt) have been proposed beggars belief. Not only this, Cannock Wood Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is
suffers already from totally inadequate service utilities - mains drainage, water, electric, gas and telecoms. In addition, the road network in and around Cannock Wood would not support development on this scale.

urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

Noted, will be considered fully as Site Assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites.

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<tr>
<th>IOC403-47</th>
<th>Johnson J</th>
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<td>• The residents of Cannock Wood do not get a free newspaper and we have not been informed of the possible implications of Local Plan 2 on Cannock Wood by our own Parish Council therefore many residents are still not aware of the possible development and this will impact on the number of comments sheets which will be received. The lack of notification is against the spirit of the Localism Act 2011.</td>
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<td>• Our present village population is in the region of 1000, this development is likely to increase this by at least 50% thus changing the whole nature of the village.</td>
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<td>Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites.</td>
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The infrastructure is unable to support a development of the size proposed. There are insufficient doctors, schools, shops etc. The possible entry/exit points to the sites are mainly on Hayfield Hill or Cumberledge Hill, neither of which would be able to support the amount of traffic which would emanate from the developments. The amount and type of traffic passing through the village would be excessive and would result in a very dangerous environment, the traffic in the village having already increased considerably over the last few years. The area is well used by walkers, cyclists, dog walkers and horse riders. All these would be put at a greater risk from increased traffic.

The development at Court Bank will be against the objectives of the AONB which it is fully within. It will no longer be a special, peaceful or tranquil place and the development would cut the links between habitats within the AONB and surrounding landscape. The National Planning Policy Framework states that great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.

The development at Court Bank would be on green belt land whilst there are brown field sites such as Rugeley Power Station available which would better suit a mixed development.

The development at Court Bank would not make use of previously developed land and buildings.

There have been problems with flooding in the proposed area at Court Bank and this development would not reduce this risk.

One of the SA objectives is to protect and enhance biodiversity, flora, fauna and geodiversity. Why therefore build on land which is a rich habitat for flora and fauna with ancient woodland, a red deer herd, pools and a stream. The website for Court Bank Livery Stables quotes “The ancient woodland of Court Bank Covert is home to a large range of flora and fauna including a herd of wild Red Deer which can often be viewed on the farm. It is in three distinct sections that have been named Bridge Copse, Badger Wood and the Kings Spinney. The

housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.
Redmoor brook flows through the Court Bank Farm running north to south through the ancient woodland, with an optional brook crossing on the farm ride. Onsite there are two pools which are recorded on ancient maps, which indicates that they provided the Abbey with food.”

- Another SA objective is to conserve and enhance the historic environment. As the proposed land contains a scheduled monument of a moated site and Bloomery in Court Banks Covert Dam and Nuns Well, this development is again this objective. Historic England records the following information:

“The medieval moated site and bloomery 360m south west of Court Bank Farm survive as earthworks and buried archaeological deposits. Despite some disturbance through tree and scrub growth the moated site has experienced little modern development and therefore will contain archaeological and environmental deposits which will provide important information about the nature and use of the monument as well as medieval society, its economy and landscape in which it has been constructed. Despite some disturbance the bloomery survives as archaeological deposits relating to the process of iron smelting and will provide information on the nature and use of the medieval bloomery as well as medieval society, its economy and landscape in which it has been constructed. The monument includes the earthworks and buried remains of a medieval moated site and a nearby bloomery situated within the valley of Redmoor Brook. A rectangular moated site measuring externally up to 140m north west to south east by 100m south west to north east encloses an internal area of approximately 0.5 hectares. The Redmoor Brook has been re-cut to run through the south west and south east arms of the moat. It is possibly the site of a royal hunting lodge built by Henry II in 1157-1158. To the north east at SK 0414 1179 lie the buried remains of a medieval bloomery or iron furnace, evident by buried mounds of iron slag, cinder and black earth. Situated close by is a rock-cut well known as Nun’s Well which may be medieval in date. The possible site of a C12 hermit priory which adopted Cistercian rule in 1141 and then moved to Stoneleigh by 1159, is
thought to lie in the vicinity.” Court Bank Livery Stables website states “In 1910 evidence of a Flint Knapping floor was discovered near the Nun’s Well, which proved human activity in the Mesolithic/Neolithic period and over 28 recognisable implements have been found in the area including arrow heads, axe heads and a flint scraper.” This development would not only affect the known site but would impact on the archaeological and environmental deposits that are yet to be uncovered.

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<th>IOC403-48</th>
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<td>Sites C136, C137, C373, C400, C401, C402, C403, C404, C399, C376. The call for sites for potential development is understandable considering current requirements for housing. It is an unfortunate fact that green belt is now considered a legitimate option for development and evident in areas across the country such options are taken up. The above site refs are of particular concern as the area is an AONB. This means by definition that its landscape is considered so precious that it is protected for the nation, for its wildlife, habitats, historical heritage and scenic views. It is easy to see why Cannock Wood has earned this status, it meets all the criteria with abundance. Castle Ring and Court bank Farm are excellent examples of historical sites and areas that provide natural habitat for wildlife. Cannock Wood attracts many visitors because of its wildlife, history and ancient monuments which brings significant benefits to the area. To turn the surrounding field and woodlands into housing estates or industrial developments will induce a great loss for the sake of a few houses.</td>
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Access to the village is a big concern, the roads are narrow and restrictive so any extension of the village will cause significant risks from more traffic. Developments in the surrounding area already underway or complete have driven out wildlife from their habitat; this is evident from the increasing sights of deer roaming the main roads of Chase Terrace. This should not be allowed to happen further in this area. The negative aspects of approving the above referenced sites for potential development are clear, so as a resident who is concerned for the

Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment
Cannock area as a whole, please assess the sites as unsuitable and preserve a valuable AONB.

| IOC403-49 | Williams I & C | Concerned about the proposals for house building in and around Cannock Wood and the impact upon the Green Belt and AONB. There is no infrastructure in the village to support extra housing. Have no doctor’s surgery, a small school and one shop that opens for 2 hours every other day. Roads are crumbling with volume of traffic and there is a limited bus service. | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

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**Local Plan Part 2 Site Option C404**

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<td>IOC404-1</td>
<td>Anderson S</td>
<td>As a resident of the parish of Cannock Wood I wish to submit my comments on some of the proposed housing allocation options in the Local Plan. I would like to be kept up to date with the progress of the Local Plan and future consultations. The reference numbers of the areas of land that I wish to comment on are as follows and basically fall within the area known as Cannock Wood. C137, C136, C373, C399, C400, C401, C402, C403, C404 All these sites are unsuitable for consideration for housing as they do not comply with council policy for housing. They are within the Green Belt as well as being within the Area of Outstanding Natural Beauty and so do not comply with the council’s policy of keeping these areas protected form unnecessary development. They would not comply with the policy to keep house building restricted to urban areas as they are so obviously a rural area and such development would contribute to village sprawl, bringing the built up area of the village close to merging with the nearby settlements of Prospect Village and Chase Terrace. The general lack of facilities in the village, such as doctors, shops and schools also make them unsuitable sites for housing use. The road infrastructure is also very restricted in the areas around these sites as it is a rural community. These sites could also compromise the historic site of Nuns Well which lies within the area and should be protected, along with the areas of woodland that exist on and around this site.</td>
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No support as a suitable site for further housing, gypsy, traveller or industrial or commercial development.

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No support as a suitable site for further housing,
gypsy, traveller or industrial or commercial development.

| IOC404-6 | Clift J | I attended a parish council meeting on 16th March 2017 regarding a
proposal to build residential commercial and itinerant sites within
Cannock wood which is defined as an area of outstanding natural
beauty.

I reside in a property on slang lane Cannock wood, I find these proposals
disgraceful. The area as stated is an area of outstanding natural beauty
with wildlife visiting the fields daily.
There are numerous questions that require to be answered regarding
this proposed development. Has an environmental survey been

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completed have conservationists visited the area to conduct a study on the effects to the environment and wildlife in the area which is there home. It is an area of outstanding beauty for a reason and as such has been given the highest state of protection in law and government policy.
How would building on this area benefit the local people, the primary school is already full, how would it boost the local economy, what provisions have been put in place for the extra traffic therefore damaging the local environment. Surely we should be conserving local landscapes and the scenic beauty, preserving wildlife and local heritage as in nuns well.
There are numerous areas within Cannock chase that are not areas of outstanding natural beauty, why would consideration not be put on developing these areas and destroying this area.

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in services would be needed including public transport, schools etc. Should protect AONB for future generations. There is a statutory duty on relevant authorities to have regard to the purpose of conserving and enhancing the AONB when exercising functions. High quality of life connected with living in a National Park or AONB. Removal of AONB status would be contrary to SCC Strategic Plan 2013-18 vision.

| IOC404-10 | Davis A Mrs | Burntwood, Chase Terrace, Chasetown and Boney hay have all merged into Burntwood. Cannock Wood development could see same happen there with loss of individual character. Development towards Redmoor would skirt Lichfield DC boundary where presently a development is under construction at Coney Lodge. | Noted, will be considered fully as Site Assessment work is taken forward. |

| IOC404-11 | Mr and Mrs Davis G | All of the land suggested for housing around the Cannock Wood area is Green Belt and AONB. I live on the edge of this land and was refused a small extension to my kitchen because ‘it would be a detriment to the visual amenity of the area’ even though surrounded by conifers. Surely hundreds of new houses would therefore completely eliminate the visual amenity. | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local |
| IOC404-12 | Derry I&J | Disagree with proposed development around Cannock Wood for following reasons:  
- No existing facilities, employment prospects, adequate schools, and no reason to house people from more urban areas. All amenities would have to be provided.  
- Road infrastructure comprises narrow lanes and roads, unsuitable for substantial traffic. Current speeding problems. Bus service would need to be increased with impact on roads.  
- Is AONB within Green Belt, only such area in county, a jewel in the crown. Quintessential English village which will disappear if the rural community is turned into an urban overspill area.  
- Home to Castle Ring and Nuns Well monuments, with wildlife and plants which need preservation for future generations. Increased population may threaten this.  
- High level of equestrian activity would be affected, this was a diversification from farming and is lucrative. Increased traffic would discourage horse owners.  
- Brownfield sites should be considered first eg Rugeley Power Station and sites in and around Cannock, Heath Hayes and Norton Canes with links to amenities.  
- Development would encourage urbanisation and linking to Chase Terrace and be the demise of the village.  
- Only developers and landowners will benefit, wholly unacceptable that people with no interest in village can disrupt lives of residents.  
- Cannock Wood, Cannock Chase and its heritage are very special and must be preserved. | Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses. |
| IOC404-13 | Edrop D | Unsuitable for inclusion in the Local Plan Part 2 Issues and Options as they all lie within Green Belt and AONB. Development of these sites | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the database (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. |
I understand the plan details sites being considered for appraisal purposes at this time. My principle concern at this stage, as an inhabitant of Cannock Wood, is that the overriding principles outlined at the outset of Local Plan (Part 2) in respect of potential development in / around the village of Cannock Wood, are a direct contradiction of Local Plan (Part 1) which clearly outlined the Cannock Wood enclave as being sited within an Area of Outstanding Natural Beauty. As such, the idea that development of a number of sites within the green belt is even being noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

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considered within such an area, beggars belief. From a presentation by
the Planning Office at the Village Hall a couple of weeks ago, which was
attended by a huge array of the village’s population, it was understood
that people may propose to have their property, or other sites not
belonging to them, to be considered within the Plan, but as all the
principle sites bordering Cannock Wood are ostensibly identified as
sitting within the green belt, it surely means that such land must be
excluded from further consultations.

Notwithstanding the fact that there is some need for further sustainable
development within the broader Cannock area, it is understood from
the presentation that a large proportion of the area's commitment has
already either been met or has been planned for, and also that there
remain a number of brown field sites within the broader Cannock area
which have already been identified for development purposes.

It would be useful to understand the extent to which the identification
of brown field sites elsewhere within the borough satisfy the
commitment to further development.

The village of Cannock Wood has limited amenities, but with a vibrant
school which continues to benefit from a catchment area which
stretches down towards Burntwood and further east to some other
local villages. There is a local shop but with limited opening hours and a
limited range of produce.

The village has an active local community, the fabric of which is
governed and energised by the relative size of the village.

There are currently some problems with car cruising / car speeding
groups emanating from the surrounding towns and villages, and such
matters would be further worsened by increased development /
expansion of the village’s boundaries.

The greatest damage / travesty befitting the village would be the
destruction of the green belt and the fact that the village is designated
as sitting within an area of outstanding natural beauty. There is
abundant local wildlife, including foxes, badgers and deer, which is a key
feature of the area's attraction for outdoor pursuits including mountain

housing sites. In the light of comments received in
relation to safeguarding and the wider shortfall in
the Greater Birmingham Housing Market Area the
preliminary view of officers is that the Green Belt
review of land for housing is a strategic issue
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The village of Cannock Wood has limited amenities, but with a vibrant school which continues to benefit from a catchment area which

| IOC404-15 | Frison F | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

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stretches down towards Burntwood and further east to some other local villages. There is a local shop but with limited opening hours and a limited range of produce. The village has an active local community, the fabric of which is governed and energised by the relative size of the village. There are currently some problems with car cruising / car speeding groups emanating from the surrounding towns and villages, and such matters would be further worsened by increased development / expansion of the village’s boundaries. The greatest damage / travesty befitting the village would be the destruction of the green belt and the fact that the village is designated as sitting within an area of outstanding natural beauty. There is abundant local wildlife, including foxes, badgers and deer, which is a key feature of the area’s attraction for outdoor pursuits including mountain biking and walking - a great destination for visitors from all adjoining areas and further afield. Destruction of the wildlife habitats for these animals, and a healthy destination for the local and regional population, would be a travesty given the future we are seeking to leave for our young, including my own children.

Concerns in relation to the site
1) within an area of Green Belt; an Area of Outstanding Natural Beauty (AONB); a site of historic interest- the historic Nunswell itself; Site of special interest – habitat and wildlife, with preservation orders on identified existing trees; removal of land accessible to the public for leisure, relaxation and exercise.
2) Road network not designed for heavy traffic use with very limited available investment from Staffordshire Highways. Bus services exist but are not multi route services. Rail links would require additional transport in order access local and national stations. All utility services would need to be provided. Sewerage and drainage systems would need to be provided. Medical facilities – the closest would most likely be ‘ cross boundary’ into Lichfield DC and are already oversubscribed. Schools – the closest would most

Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue
likely be cross boundary into Lichfield DC. Churches – closest for majority would be cross boundary into Lichfield (Longdon and Gentleshaw or Burntwood Parish). Shops – very little provision in Cannock Wood (timed where and when available).

3) Lichfield District Council has seen the individual areas of Burntwood, Chase Terrace, Chasetown and Boney Hay merge into an area now known as ‘Burntwood’. The CCDC Plan refers to maintaining the character of communities and the function of Green Belt to support this objective. By developing the potential sites in this CCDC area there is opportunity, over time, for the same to happen in Cannock Wood, Rawnsley, Prospect Village, Wimblebury. Extension of building and development towards the Redmoor would skirt the LDC boundary where presently a development of 8 houses is under construction at Coney Lodge. There is potential for this to be extended towards Cannock Wood in the future. It would appear that the merging of communities across Green Belt goes against the original intention of Green Belt land and removes the feeling of pride in the area of which we live as communities. The interactive location plan highlights the areas referred to (adjacent to Hayfield Hill, Cumberledge Hill and the Redmoor) for a variety of uses (housing, employment etc) and also selected shading, according to the key, clearly indicates green belt, AONB, historic and additional interest. The present landowner of these areas has developed the site over recent years and is in the process of further landscaping to preserve, enhance and maintain the features. Grassland has been improved, wooded areas managed and bridle ways created around the perimeter. The sites at Court Bank along with the above provide leisure facilities, equestrian and employment opportunities and a maintained public footway for the community all of which are promotes as important to CCDC on their website. CCDC has a responsibility to protect and enhance this area as an AONB for the benefit of the local community, area visitors and also the Nation, as this is a which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.
Natural England supported site. Following this consultation, CCDC should be given positive press coverage for its efforts in the recognition of site significance and its protection of this Nationally recognised AONB site.

4) AONB- summary provided of purposes and benefits of AONBs across the UK. It is a statutory designation, the purpose of which is for the conservation and enhancement of the natural beauty of the area. Natural England has a duty to provide general advice on development in AONBs. Each AONB should have a management plan, the duty for which falls to local authorities and in most cases the AONB partnership produces this. There is a statutory duty on relevant authorities to have regard to the purpose of conserving and enhancing the natural beauty of the AONB when exercising or performing any functions affecting land in the AONB. Summary of property values article which outlines the higher property values associated with national parks and AONBs. Because of the Premium paid for properties within this AONB site, CCDC has a responsibility to the residents and to their families, to protect the economic and financial wellbeing of the community residents, many of which could find themselves with negative equity should this land be included as a development location. The value of many of the houses in this location is substantially enhanced purely due to the beauty of their outlook in to the AONB. Provides summary of Staffordshire County Council Strategic Plan 2013-2018. In the interest of economic wellbeing of the community there is an obligation to protect the existing community from the inevitable loss in the event of removal of AONB status for proposed development — undoubtedly having a negative impact on property values. The existing community would not prosper, be healthy or happy. In the interest of public well-being and to “be healthy and happy” please consider the many houses which have been developed and designed intentionally, to take in the view of in particular site C373 of 37 hectares and now could be faced with
the prospect and reality of bulldozers and lorries levelling the land. Please consider the health, wellbeing and welfare of the many, who have spent livelihoods to be able to afford such a view, in particularly the elderly. No support as a suitable site for further housing, gypsy, traveller or industrial or commercial development.

| IOC404-17 Hawkins M&D | Cannock Wood is an AONB – should such potential development even be proposed? C373 and peripheral areas (C136, C137, C400, C401, C402, C403, C404) are Green belt. All feeder roads into village are rural, narrow and in places single track, not conducive to frequent use by heavy traffic. Commitment of CCDC to preserve green space between village and town communities would be threatened with probability of Cannock Wood merging with Burntwood. No Doctors surgery or shops and one small school so villagers dependant on already oversubscribed amenities in nearby towns. Further development would require major capital investment in these towns. Any development in Cannock Wood would be environmentally and financially prohibitive. Need for more houses is indisputable but use of brownfield sites in first instance is surely preferable even if cost is greater. Preservation of green spaces is fundamentally important to the wellbeing of the public and vital if AONB’s are to be sustained. | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses. |
Section 3, Key Issues and Reasons for Recommendation 3.2 The role of Local Plan Part 2 is to deliver Part 1. It needs to allocate sites to deliver the amounts of development in the right locations, and where necessary can also provide further policy elaboration provided that it links directly back to Part 1 and can be clearly justified by robust evidence.

5.6 - As Local Plan Part 2 is to deliver the detail set out in Part 1, it is imperative that it is consistent with it.

5.14 - The National Planning Policy Framework states that Green Belt has five purposes. Its role is:
- To check the unrestricted sprawl of built up areas;
- To prevent neighbouring towns merging in to one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns; and
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.


(page 17) 4.3 LPP1 sets the context for the need for LPP2. Policy CP1 emphasises the need to focus investment and regeneration ‘in existing settlements whilst conserving the landscape of the AONB. Local Plan Part 2 is contradictory to deliver Local Plan Part 1 and Cannock Chase AONB Management Plan 2014-19 with sites C136, C137, C373, C376, C399, C400, C401, C402, C404 and CE55 all being within the Green Belt and AONB, these sites should be taken out of the next round of the plan on these points alone. All these sites would ruin the character of Cannock Wood village and be detrimental to the AONB.

Furthermore with sites C264, C264(a), C264(b), C285, C264 (c), C264(d), C264 (e) and C265. These proposed sites would be detrimental to the area in general linking urban areas together, ruining the local landscape and the views into and out of the AONB. These sites are not in keeping with the local area and would ruin the local community having such an

Noted and for consideration as the site assessment work is undertaken.
increase population.

The sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 would overwhelm the small village of Cannock Wood which does not have the infrastructure to support developments of this size. They would also effect the environment, much of the traffic would have to pass via the 5 ways junction at Heath Hayes which already has air pollution issues and requires measures to bring the air quality at this junction within European standards.

Much of the proposed land in sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 is used for equestrian purposes. Cannock Chase and the AONB is being promoted as recreational and leisure use, where would people keep their horses if these sites went ahead? Locally Coney Lodge Farm on Rugeley Road, Chase Terrace is currently already under development into and housing complex.

Many of the sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 are on top of old unmarked mine workings which would cause issues during any development.

Another concern that I would have is having such a mass of houses so close to the Beaudesert Scout and Guide camp for security reasons. Therefore making this site easily accessible on foot etc. could cause issues.

The site that is proposed at C373, CE55 would have a detrimental impact on the local wildlife with many trees, ancient woods, streams and pools there is a rich diversity of wildlife from Deere, birds, newts etc.

Below are various extracts to support my comments (which I have added comments in red or made key sentences bold) to support the fact...
that the sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 should be taken out of the local plan due to them not being in fitting with Local Plan Part 1 2014 and the Cannock Chase AONB Management Plan 2014-19:

Page 35 of Local Plan Part 1, 3.0 Vision states  
‘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.’
Local Plan Part 1, Section 1 core strategy, figure 4.1. (see below) States that Cannock Wood is within AONB and to ‘Respect Village Character’

The sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 would not be ‘respecting’ the village character as Cannock Wood would be overwhelmed.

From the Cannock Chase AONB Management Plan 2014-19, Cannock Wood and sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 are all within the area classed as ‘Settled Plateau Farmlands’ as per Figure 3 (page 13).

With Special Qualities (page 18) being:-
• Undulating landform dissected by small wooded stream valleys
• Clustered farmsteads and roadside cottages
• Winding lanes with high hedgebanks
• Small irregular hedged fields

These special qualities should therefore be preserved.

Page 8 states
• HLO2 Conserve and enhance the distinctive and nationally important landscape of Cannock Chase AONB and the locally, nationally and internationally important biodiversity and geodiversity it supports, ensuring links between habitats within the AONB and surrounding landscape.

Landscape Key issues (page 24) states:-
• KI6 Pressure for development, its quality and impacts may change the character of the AONB landscapes and its setting.
• KI7 Encroachment of urban elements into landscapes.
• KI9 The development of major new housing provision immediately
surrounding the AONB may significantly increase the impact of regular visitors to localised areas.

Already on key dates i.e. Christmas, New year and summer days Castle ring car park is full with vehicles parking in surrounding narrow lanes making walking around the local area dangerous. Around the popular Castle Ring area and Gentleshaw Common there are already signs of too many visitors of trampled pathways, flora / fauna and littering, dog fowling etc.

- **KI21** Maintaining views from and into the AONB.

Sites C136, C137, C373, C376, C399, C400, C401, C402, C403, C404 and CE55 would ruin views into and out of the AONB.

All the site listed above would have a detrimental impact on views from and into the AONB. The green space in and around the Cannock Chase AONB must be protected.

- **KI22** Ancient woodland needs to be protected and restored to secure its long term future.

There are ancient woodlands that form part of site C373 and CE55.

Landscape Policies (page 30) states:--
- **LP6** The Partnership will seek to influence planning policies, Local Plans and planning decisions to ensure they incorporate measures for the conservation and enhancement of the AONB landscape and scenic beauty.

I do not see how any of the sites C136, C137, C373, C376, C399, C400,
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<th>IOC404-19</th>
<th>Howard C</th>
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4) AONB- summary provided of purposes and benefits of AONBs across the UK. It is a statutory designation, the purpose of which is for the conservation and enhancement of the natural beauty of the area. Natural England has a duty to provide general advice on development in AONBs. Each AONB should have a management plan, the duty for which falls to local authorities and in most cases the AONB partnership produces this. There is a statutory duty on relevant authorities to have regard to the purpose of conserving
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No support as a suitable site for further housing, gypsy, traveller or industrial or commercial development.

<p>| IOC404-20 | Hughes K | Sites C136, C137, C373, C400, C401, C402, C403 and C404 - I am emailing to express my concern for the above proposed local development. There are a number of reasons why I believe that this area should not be considered: - This is an area of outstanding natural beauty. - This would be detrimental to valuable wildlife and habitat. | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work |</p>
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<tr>
<th>IOC404-21</th>
<th>Hughes N</th>
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| - The impact this would have to the deer who have already been forced onto local roads due to a housing estate 2 miles down the road.  
- This area has an ancient moated site/abbey and ancient woodland.  
- Public footpath walks run through the proposed site.  
- Roads/lanes in the surrounding villages are only built to withstand light traffic and are already in a state of disrepair and have no paths.  
- Primary and Secondary schools are already pushed to the limits with children already not getting into schools in their catchment.  
- No local amenities |
| is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.  
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As a council tax payer I am disturbed to have just been made aware of this application and subsequent proposed plans. I am proud and have worked very very hard to own a house within an area of natural beauty and made various sacrifices over the last 15 years to be in a position to move into Cannock Wood to give me and my family what I consider to be a better quality of life. Deer have ALREADY made way without choice in relation to a new build next to Morrisons and are now left to wonder in a small section of fenced grass.  
In summary;  
Our roads in CANNOCK WOOD are awful and have been for years. These need seriously addressing asap along with a severe lack of other key amenities.  
Our school is stretched to fit people in from the relevant areas and are now underperforming already.
There are surely plentiful brown field sites available and certainly even less detrimental green belt areas locally that are not areas of outstanding natural beauty!!

My personal lane (Ivy Lane) is already used as a cut through for the traffic created by the business at the bottom of slang lane, even though it has no footpaths.

I will help the people of this beautiful village fight this through planning as best I can to try and secure an area I think should quite simply be left for future generations to enjoy.

Please don't form the excuse that jobs will be created as if we all decided to run around committing crimes, dropping litter etc it would create more jobs for people- but that doesn't mean it would be the right thing to do.

I, along with others I have spoken too in and around the village will defend against this proposal until it is withdrawn.

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<td>• The residents of Cannock Wood do not get a free newspaper and we have not been informed of the possible implications of Local Plan 2 on Cannock Wood by our own Parish Council therefore many residents are still not aware of the possible development and this will impact on the number of comments sheets which will be received. The lack of notification is against the spirit of the Localism Act 2011.</td>
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<td>• Our present village population is in the region of 1000, this development is likely to increase this by at least 50% thus changing the whole nature of the village.</td>
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<td>• The infrastructure is unable to support a development of the size proposed. There are insufficient doctors, schools, shops etc. The possible entry/exit points to the sites are mainly on Hayfield Hill or Cumberledge Hill, neither of which would be able to support the amount of traffic which would emanate from the developments. The amount and type of traffic passing through the village would be excessive and would result in a very dangerous environment, the traffic in the village having already increased considerably over the last few years. The area is well used by walkers, cyclists, dog walkers and horse riders. All these would be put at a greater risk from increased traffic.</td>
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<td>• The development at Court Bank will be against the objectives of the AONB which it is fully within. It will no longer be a special, peaceful or tranquil place and the development would cut the links between habitats within the AONB and surrounding landscape. The National Planning Policy Framework states that great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.</td>
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<td>• The development at Court Bank would be on green belt land whilst there are brown field sites such as Rugeley Power Station available which would better suit a mixed development.</td>
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previously developed land and buildings.

- There have been problems with flooding in the proposed area at Court Bank and this development would not reduce this risk.
- One of the SA objectives is to protect and enhance biodiversity, flora, fauna and geodiversity. Why therefore build on land which is a rich habitat for flora and fauna with ancient woodland, a red deer herd, pools and a stream. The website for Court Bank Livery Stables quotes “The ancient woodland of Court Bank Covert is home to a large range of flora and fauna including a herd of wild Red Deer which can often be viewed on the farm. It is in three distinct sections that have been named Bridge Copse, Badger Wood and the Kings Spinney. The Redmoor brook flows through the Court Bank Farm running north to south through the ancient woodland, with an optional brook crossing on the farm ride. Onsite there are two pools which are recorded on ancient maps, which indicates that they provided the Abbey with food.”
- Another SA objective is to conserve and enhance the historic environment. As the proposed land contains a scheduled monument of a moated site and Bloomery in Court Banks Covert Dam and Nuns Well, this development is again this objective. Historic England records the following information: “The medieval moated site and bloomery 360m south west of Court Bank Farm survive as earthworks and buried archaeological deposits. Despite some disturbance through tree and scrub growth the moated site has experienced little modern development and therefore will contain archaeological and environmental deposits which will provide important information about the nature and use of the monument as well as medieval society, its economy and landscape in which it has been constructed. Despite some disturbance the bloomery survives as archaeological deposits relating to the process of iron smelting and will provide information on the nature and use of the medieval bloomery as well as medieval society, its economy and landscape in which it has been constructed. The monument includes the earthworks and buried remains of a medieval moated site and a nearby bloomery situated
within the valley of Redmoor Brook. A rectangular moated site measuring externally up to 140m north west to south east by 100m south west to north east encloses an internal area of approximately 0.5 hectares. The Redmoor Brook has been re-cut to run through the south west and south east arms of the moat. It is possibly the site of a royal hunting lodge built by Henry II in 1157-1158. To the north east at SK 0414 1179 lie the buried remains of a medieval bloomery or iron furnace, evident by buried mounds of iron slag, cinder and black earth. Situated close by is a rock-cut well known as Nun’s Well which may be medieval in date. The possible site of a C12 hermit priory which adopted Cistercian rule in 1141 and then moved to Stoneleigh by 1159, is thought to lie in the vicinity.” Court Bank Livery Stables website states “In 1910 evidence of a Flint Knapping floor was discovered near the Nun’s Well, which proved human activity in the Mesolithic/Neolithic period and over 28 recognisable implements have been found in the area including arrow heads, axe heads and a flint scraper.” This development would not only affect the known site but would impact on the archaeological and environmental deposits that are yet to be uncovered.

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IOC404-26 Mackinnon J Concerns in relation to the site
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| IOC404-27 | Matthews S | I am writing to you with regards to the sites identified under the Cannock Chase Local Plan in Cannock Wood. I am a resident of the village (Cumberledge Hill) and a former resident of Gentleshaw nearby. I understand that the Council are required to find sites for new affordable homes in the district. I also understand that two sites have been identified in Cannock Wood. Whilst I am aware that no planning permission has currently been granted and the use of these potential sites has not been proposed yet, I felt it important to express my concerns with any possible changes to the green belt land in and around Cannock Wood. I feel strongly that Cannock Wood should keep its green belt land (and therefore not be granted permission for any other purpose), for the following reasons:

1. Reduction in green belt land would further blur the boundaries between villages resulting in a loss of identity of the village and contribute to creeping urbanisation. This in turn could also reduce desirability and therefore house prices.

Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the database (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption
2. The area in question would likely have an impact on Nun's Well which is a nature reserve. Part of the reason people enjoy the village is the abundance and availability of wildlife.

3. Nun's Well is also of historical importance, again contributing towards the village's identity.

4. If the Council's goal is to build affordable housing, that goal is unlikely to be met by building in the village/on green belt land. Houses in this area are already higher than average due to desirability. Building houses would either a) not make said houses affordable or b) reduce the value of the overall properties in the village.

5. Part of the Common (also a nature reserve) has already been encroached upon by Cameron Homes. Further reduction in green belt/building on or near to nature reserves would encourage these companies in trying to build on similar land due to the implication that it is acceptable.

Many thanks in advance for taking these concerns into consideration during the process of finalising the local plan.

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Gentleshaw or Burntwood Parish). Shops – very little provision in Cannock Wood (timed where and when available).

3) Lichfield District Council has seen the individual areas of Burntwood, Chase Terrace, Chasetown and Boney Hay merge into an area now known as ‘Burntwood’. The CCDC Plan refers to maintaining the character of communities and the function of Green Belt to support this objective. By developing the potential sites in this CCDC area there is opportunity, over time, for the same to happen in Cannock Wood, Rawnsley, Prospect Village, Wimblebury. Extension of building and development towards the Redmoor would skirt the LDC boundary where presently a development of 8 houses is under construction at Coney Lodge. There is potential for this to be extended towards Cannock Wood in the future. It would appear that the merging of communities across Green Belt goes against the original intention of Green Belt land and removes the feeling of pride in the area of which we live as communities. The interactive location plan highlights the areas referred to (adjacent to Hayfield Hill, Cumberledge Hill and the Redmoor) for a variety of uses (housing, employment etc) and also selected shading, according to the key, clearly indicates green belt, AONB, historic and additional interest. The present landowner of these areas has developed the site over recent years and is in the process of further landscaping to preserve, enhance and maintain the features. Grassland has been improved, wooded areas managed and bridle ways created around the perimeter. The sites at Court Bank along with the above provide leisure facilities, equestrian and employment opportunities and a maintained public footway for the community all of which are promotes as important to CCDC on their website. CCDC has a responsibility to protect and enhance this area as an AONB for the benefit of the local community, area visitors and also the Nation, as this is a Natural England supported site. Following this consultation, CCDC should be given positive press coverage for its efforts in the

of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.
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4) AONB- summary provided of purposes and benefits of AONBs across the UK. It is a statutory designation, the purpose of which is for the conservation and enhancement of the natural beauty of the area. Natural England has a duty to provide general advice on development in AONBs. Each AONB should have a management plan, the duty for which falls to local authorities and in most cases the AONB partnership produces this. There is a statutory duty on relevant authorities to have regard to the purpose of conserving and enhancing the natural beauty of the AONB when exercising or performing any functions affecting land in the AONB. Summary of property values article which outlines the higher property values associated with national parks and AONBs. Because of the premium paid for properties within this AONB site, CCDC has a responsibility to the residents and to their families, to protect the economic and financial wellbeing of the community residents, many of which could find themselves with negative equity should this land be included as a development location. The value of many of the houses in this location is substantially enhanced purely due to the beauty of their outlook into the AONB. Provides summary of Staffordshire County Council Strategic Plan 2013-2018. In the interest of economic wellbeing of the community there is an obligation to protect the existing community from the inevitable loss in the event of removal of AONB status for proposed development — undoubtedly having a negative impact on property values. The existing community would not prosper, be healthy or happy. In the interest of public wellbeing and to “be healthy and happy” please consider the many houses which have been developed and designed intentionally, to take in the view of in particular site C373 of 37 hectares and now could be faced with the prospect and reality of bulldozers and lorries levelling the land. Please consider the health, wellbeing and welfare of the many,
who have spent livelihoods to be able to afford such a view, in particularly the elderly. No support as a suitable site for further housing, gypsy, traveller or industrial or commercial development.

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| IOC404-30 | Natural England | See overall comments on SSSI Impact Risk Zones. Site lies within AONB. Adopted LPP1 policies CP12, 13 and 14 apply. | Noted, will be fully considered as Site Assessment work is taken forward. |
| IOC404-31 | Newton, Mr and Mrs A (CT Planning) | Site should be allocated for housing and deleted from the Green belt. Buildings on the site used for an antiques business and the site also contains brownfield land. The site is well related to Cannock Wood and | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and |
would help with development needs. It is deliverable and available now. Would be happy to work with a developer. The site is sustainably located with services and facilities in walking distance. Hayfield Hill is a public transport route. Residential development can take place without harm to the environment and residential development would enhance the appearance of the site to the benefit of the surrounding area including the AONB.

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<td>Cannock Wood is in an area of 'Outstanding Natural Beauty', a housing development in the village of this magnitude would despoil such natural beauty. Beauty is to be treasured, not despoiled. A housing development of this magnitude would inevitably have a huge impact on this small village, one fears the impact would have many negative features and change its overall character. The Archaeology &amp; History within the area under consideration has not been subjected to detailed</td>
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examination. The whole area should be intensively archaeologically investigated.

The raised moated site in the woodland, a Scheduled Monument, is probably medieval and may have been the site of a farmhouse. Somewhere here there is the site of a Religious House on land granted by King Stephen (between 1135-1139) in the area called Radmore.

There is known to have been a Hunting Lodge of Henry II in Cannock Wood and this sheltered valley would be a suitable spot (probably not the medieval building on Castle Ring Iron Age Fort). Maybe on the moated site?

Within the area flint 'flakes' have been found, being 'off-cuts' from tools crafted by Stone Age Man 4000 years ago. This area could contain the remains of a Neolithic Camp. Another Scheduled Monument is the site of a Medieval Bloomery for iron smelting. On a field visit to the area of the Staffordshire Historical and Archaeological Society the academic leader of the visit suggested the existence of a medieval water mill site adjacent to the eastern end of raised moated site. Finally there is the enigmatic site of Nun's Well (Holy Well/Sacred Spring?) at the base of an old oak tree.

Concerns in relation to the site
- within an area of Green Belt; an Area of Outstanding Natural Beauty (AONB); a site of historic interest- the historic Nunswell itself; Site of special interest – habitat and wildlife, with preservation orders on identified existing trees; removal of land accessible to the public for leisure, relaxation and exercise.
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| Attention was only bought to this plan via an unofficial information sheet posted by hand through the letter box of both my Parents and Grandmothers house via ‘A concerned Cannock Wood Resident’. I am no longer a resident of Cannock Wood. However I am less than 1 Mile away in Lichfield District. From this I was prompted to attend a drop in session at Heath Hayes at which I was invited to the Cannock Wood Parrish meeting on March 16th, which I am most great full to both Claire and Sarah for attending in such uncomfortable circumstances. The passion of the people within the parish and surrounding area was clear by the turn out at Gentleshaw village hall meeting. I would like to note that I have spoken to many residents and locals to the area who would have liked to attend however they were not informed until after the meeting had passed and were unable to attend. I personally have seen no formal advertisement at all, not even a letter on the village notice board. From my knowledge, all that attended were informed only by word of mouth. The turn-out on the evening was considerable and I believe that this shows how currently, there is a close knit and bonded community with passion for their surroundings and neighbours, which must be considered in the proposals of the local plan. Please do not allow disturbance and disruption to this fantastic rural community who are held together by their pride in the beautiful area which surrounds them. The Objections of the villagers were made very clear at the meeting, in particular to the area referenced C373, C402 etc (to the West of Hayfield Hill). With several queries being made in objection to development of this area and also regarding the locally proposed traveller site. Particular concerns with sites are:  
1)  within the Green Belt. The NPPF bears great importance on Green Belt land and maintaining its boundary protection and states that Green Belt Boundaries should only be changed in a Local Plan Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the database (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses. |
under “exceptional circumstances” and only permit most forms of
development in “very special circumstances”. We already have
planned extensive development within our region and also very
nearby in Burntwood into the green belt. I understand the
requirement for additional housing and pressures from central
Government however, as we currently have several huge
development sites available out of green belt I do not consider the
local plan at this stage to invoke “exceptional circumstances” for
the land such as C373/ C402 etc. Campaign to Protect Rural
England (GPRE) research in “Building in a small island” promotes
Brown field re-development and shows the relevance of using
Brown field sites over green and stating how Strong protection of
the Green Belt helps the economy by promoting urban
regeneration and keeping housing and business close to services
and transport links. This clearly is relevant for CCDC. They are
within the AONB- Gentleshaw and Cannock wood is awarded
protection as an AONB as a part of the greater Cannock Chase,
under the Countryside and Rights of Way Act 2000 by Natural
England for its beautiful landscape, its history and its wildlife. This
area has been specifically designated for conservation due to its
significant landscape value, awarding the beautiful area with
National importance via Natural England. With only 46 AONB’s in
Britain. This surely must be a location that CCDC is proud of, and
willing to show commitment to preserve and to enhance the
natural beauty of the landscape. The AONB rely on planning
committee’s such as yourself at CCDC to achieve AONB’s aims of
“meeting the need for quiet enjoyment of the countryside and
having regard for the interests of those who live and work there.”
I personally have contacted our area representative for AONB
defining my personal concerns and knowledge of the site
regarding area C373 and surrounding proposed sites. As a planning
authority please show that you are willing to enforce your power
to restrict development and protect our beautiful landscape. Site
of historic interest- The historic Nunswell itself at the foot of a preserved beautiful Oak, giving name and meaning to the adjacent nature reserve. This brings visitors from near and far to our village to pass through the reserve and access the historic site via the conserved public footpaths, often then to continue to one of our several local pubs and bring economic value to the area. Please preserve this area for our children and grandchildren. Nature at this location is parkland based and of a very different make up than what is found on either the nearby common land or Cannock Chase itself. Site of Special Interest- Habitat to various forms of wildlife both common and protected species of; birds, mammals, reptiles, invertebrates and insects, with preservation orders on several identified existing trees. I have personal experience of the nature and wildlife on sites C373 and C402 from growing up overlooking the site and playing as a child through the woodland and in the fields of C373. Site specific nature including the now vastly culled deer (I do understand that this is required to manage the land), along with our important Badgers, Bats and of course Common and Great Crested Newts along with many others. Within the site is an Ancient Woodland comprising of mainly Oak and Birch to which I have had the privilege of experiencing the nesting and rearing of young Buzzards, visible from both the houses of Hayfield Hill and Slang lane and also the field to the far West of site C373 is used annually for rutting by the dear, providing rare and incredibly powerful viewing. Please do not allow this precious land to be taken away from us and the nature that depends on it. The recently published white paper (February 2017 I believe) provides a proposed amendment to planning authorities regarding “Ancient Woodland” and “Veteran trees” (guidance note link provided). Ancient woodland and veteran trees: protecting them from development. Explaining that – “Trees and woodland classed as ‘ancient’ or ‘veteran’ are irreplaceable. Ancient woodland takes hundreds of years to establish and is considered important for its
wildlife, soils, recreation, cultural value, history and contribution to landscapes." Proposed site C373 Contains both an “Ancient Woodland” and also several “Veteran” individuals. The woodland of course runs directly through the proposed site, however in the last three weeks several trees have been felled (maybe due to “Doris” but I am suspicious of this). Consideration must be made, not only to the position of the potential housing specific siting, but also nearby locations as changes in chemical imbalance, potential pollution of watercourses and air quality would all have a substantial effect on the nature at this site and also the Ancient Woodland and individual Veteran trees. There is Archaeological importance with the “Nuns Well” and the associated tunnel system beneath the fields and Woodland. The historic value should be preserved.. not destroyed! No support as a suitable site for housing, industrial, commercial, gypsy or traveller development.

2) Road network not designed for heavy traffic use- considerable cost and investment would be needed. Bus services exist but are not multi route services. Rail links would require additional transport in order access local and national stations. Insufficient utilities and services available even to upgrade for new amenity. Sewerage and drainage systems would need to be provided with the lie of the valley at this location removal of “green areas” is likely to cause flooding and to overwhelm the brook at this site. Medical facilities – the closest would be ‘ cross boundary’ into Lichfield DC. Schools – the closest would be cross boundary into Lichfield DC. Churches– majority cross boundary into Lichfield (Longdon and Gentleshaw Parish). Shops – very little provision in Cannock Wood (timed where and when available). No support as a suitable site for further housing, gypsy, traveller or industrial or commercial development.

3) Lichfield District Council has seen the individual areas of Burntwood, Chase Terrace, Chasetown and Boney Hay merge into
an area now known as ‘Burntwood’. The CCDC Plan refers to maintaining the character of communities and the function of Green Belt to support this objective. By developing the potential sites in this CCDC area there is opportunity, over time, for the same to happen in Cannock Wood, Rawnsley, Prospect Village, Wimblebury. Extension of building and development towards the Redmoor would skirt the LDC boundary where presently a development of 8 houses is under construction at Coney Lodge. There is potential for this to be extended towards Cannock Wood in the future. It would appear that the merging of communities across Green Belt goes against the original intention. The interactive location plan – highlights the areas referred to (adjacent to Hayfield Hill, Cumberledge Hill and the Redmoor) for a variety of uses (housing, employment etc) and also selected shading, according to the key, clearly indicates green belt, AONB, historic and additional interest. The present landowner of these areas has developed the site over recent years and is in the process of further landscaping to preserve, enhance and maintain the features. Grassland has been improved, wooded areas managed and bridle ways created around the perimeter. The sites at Court Bank along with the above provide leisure facilities, equestrian and employment opportunities. No support as a suitable site for further housing, gypsy, traveller or industrial or commercial development.

4) AONB summary provided of purposes and benefits of AONBs across the UK. It is a statutory designation, the purpose of which is for the conservation and enhancement of the natural beauty of the area. Natural England has a duty to provide general advice on development in AONBs. Each AONB should have a management plan, the duty for which falls to local authorities and in most cases the AONB partnership produces this. There is a statutory duty on relevant authorities to have regard to the purpose of conserving and enhancing the natural beauty of the AONB when exercising or
performing any functions affecting land in the AONB. We need you, as CCDC planning officers to be strong against the pressures of central government and show how you are willing to fight to keep areas of importance to our nation and local communities safeguarded for the current community and our descendants. Summary of property values article which outlines the higher property values associated with national parks and AONBs. Provides summary of Staffordshire County Council Strategic Plan 2013-2018. In the interest of economic wellbeing is there an intention to protect the existing community from inevitable loss in the event of removal of AONB status for proposed development - undoubtedly having a negative impact on property values thus removing economic wellbeing? The existing community would not prosper, feel safer or be healthier or happier in their community. No support as suitable sites for further housing, gypsy, traveller or industrial or commercial development.

| IOC404-37 | Perks G | Sites C136, C137, C373, C400, C401, C402, C403, C404, C399, C376. The call for sites for potential development is understandable considering current requirements for housing. It is an unfortunate fact that green belt is now considered a legitimate option for development and evident in areas across the country such options are taken up. The above site refs are of particular concern as the area is an AONB. This means by definition that its landscape is considered so precious that it is protected for the nation, for its wildlife, habitats, historical heritage and scenic views. It is easy to see why Cannock Wood has earned this status, it meets all the criteria with abundance. Castle Ring and Court bank Farm are excellent examples of historical sites and areas that provide natural habitat for wildlife. Cannock Wood attracts many visitors because of its wildlife, history and ancient monuments which brings significant benefits to the area. To turn the surrounding field and woodlands into housing estates or industrial developments will induce a great loss for the sake of a few houses. Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the database (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption.
Access to the village is a big concern, the roads are narrow and restrictive so any extension of the village will cause significant risks from more traffic. Developments in the surrounding area already underway or complete have driven out wildlife from their habitat; this is evident from the increasing sights of deer roaming the main roads of Chase Terrace. This should not be allowed to happen further in this area. The negative aspects of approving the above referenced sites for potential development are clear, so as a resident who is concerned for the Cannock area as a whole, please assess the sites as unsuitable and preserve a valuable AONB.

Object to site. Situated on green belt land and as per the Cannock district councils plan, does not comply with the plan for urban development only.

The roads surrounding the proposed sites are not suitable as speeding is already an issue on hayfield hill with the current number of vehicles, an issue that has been highlighted on a number of occasions and has been monitored and accepted by the highways agency and police. I would have serious concern over the welfare of my family, children visitors and neighbours. I would also have serious concerns for the welfare of wildlife that are reliant on these proposed sites.

Object to site. Situated on green belt land and as per the Cannock district councils plan, is a direct contradiction of the plan i.e. urban

Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

Object to site. Situated on green belt land and as per the Cannock district councils plan, is a direct contradiction of the plan i.e. urban

Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is
development only. Also the extension of the village of Cannock wood would also be against Cannock district councils policies. The roads surrounding the proposed sites are not suitable as speeding is already an issue on hayfield hill without having more vehicles to contend with, an issue that has been highlighted on a number of occasions and has been monitored and accepted by the highways agency and police. Finally, as well as being against your own policies it would also be irresponsible due to the amount of wildlife that resides on these proposed sites.

| IOC404-40 | Staffs County Council | Sites C136, 137,373,400,401,402,403 and 404 – potential to impact on sensitive undesignated archaeological remains but they are small in nature and do not impinge directly upon designated heritage assets or large areas of historic landscape character. Castle Ring hillfort (SAM) lies close to/overlooking the above sites, at present screened by vegetation, but the Forestry Commission felling plans may expose the monument and any allocation site on lower land to the south may impact upon the setting of this nationally important heritage asset. | Noted, will be considered fully as Site Assessment work is taken forward. |
| IOC404-41 | Stansfield N | Site outside the existing village boundary of Cannock Wood and within the Green Belt and the AONB. The Local Plan Core Strategy (1) proposes to protect to the Green Belt in accordance with National Planning Policy by restricting further development to within the existing village boundary. To include the site for future housing development would therefore be contrary to long established Green Belt policy. Furthermore Cannock Wood is within the Cannock Chase Area of Outstanding Natural Beauty where national and local planning policies |
| | | urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. |
seek to protect the special character of the area in the public interest. To allow the site to be developed for housing would detract from the visual character of the area and the setting of the village.

To allow the site to be developed for housing would detract from the visual character of the area and the setting of the village.

Within green belt land. Development be totally unacceptable, as it would dramatically increase urban sprawl, merging individual villages together, destroying their beauty, identity and very unique characters. The green belt status must be maintained in these areas in order to protect the villages, wildlife habitat and agriculture.

Within green belt land. Development be totally unacceptable, as it would dramatically increase urban sprawl, merging individual villages together, destroying their beauty, identity and very unique characters. The green belt status must be maintained in these areas in order to protect the villages, wildlife habitat and agriculture.

Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work.

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Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.

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| IOC404-43 | Mr Thomas A | Falls within the Area of Outstanding Natural Beauty (AONB), designated for conservation due to its significant landscape value! Any development outside of the settlement boundaries would be detrimental to the AONB. Furthermore, any large-scale developments would have a devastating effect on the AONB and would threaten its very existence. | Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses. |
| IOC404-44 | Torrell L | Concerns in relation to the site  - within an area of Green Belt; an Area of Outstanding Natural Beauty (AONB); a site of historic interest- the historic Nunswell itself; Site of special interest – habitat and wildlife, with preservation orders on identified existing trees; removal of land accessible to the public for leisure, relaxation and exercise.  - Road network not designed for heavy traffic use with very limited available investment from Staffordshire Highways. Bus services exist but are not multi route services. Rail links would require additional transport in order access local and national stations. All utility services would need to be provided. Sewerage and drainage systems would need to be provided. Medical facilities – the closest would most likely be ‘cross boundary’ into Lichfield DC and are already oversubscribed. Schools – the closest would most likely be cross boundary into Lichfield DC. Churches – closest for majority would be cross boundary into Lichfield (Longdon and Gentleshaw or Burntwood Parish). Shops – very little provision in Cannock Wood (timed where and when available).  - Lichfield District Council has seen the individual areas of Burntwood, Chase Terrace, Chasetown and Boney Hay merge into an area now known as ‘Burntwood’. The CCDC Plan refers through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. | Noted and for consideration as the site assessment work is undertaken. The adopted spatial strategy is urban focused and will maximise urban and brownfield sites as much as possible and where this accords with the broad apportionment of development as set out in Local Plan Part 1. Work is currently being undertaken to update the data base (Strategic Housing Land Availability Assessment) to provide up to date evidence on housing sites. In the light of comments received in relation to safeguarding and the wider shortfall in the Greater Birmingham Housing Market Area the preliminary view of officers is that the Green Belt review of land for housing is a strategic issue which may be more appropriate to deal with through a Local Plan review following the adoption of this plan (Local Plan Part 2). This position will be kept under consideration in the light of emerging evidence and assessment work. Noted, will be considered fully as Site Assessment work is taken forward. AONB context noted, Local Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses. |
to maintaining the character of communities and the function of Green Belt to support this objective. By developing the potential sites in this CCDC area there is opportunity, over time, for the same to happen in Cannock Wood, Rawnsley, Prospect Village, Wimblebury. Extension of building and development towards the Redmoor would skirt the LDC boundary where presently a development of 8 houses is under construction at Coney Lodge. There is potential for this to be extended towards Cannock Wood in the future. It would appear that the merging of communities across Green Belt goes against the original intention of Green Belt land and removes the feeling of pride in the area of which we live as communities. The interactive location plan highlights the areas referred to (adjacent to Hayfield Hill, Cumberledge Hill and the Redmoor) for a variety of uses (housing, employment etc) and also selected shading, according to the key, clearly indicates green belt, AONB, historic and additional interest. The present landowner of these areas has developed the site over recent years and is in the process of further landscaping to preserve, enhance and maintain the features. Grassland has been improved, wooded areas managed and bridle ways created around the perimeter. The sites at Court Bank along with the above provide leisure facilities, equestrian and employment opportunities and a maintained public footway for the community all of which are promotes as important to CCDC on their website. CCDC has a responsibility to protect and enhance this area as an AONB for the benefit of the local community, area visitors and also the Nation, as this is a Natural England supported site. Following this consultation, CCDC should be given positive press coverage for its efforts in the recognition of site significance and its protection of this Nationally recognised AONB site.

- AONB summary provided of purposes and benefits of AONBs across the UK. It is a statutory designation, the purpose of

Plan part 1 provides the adopted policy context for consideration of sites (Policy CP14) and issues raised will be considered further as assessment work on the plan progresses.
which is for the conservation and enhancement of the natural beauty of the area. Natural England has a duty to provide general advice on development in AONBs. Each AONB should have a management plan, the duty for which falls to local authorities and in most cases the AONB partnership produces this. There is a statutory duty on relevant authorities to have regard to the purpose of conserving and enhancing the natural beauty of the AONB when exercising or performing any functions affecting land in the AONB. Summary of property values article which outlines the higher property values associated with national parks and AONBs. Because of the Premium paid for properties within this AONB site, CCDC has a responsibility to the residents and to their families, to protect the economic and financial wellbeing of the community residents, many of which could find themselves with negative equity should this land be included as a development location. The value of many of the houses in this location is substantially enhanced purely due to the beauty of their outlook in to the AONB. Provides summary of Staffordshire County Council Strategic Plan 2013-2018. In the interest of economic wellbeing of the community there is an obligation to protect the existing community from the inevitable loss in the event of removal of AONB status for proposed development — undoubtedly having a negative impact on property values. The existing community would not prosper, be healthy or happy. In the interest of public well-being and to "be healthy and happy" please consider the many houses which have been developed and designed intentionally, to take in the view of in particular site C373 of 37 hectares and now could be faced with the prospect and reality of bulldozers and lorries levelling the land. Please consider the health, wellbeing and welfare of the many, who have spent livelihoods to be able to afford such a view, in particularly the elderly.
No support as a suitable site for further housing, gypsy, traveller or industrial or commercial development.

| IOC404-45 | Tunnicliffe G | The fact that the areas (areas of outstanding natural beauty and green belt) have been proposed beggars belief. Not only this, Cannock Wood suffers already from totally inadequate service utilities- mains drainage, water, electric, gas and telecoms. In addition, the road network in and around Cannock Wood would not support development on this scale. |
| IOC404-46 | Williams I & C | Concerned about the proposals for house building in and around Cannock Wood and the impact upon the Green Belt and AONB. There is no infrastructure in the village to support extra housing. Have no doctor’s surgery, a small school and one shop that opens for 2 hours every other day. Roads are crumbling with volume of traffic and there |

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is a limited bus service.

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### Local Plan Part 2 Site Option CE4(a)

<table>
<thead>
<tr>
<th>Rep ID No.</th>
<th>Respondent</th>
<th>Comment</th>
<th>Council Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>IOCE4a-1</td>
<td>Environment Agency</td>
<td>Site is located above a historic landfill site and consequently there is potential for contamination to have occurred. Before the principle of development can be determined, land contamination should be investigated to see whether it could preclude certain development due to environmental risk or cost of clean-up (remediation). Any planning application for a site where there is potential for contamination must be supported by a Preliminary Risk Assessment. Depending on the findings subsequent site investigation, risk assessment and remediation may be required. Appropriate conditions can be attached to any planning permission. Where there is significant contamination or uncertainty over the risks to 'Controlled Waters' receptors, a site investigation may be required as part of a planning application. Should consult with the Councils’ Environmental Health team for further advice on generic aspects of land contamination management. Issues relating to risks of contamination to groundwater will need to be considered prior to permission being given for development.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>IOCE4a-2</td>
<td>Staffs County Council</td>
<td>Built development proposals must take account of protection of existing green infrastructure.</td>
<td>Noted, will be considered further as Site Assessment work is taken forward.</td>
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<tr>
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<tr>
<td>IOCE5a-1</td>
<td>Environment Agency</td>
<td>Site is located above a historic landfill site and consequently there is potential for contamination to have occurred. Before the principle of development can be determined, land contamination should be investigated to see whether it could preclude certain development due to environmental risk or cost of clean-up (remediation). Any planning application for a site where there is potential for contamination must be supported by a Preliminary Risk Assessment. Depending on the findings subsequent site investigation, risk assessment and remediation may be required. Appropriate conditions can be attached to any planning permission. Where there is significant contamination or uncertainty over the risks to ‘Controlled Waters’ receptors, a site investigation may be required as part of a planning application. Should consult with the Councils’ Environmental Health team for further advice on generic aspects of land contamination management. Issues relating to risks of contamination to groundwater will need to be considered prior to permission being given for development.</td>
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<tr>
<td>IOCE7a-1</td>
<td>Environment Agency</td>
<td>Site is adjacent to Ridings Brook (main river) and small part of site is in FZ2. It may be possible to manage the level of flood risk through appropriate site layout / design and the provision of mitigation measures.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>IOCE7a-2</td>
<td>Environment Agency</td>
<td>May have been contaminated by previous land uses which have the potential to have caused contamination of the underlying soils and groundwater. Given the sensitive setting of the site with respect to 'Controlled Waters' receptors a Preliminary Risk Assessment will be required to demonstrate that the risks posed to 'Controlled Waters' by any contamination are understood and can be safely managed.</td>
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<tr>
<td>IOCE7c-1</td>
<td>Environment Agency</td>
<td>May have been contaminated by previous land uses which have the potential to have caused contamination of the underlying soils and groundwater. Given the sensitive setting of the site with respect to 'Controlled Waters' receptors a Preliminary Risk Assessment will be required to demonstrate that the risks posed to 'Controlled Waters' by any contamination are understood and can be safely managed.</td>
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</tr>
<tr>
<td>IOCE7c-2</td>
<td>Lichfield and Hatherton Canals Restoration Trust</td>
<td>Appears to be close to the projected route for the Hatherton Canal. It is necessary to show the detailed land allocation for the canal adjacent to the site to avoid the risk of development prejudicial to the restoration of the canal.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
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<tr>
<td>IOCE8-1</td>
<td>Environment Agency</td>
<td>Site adjacent to Saredon Brook (main river). Southern part of site in FZ2. It may be possible to manage the level of flood risk through appropriate site layout / design and the provision of mitigation measures. An 8 metre easement will also be required from top of bank.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
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<tr>
<td>IOCE8-2</td>
<td>Environment Agency</td>
<td>May have been contaminated by previous land uses which have the potential to have caused contamination of the underlying soils and groundwater. Given the sensitive setting of the site with respect to 'Controlled Waters' receptors a Preliminary Risk Assessment will be required to demonstrate that the risks posed to 'Controlled Waters' by any contamination are understood and can be safely managed.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>IOCE8-3</td>
<td>Lichfield and Hatherton Canals Restoration Trust</td>
<td>Appears to be close to the projected route for the Hatherton Canal. It is necessary to show the detailed land allocation for the canal adjacent to the site to avoid the risk of development prejudicial to the restoration of the canal.</td>
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<td>IOCE17-1</td>
<td>Environment Agency</td>
<td>Site includes ordinary watercourses (Just upstream of head of main river of Wash Brook) – limited flood zone information. Small part of site in FZ3 and FZ2. Staffordshire County Council, as Lead Local Flood Authority, should be consulted to determine how any risk should be managed and whether any development easements would be required from the river channel.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
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<tr>
<td>IOCE17-2</td>
<td>Staffs County Council</td>
<td>Site largely developable with some constraints to overcome. Site composed of existing green infrastructure of high biodiversity value and potential Local Wildlife Site (SBI) status. Survey and assessment required to inform allocation decisions. Site supports extensive species-rich grassland habitat of principal importance as well as other habitats including wetland and woodland. The area has public access and is well used. SA underestimates biodiversity impacts.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
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<tr>
<td>IOCE18-1</td>
<td>Staffs County Council</td>
<td>Site largely developable with some constraints to overcome.</td>
<td>Noted, will be considered fully as Site Assessment work taken forward.</td>
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<tr>
<td>IOCE19-1</td>
<td>Environment Agency</td>
<td>Site is adjacent to Wash Brook (main river). Small part in FZ3 and FZ2. It may be possible to manage the level of flood risk through appropriate site layout / design and the provision of mitigation measures.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
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<td>IOCE19-2</td>
<td>Lichfield and Hatherton Canals Restoration Trust</td>
<td>Appears to be close to the projected route for the Hatherton Canal. It is necessary to show the detailed land allocation for the canal adjacent to the site to avoid the risk of development prejudicial to the restoration of the canal.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
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<td>IOCE19-3</td>
<td>Staffs County Council</td>
<td>The parcel of land to the south of the M6 Toll (CE19) has been studied closely and is likely to be undevelopable for commercial uses.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
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<td>IOCE20-1</td>
<td>St Modwen c/o RPS</td>
<td>Submit justification and supporting information for removing site from the Green Belt and providing for employment needs of the Local Plan. Vision document submitted along with supporting representation. Suggest there are no significant constraints to the site being delivered within the plan period.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>IOCE20-2</td>
<td>Staffs County Council</td>
<td>Potential impact on Cannock Extension canal SAC. Bespoke HRA required if site taken forward. Site supports hedgerows of possible high importance that may merit retention in accordance with the NPPF and LP policy, limiting plot size. SA appears to underestimate biodiversity impacts.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
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<tr>
<td>IOCE42-1</td>
<td>Environment Agency</td>
<td>Site is adjacent to Ridings Brook (main river). Very small part of site is in FZ3 and FZ2. It may be possible to manage the level of flood risk through appropriate site layout / design and the provision of mitigation measures. An 8 metre easement will also be required from top of bank.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
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</table>
Site is located above a historic landfill site and consequently there is potential for contamination to have occurred. Before the principle of development can be determined, land contamination should be investigated to see whether it could preclude certain development due to environmental risk or cost of clean-up (remediation). Any planning application for a site where there is potential for contamination must be supported by a Preliminary Risk Assessment. Depending on the findings subsequent site investigation, risk assessment and remediation may be required. Appropriate conditions can be attached to any planning permission. Where there is significant contamination or uncertainty over the risks to ‘Controlled Waters’ receptors, a site investigation may be required as part of a planning application. Should consult with the Councils’ Environmental Health team for further advice on generic aspects of land contamination management. Issues relating to risks of contamination to groundwater will need to be considered prior to permission being given for development.

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<td>IOCS1-1</td>
<td>Environment Agency</td>
<td>Site is located above a historic landfill site and consequently there is potential for contamination to have occurred. Before the principle of development can be determined, land contamination should be investigated to see whether it could preclude certain development due to environmental risk or cost of clean-up (remediation). Any planning application for a site where there is potential for contamination must be supported by a Preliminary Risk Assessment. Depending on the findings subsequent site investigation, risk assessment and remediation may be required. Appropriate conditions can be attached to any planning permission. Where there is significant contamination or uncertainty over the risks to ‘Controlled Waters’ receptors, a site investigation may be required as part of a planning application. Should consult with the Councils’ Environmental Health team for further advice on generic aspects of land contamination management. Issues relating to risks of contamination to groundwater will need to be considered prior to permission being given for development.</td>
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### Local Plan Part 2 Site Option KLS- Kingswood Lakeside

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<td>IOKLS-1</td>
<td>Environment Agency</td>
<td>Very small part of site at south eastern side is in FZ3 and FZ2 of Wash brook (main river). This could be overcome by making a small amendment to the site boundary or through appropriate site layout to avoid development in this area. A site-specific flood risk assessment will be required to determine this.</td>
<td>Noted, will be considered fully as Site Assessment work is taken forward.</td>
</tr>
<tr>
<td>IOKLS-2</td>
<td>Environment Agency</td>
<td>Site is located above a historic landfill site and consequently there is potential for contamination to have occurred. Before the principle of development can be determined, land contamination should be investigated to see whether it could preclude certain development due to environmental risk or cost of clean-up (remediation). Any planning application for a site where there is potential for contamination must be supported by a Preliminary Risk Assessment. Depending on the findings subsequent site investigation, risk assessment and remediation may be required. Appropriate conditions can be attached to any planning permission. Where there is significant contamination or uncertainty over the risks to 'Controlled Waters' receptors, a site investigation may be required as part of a planning application. Should consult with the Councils’ Environmental Health team for further advice on generic aspects of land contamination management. Issues relating to risks of contamination to groundwater will need to be considered prior to permission being given for development.</td>
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