



# **Integrated Impact Assessment (incorporating Sustainability Appraisal) Adoption Statement** Adopted Local Plan

## **Cannock Chase Council**

**Final report**

Prepared by LUC

March 2026

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Integrated Impact Assessment (incorporating Sustainability Appraisal) Adoption Statement

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# Chapter 1

## Introduction

**1.1** Cannock Chase Council (hereafter ‘the Council’) adopted the Cannock Chase District Local Plan 2018-2040 on 23 March 2026.

**1.2** The Council was required by law to carry out Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) of the Cannock Chase District Local Plan as it developed. The requirement to undertake SA and SEA for the Cannock Chase District Local Plan was met through the undertaking as an Integrated Impact Assessment (IIA). In addition to SA and SEA, the IIA also incorporated a Health Impact Assessment (HIA) to ensure that health-related issues were integrated into the plan and an Equalities Impact Assessment (EqIA) to consider potential impacts on the protected characteristics detailed in the Equality Act 2010. The method and findings of the IIA were described in the various iterations of the report that were published alongside the different versions of the Cannock Chase District Local Plan during its development.

**1.3** Regulation 26 of the Town and Country Planning (Local Planning) (England) Regulations (2012) requires the Council to make the final SA Report available alongside the adopted Local Plan.

**1.4** The most up to date, full IIA Report was prepared in February 2024. It accompanied the Pre-Submission (Regulation 19) version of the Cannock Chase District Local Plan, which was subject to consultation between February and March 2024. The Pre-Submission version Cannock Chase District Local Plan and accompanying IIA Report, supporting evidence and consultation responses were submitted to the Secretary of State for examination on 29 November 2024.

**1.5** Prior to the adoption of the Local Plan, the following IIA documents were produced:

- An SA Scoping Report was prepared by the LUC on behalf of the Council in June 2018 [\[See reference 1\]](#).
- An IIA Report that accompanied the Cannock Chase District Local Plan: Issues and Options document was published for consultation in May 2019 [\[See reference 2\]](#).
- An IIA Report that accompanied the Cannock Chase District Local Plan Preferred Options document was published for consultation in March 2021 [\[See reference 3\]](#).

- An IIA Report that accompanied the Cannock Chase District Local Plan Pre-Submission (Regulation 19) document was published for consultation in February 2024 [\[See reference 4\]](#).
- An IIA Report Addendum prepared in October 2025 and published for consultation alongside the Schedule of Main Modifications identified as necessary to ensure the soundness of the Local Plan [\[See reference 5\]](#).

**1.6** Following submission of the Cannock Chase District Local Plan for independent examination, the examination hearings were held between May and July 2025. After these hearings, a number of Main Modifications were identified that the Planning Inspector considered necessary to ensure the soundness of the submitted Local Plan. The Council prepared a complete schedule of proposed Main Modifications and these were subject to IIA in the IIA Addendum (2025). The proposed Main Modifications schedule was subject to public consultation for six weeks from 20 October to 1 December 2025.

**1.7** The majority of the proposed Main Modifications were found not to affect the IIA findings. This is because many of the Main Modifications comprised minor wording changes. In some cases, the Main Modification provided more information or clarity which was expected to aid with the interpretation of a policy but were not expected to change the effects previously identified. However, there were Main Modifications that were identified as likely to result some more notable changes to the IIA findings. These are Main Modifications that introduced the following new policies:

- The Vision
- Policy SS1 The Spatial Strategy
- Policy SS2 The Spatial Strategy for Cannock/Hednesford/Heath Hayes
- Policy SS3 The Spatial Strategy for Rugeley and Brereton
- Policy SS4 The Spatial Strategy for Norton Canes
- Policy SS5 The Spatial Strategy for Rural Areas

**1.8** In addition, the Main Modifications deleted Site Specific Policy M3 - Beecroft Road Car Park, Cannock.

**1.9** The October 2025 Main Modifications IIA Report Addendum concluded that the Main Modifications were likely to result in changes to the sustainability effects expected for a small number of policies and additional effects where new policies were set out for inclusion in the plan. However, these changes and additions would not alter the overall cumulative effects reported for the Pre-Submission Cannock

Chase District Local Plan in relation to each IIA objective, as set out in the February 2024 IIA Report.

**1.10** Following the consultation on the Main Modifications, the Planning Inspector made some amendments to the detailed wording of some Main Modifications and added consequential modifications where these were necessary for consistency or clarity. None of the changes were considered to significantly alter the content of the modifications published for consultation nor would they undermine the participatory processes and IIA and HRA that were undertaken.

**1.11** The Inspector's Final Report was published in March 2026 [See reference 6]. The Inspector confirmed that the approach to the SA (as undertaken as part of the IIA) was robust and the necessary procedural and legal requirements have been met.

## Requirement for the Adoption Statement

**1.12** In addition to the requirement in Regulation 26 of the Town and Country Planning (England) Regulations (2012) for the final SA Report (integrated as part of the final IIA Report through the process undertaken for Cannock Chase) to be published alongside the adopted plan, the SEA Regulations [See reference 7] also require a number of steps to be taken upon adoption of a plan (in this case the Cannock Chase District Local Plan). Specifically, SEA Regulation 16 sets out the post-adoption procedures and requirements for SEA. The planning authority must, as soon as is reasonably practicable after the adoption of a plan for which an SA/SEA has been carried out, make a copy of the plan publicly available alongside a copy of the SA Report and a statement explaining the following:

- How environmental (and sustainability) considerations have been integrated into the Plan.
- How the Environmental Report has been taken into account during the preparation of the Plan.
- How the opinions expressed by the public and consultation bodies during consultation on the plan and the Environmental Report have been taken into account.
- The reasons for choosing the plan as adopted, in light of the other reasonable alternatives considered.
- The measures that are to be taken to monitor the significant environmental and sustainability effects of the implementation of the plan.

**1.13** The Council must also inform the public, Historic England, Natural England and the Environment Agency about the availability of these documents.

**1.14** As the SEA process was incorporated into the wider IIA process, this document constitutes the IIA and SEA Adoption Statement for the Cannock Chase District Local Plan. The remainder of the document is structured according to the SEA Regulations' requirements listed above, as follows:

- **Chapter 2** describes how environmental and sustainability considerations have been integrated into Cannock Chase District Local Plan, including by explaining who carried out the IIA and what assessment framework was used.
- **Chapter 3** describes how the IIA/Environmental Report has been taken into account, considering the links between the plan-making and IIA process.
- **Chapter 4** describes the consultation provided on the Environmental Report at each stage and describes how the representations were taken into account.
- **Chapter 5** describes why the adopted Cannock Chase District Local Plan was chosen, in light of reasonable alternatives dealt with.
- **Chapter 6** describes how the significant environmental effects of the implementation of the Cannock Chase District Local Plan will be monitored.

## Chapter 2

# How environmental and sustainability considerations have been integrated into Cannock Chase Council's Local Plan

**2.1** The purpose of the IIA was to assist the Council in preparing the Cannock Chase District Local Plan by identifying the key sustainability issues that face the District. This would help to predict what the likely effects of the Cannock Chase District Local Plan on these issues would be, and to put forward recommendations to mitigate and monitor the effects identified. The aim was to help ensure that the Cannock Chase District Local Plan had as many positive sustainability effects as possible and that any negative effects were avoided or mitigated as far as reasonably possible.

**2.2** The IIA of the Cannock Chase District Local Plan began in 2018 with the SA Scoping stage. LUC produced an SA Scoping Report that was published in July 2018 for an eight-week consultation period with statutory consultees (Natural England, the Environment Agency and Historic England) as well as the general public. The comments received during the consultation were then reviewed and addressed as appropriate.

**2.3** The subsequent stages of the IIA were undertaken iteratively, such that at each stage of the preparation of the Cannock Chase District Local Plan, the sustainability of the options for the Local Plan were assessed. The IIA documents produced at each stage are listed in Chapter 1. The IIA assessed a range of options for the Cannock Chase District Local Plan, and the Council considered the IIA findings to inform which options to take forward and what mitigation may need to be incorporated into the Local Plan to address any adverse effects identified. In this way, environmental and sustainability considerations were integrated into the Local Plan as it was developed.

**2.4** Chapter 3 of this Adoption Statement expands on how the findings of the IIA process were taken into account by the Council through the plan-making process.

**2.5** The way in which the sustainability effects of the Cannock Chase District Local Plan were consistently described, analysed and compared was through the use of a set of IIA objectives referred to as the 'IIA framework'. The IIA framework used to appraise the Local Plan was developed and consulted upon during the Scoping stage (see above). The IIA objectives were informed by a review of other relevant plans and programmes, baseline analysis and identification of sustainability issues. Comments received as part of consultation on the Scoping Report were also

considered when determining the final list of IIA objectives for inclusion in the framework.

**2.6** The IIA framework is presented below and was used to appraise options considered for the Cannock Chase District Local Plan, including numerous site allocation options. The 'SEA topics' (listed in Schedule 2 of the SEA Regulations as the topics to be covered in SEAs) were all covered by at least one of the IIA objectives. The IIA framework was accompanied by a series of assumptions to help ensure that site options were appraised consistently. These are described in Appendix D of the February 2024 IIA Report. The assumptions set out how geographically-specific options would be appraised against the framework.

## Habitats Regulations Assessment

**2.7** LUC was also commissioned by the Council to carry out a Habitats Regulations Assessment (HRA) of its Local Plan. The HRA of the Local Plan (Regulation 19) was completed in January 2024 and published for consultation alongside the Local Plan. The Regulation 19 HRA identified that adverse effects on integrity were not able to be ruled out in relation to air pollution from vehicles at Cannock Chase SAC, Cannock Extension Canal SAC, Pasturefields Salt Marsh SAC, and West Midland Mosses SAC and Midlands Meres and Mosses Ramsar Phase 1 site. This was due to a lack of traffic data.

**2.8** An Addendum to the HRA was published in November 2024 to provide the update in relation to the required traffic modelling and air quality assessment work. The air quality assessment identified potential effects from vehicle emissions on roads within 200m of Cannock Chase SAC and Cannock Extension Canal SAC. However, ecological assessment of these two sites confirmed that due to the characteristics of the habitats at these parts of both sites, there would be no adverse effects on their integrity as a result of air pollution.

**2.9** Following the Local Plan Examination, which was undertaken between May and July 2025, Cannock Chase Council proposed modifications to the Local Plan, which were consulted upon in Autumn 2025. The HRA of Main Modifications was published in September 2025 and assessed the implications of the Main Modifications in relation to the previous HRA findings. It was published for consultation alongside the Main Modifications.

**2.10** The HRA of the Main Modification concluded that the changes resulting from the modifications would not affect the conclusions of the January 2024 Regulation 19 HRA or the November 2024 Addendum. As such it was concluded that the Local

Plan, including the Main Modifications, would not have adverse effects on the integrity of any European sites.

## IIA Framework

### **IIA Objective 1: Protect and enhance biodiversity, fauna and flora and geodiversity.**

SEA Directive Topic(s) covered:

- Biodiversity
- Flora
- Fauna

### **IIA Objective 2: Minimise pollution and protect and enhance air, water, and soil quality.**

SEA Directive Topic(s) covered:

- Air
- Water
- Soil

### **IIA Objective 3: Ensure development makes efficient use of previously developed land and buildings.**

SEA Directive Topic(s) covered:

- Soil

### **IIA Objective 4: Adapt to the impacts of, and minimise factors contributing to, climate change.**

SEA Directive Topic(s) covered:

- Climate Change

### **IIA Objective 5: Reduce the risk of flooding.**

SEA Directive Topic(s) covered:

- Climate Change
- Material Assets

### **IIA Objective 6: Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.**

SEA Directive Topic(s) covered:

- Landscape

### **IIA Objective 7: Make sustainable use of resources and minimise waste generation.**

SEA Directive Topic(s) covered:

- Material Assets
- Water
- Soil

### **IIA Objective 8: Encourage and facilitate the use of sustainable modes of transport.**

SEA Directive Topic(s) covered:

- Material Assets
- Climate Change

### **IIA Objective 9: Ensure all people are able to live in a decent home which meets their needs.**

SEA Directive Topic(s) covered:

- Material Assets
- Population

**IIA Objective 10: Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.**

SEA Directive Topic(s) covered:

- Material Assets
- Population

**IIA Objective 11: Reduce crime and the fear of crime.**

SEA Directive Topic(s) covered:

- Population

**IIA Objective 12: Improve public health and ensure public health facilities are accessible for those in need.**

SEA Directive Topic(s) covered:

- Human Health

**IIA Objective 13: Protect, enhance, and create and ensure access to open spaces and facilities for leisure and recreation.**

SEA Directive Topic(s) covered:

- Population
- Human Health
- Cultural heritage

**IIA Objective 14: Provide easy access to community services and facilities to meet people's needs and avoid isolation.**

SEA Directive Topic(s) covered:

- Material Assets
- Population

**IIA Objective 15: Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.**

SEA Directive Topic(s) covered:

- Material Assets
- Population

**IIA Objective 16: Enhance the town centres in order to protect and improve their vitality and viability.**

SEA Directive Topic(s) covered:

- Material Assets
- Population
- Human Health

**IIA Objective 17: Conserve and enhance the built historic environment (including heritage assets and their respective settings).**

SEA Directive Topic(s) covered:

- Cultural Heritage

## Chapter 3

# How the environmental/IIA Report has been taken into account

**3.1** The policies and sites within the Local Plan were subject to IIA throughout their development, along with reasonable alternative options. Each policy and proposal was assessed against the social, environmental and economic objectives in the IIA Framework in order to establish the likely positive and negative effects. Where significant negative effects were found, potential mitigation measures were identified wherever possible. The results of the appraisals were used to inform the decision making process and establish appropriate options to take forward into the Local Plan. Each stage of developing the Local Plan was supported by updating the IIA to take account of new evidence and new policy options. These updates helped further refine the options to include in the Local Plan.

**3.2** The preparation of the IIA Reports and how the IIA was taken into account at each stage of the plan-making process, is set out below, according to the relevant Local Plan consultation stage.

## Background

**3.3** Cannock Chase Council adopted its Local Plan (Part 1) in June 2014, which comprised the Core Strategy for the District and the Rugeley Town Centre Area Action Plan. The Local Plan (Part 1) set out the planning strategy for Cannock Chase up to 2028.

**3.4** Once the Core Strategy and Area Action Plan had been adopted, the Council commenced preparation of other documents which together with the Core Strategy were intended at that time to comprise its new Local Plan. This included the Local Plan (Part 2) which was intended to include site specific allocations and standards to be applied to manage development in line with and to help deliver the strategic policy in the Local Plan (Part 1). Part 2 of the Local Plan would also safeguard any land required for development after the end of the Plan period. An Area Action Plan for Cannock Town Centre was also being separately prepared to complement the Local Plan (Part 2).

**3.5** An Issues and Options consultation for the Local Plan (Part 2) took place between January and March 2017. Following that consultation, the Council decided that, rather than continuing with the preparation of the Local Plan (Part 2) as

originally intended, a full new Local Plan would instead be prepared which would also replace the adopted Local Plan (Part 1).

## Scoping Stage (2018)

**3.6** The process of developing the new Local Plan was started by the Council in February 2018, and an Issues and Scope paper was published in Summer 2018. This paper was consulted upon between July and August 2018. The work sat alongside a Scoping Report for the SA, which was prepared by LUC on behalf of the Council in June 2018.

**3.7** The Scoping stage of the IIA involved compiling baseline information about the social, economic and environmental issues in the Plan area, as well as the policy context (involving a review of plans, policies and programmes) and key sustainability issues. The IIA framework was then developed, setting out the IIA objectives against which options for the Local Plan (including policy and site options) would be appraised. The framework that was used for the Local Plan (Part 2) was based on the framework that was originally used for the Local Plan (Part 1). A review the original SA framework was undertaken as part of the SA Scoping work for the Local Plan (Part 2) before that work ceased. The framework was then again reviewed during the preparation of the SA Scoping Report for the new Local Plan review work in Summer 2018.

**3.8** The Scoping Report was published for consultation alongside the Issues and Scope paper between July and August 2018. The contents of the Scoping Report were refined in light of the consultation comments received in the first full IIA Report which is described below.

## Issues and Options Stage (2019)

**3.9** Consultation on the Local Plan: Issues and Options document took place between May and July 2019. This was supported by publication of an IIA Report.

**3.10** The IIA Report for the Issues and Option document appraised reasonable alternative options for various policy topics, including different approaches to the spatial strategy for the plan area. It also appraised reasonable alternative site options that might be included for allocation in the Local Plan.

**3.11** The IIA findings were provided to the Council in advance of finalising the content of the Issues and Options document. As such the significant effects identified as part of the IIA work for the Issues and Options document (including reasonable

alternatives considered) helped to inform the decision making of the Council, alongside wider material considerations and evidence, in selecting the preferred policy approach for the Local Plan.

## Preferred Options Stage (2021)

**3.12** The Preferred Options Local Plan set out a vision and strategic objectives for the plan area up to 2038. It also included preferred policies included under the eight strategic objectives. As part of this suite of policies the plan set out the spatial strategy and supporting development management style policies to best enable the Council to meet the need for housing and other development pressures faced by the District. The appraisal of the spatial strategy (as well as site allocations included to achieve the spatial strategy) and supporting draft policies at that stage of plan-making were presented in the IIA Report for the Local Plan: Preferred Options document (2021). The IIA Report also included the appraisal of reasonable alternative options considered in relation to each of these components.

**3.13** As at the Issues and Options stage, the findings for the IIA work undertaken to support the Preferred Options document were provided to the Council in advance of finalising that version of the Local Plan. This ensured that the IIA findings could be considered alongside other sources of evidence prepared as part of plan preparation to inform the Council's decision making process.

## Pre-Submission Stage (2024)

**3.14** Following the Preferred Options Regulation 18 consultation between March and April 2021, the Council refined the vision, strategic objectives, policies and site allocations for the Cannock Chase District Local Plan. Refinements to the site allocations were made to reflect consultation comments received at the Preferred Options stage, changes in the position of planning status for sites considered for allocation and changes in the status infrastructure provision meaning that certain allocations could no longer be supported. The topic-based policies were subject to minimal change, mostly to reflect completed evidence and for factual updates. The Pre-Submission document was subject to IIA. The IIA findings for the Pre-Submission document were presented in the IIA Report published for consultation between February and March 2024. This iteration of the IIA Report also included the appraisal of reasonable alternative policy approaches considered by the Council in drafting the proposed policies.

**3.15** As at the previous stages of plan making, the findings for the IIA work undertaken to support the Pre-Submission document were provided to the Council in

advance of finalising that version of the Local Plan. This allowed the IIA findings to be considered as part of the Council's decision making process for plan preparation.

## **Modifications to the Cannock Chase District Local Plan (2025)**

**3.16** Examination hearings on the Pre-Submission version of the Local Plan were held between May and July 2025. Following the hearings, a number of proposed modifications were identified that the Planning Inspector considered necessary to ensure the soundness of the submitted Local Plan and a schedule of the modifications was prepared by the Council.

**3.17** The Main Modifications were subject to IIA in the IIA Addendum prepared by LUC in October 2025. This was published alongside the Schedule of Main Modifications for consultation between October and December 2025.

**3.18** The October 2025 Main Modifications IIA Report Addendum concluded that the Main Modifications were likely to result in changes to the sustainability effects expected for a small number of policies and additional effects where new policies were set out for inclusion in the plan. However, these changes and additions would not alter the overall cumulative effects reported for the Pre-Submission Cannock Chase District Local Plan in relation to each IIA objective, as set out in the February 2024 IIA Report.

## **Amendments to the Main Modifications (2025)**

**3.19** Following the consultation on the Main Modifications, the Planning Inspector made some amendments to the detailed wording of some Main Modifications. None of the changes made at this stage were considered to significantly alter the content of the modifications published for consultation. It was also not considered that they would undermine the IIA and HRA work that had been undertaken up to that point.

**3.20** The Council received the Inspector's Final Report on the Cannock Chase District Local Plan on 5 March 2026. The report concluded that considering the recommended Main Modifications, the Cannock Chase District Local Plan satisfies the requirements of Section 20(5)(a) of the Planning and Compulsory Purchase Act 2004 and meets the criteria for soundness set out in the NPPF.

## **Adopted Cannock Chase District Local Plan (2026)**

**3.21** This Adoption Statement summarises the IIA/SEA process and how this has influenced the preparation of the Cannock Chase District Local Plan (2026).

## Chapter 4

### How opinions of consultation bodies and the public have been taken into account

**4.1** At each stage of the development of the Cannock Chase District Local Plan, an IIA Report has been published alongside the Local Plan document for consultation with the public and consultation bodies specifically referred to in the SEA Regulations (Historic England, the Environment Agency and Natural England). The SEA Regulations require that the Adoption Statement provides an account of how any opinions expressed by the public and the consultation bodies have been taken into account.

**4.2** The Cannock Chase District Local Plan consultation stages and responses received relating to the IIA documents are summarised below.

#### SA Scoping Report (2018)

**4.3** The SA Scoping Report, prepared by LUC in June 2018, was subject to consultation between July and August 2018, including formal consultation with the SEA statutory bodies (Historic England, the Environment Agency and Natural England).

**4.4** This provided an opportunity for consultees to comment on the proposed scope and level of detail of the SA, including whether the objectives in the SA framework provided a reasonable framework for assessing the likely significant effects of the Cannock Chase District Local Plan and whether the review of relevant plans, policies and programmes (the 'PPP' review) and baseline information were appropriate and complete.

**4.5** Comments received on the SA Scoping Report were taken into consideration and addressed in the next iteration of the SA. A number of amendments were made to the review of plans, policies and programmes, the baseline information and the key sustainability issues. A small number of wording changes were also made to the IIA framework against which the options considered for the Local Plan would subsequently be appraised. Full details about how each response was addressed are set out in Appendix A of the February 2024 IIA Report prepared to support the Pre-Submission version of the Local Plan.

## **IIA Report for the Local Plan: Issues and Options (2019)**

**4.6** The March 2019 IIA Report accompanied the Local Plan: Issues and Option document for Regulation 18 consultation between May and July 2019. Comments made during the consultation were taken into consideration and informed the preparation of the Local Plan: Preferred Options document and the accompanying IIA Report. A number of amendments were made to the review of plans, policies and programmes and the baseline information presented in the IIA Report. Full details on about how each response was addressed are set out in Appendix A of the February 2024 IIA Report prepared to support the Pre-Submission version of the Local Plan.

## **IIA Report for the Local Plan: Preferred Options (2021)**

**4.7** The March 2021 IIA Report accompanied the Local Plan: Preferred Options document for a second round of Regulation 18 consultation between March and April 2021. Comments made during the consultation were taken into consideration and informed the preparation of the Local Plan: Pre-Submission document and the accompanying IIA Report. A number of amendments were made to the review of plans, policies and programmes and the baseline information presented in the IIA Report. Several comments were also received in relation to how site options were appraised in the IIA. Full details on about how each response was addressed are set out in Appendix A of the February 2024 IIA Report prepared to support the Pre-Submission version of the Local Plan.

## **IIA Report for the Local Plan: Pre-Submission (2024)**

**4.8** The February 2024 IIA Report accompanied the Local Plan: Pre-Submission document for Regulation 19 consultation between February and March 2024. All of the comments received in response to the Pre-Submission version of the Local Plan were passed to the Planning Inspectorate and formed part of the examination into the Local Plan.

## **Modifications to the Cannock Chase District Local Plan (2025)**

**4.9** Following examination hearings, a schedule of modifications was prepared by the Council in response to the consultation on the Regulation 19 Local Plan, to ensure policies were aligned with national policy and regulations and to ensure the policies in the plan (including the spatial strategy and strategic priorities) were clear and effective.

**4.10** The IIA Addendum for the Main Modifications was prepared and published for consultation alongside the Schedule of Main Modification between October and December 2025. Following this consultation the Planning Inspector made some amendments to the detailed wording of some Main Modifications and added consequential modifications where these are necessary for consistency or clarity. None of the changes were considered to significantly alter the content of the modifications published for consultation or undermine the participatory processes and IIA and HRA that were undertaken.

## Chapter 5

# Why the Cannock Chase District Local Plan was chosen in light of reasonable alternatives

**5.1** The Council considered a range of reasonable alternative options during the preparation of the Cannock Chase District Local Plan, specifically alternative growth options, spatial options, site options and policy options.

**5.2** Information considered by the Council before final decisions were made included:

- The IIA findings, particularly the significant effects generated by each option.
- Results of consultation and engagement with the general public and key stakeholders.
- The evidence base for the Cannock Chase District Local Plan.

**5.3** The main options considered for the Cannock Chase District Local Plan are described below alongside a summary of the Council's reasons why the preferred options were selected over the reasonable alternatives.

**5.4** The Council's reasons for selecting the preferred spatial strategy and quantum of development in light of the reasonable alternatives is set out in Chapter 5 of the February 2024 IIA Report. Information about why individual site options were selected or rejected can be found in Appendix F of that report.

## Vision and strategic objectives

**5.5** The Vision set out in the Cannock Chase Local Plan (2018-2040) aligns with the Council's Corporate Plan and its four priorities:

- Economic Prosperity,
- Health and Wellbeing,
- The Community,
- Responsible Council.

**5.6** The eight strategic objectives from the adopted Local Plan (Part 1) informed these elements as included in the Local Plan: Issues and Option document and their subsequent inclusion in the Preferred Options and Pre-Submission version of the Local Plan. The consultation responses received in relation to these elements were

mostly supportive and as such these elements of the document have remained mostly unchanged throughout. Some of the consultation responses received in relation to the development of policies for the Local Plan have been reflected in revisions to the strategic objectives.

## Level of growth

**5.7** The Local Plan will deliver sufficient land for housing and employment to meet objectively assessed needs within the District boundary.

**5.8** The Housing Need Assessment determined that there are no exceptional circumstances to deviate from the use of the governments standard methodology to calculate housing need. This was therefore used to calculate the housing requirement over the plan period. The Council worked with all authorities within the Greater Birmingham and Black Country Housing Market Area (GBBCHMA) under the Duty to Cooperate to try and accommodate some of the unmet housing need of the HMA. Options were derived from the joint evidence (Strategic Growth Study) 2018 and these were subject to IIA and subject to public consultation at Issues and Options stage. The Council ultimately increased the housing target by 500 dwellings in order to contribute toward the unmet needs of the Greater Birmingham and Black Country Housing Market Area (GBBCHMA).

**5.9** The Economic Development Needs Assessment (EDNA) identifies a range in terms of land hectares to use as an appropriate employment target in the local plan. The EDNA was subject to a number of updates (2020 and 2024) which has resulted in amendments to the final employment target in the local plan. The Council has sought to deliver 74ha based on the evidence and presented options for the employment strategy for IIA at the Issues and Options stage.

## Distribution and site selection

**5.10** The spatial strategy set out in the Local Plan seeks to direct development to the most sustainable locations, and the direction for growth reflects the existing established settlement hierarchy from the 2014 Local Plan. The strategy emerged from a series of options presented for IIA at Issues and Options stage. The options were based around the premise that previously developed land and urban sites should be prioritised for housing and employment before consideration of green field sites or Green Belt release. The strategy therefore centred on delivering the largest strategic redevelopment site in the District: the former Rugeley Power Station site for mixed use development and exploring the potential of urban locations for growth. The

strategy also sought to increase the density of development wherever possible to minimise the land requirement.

**5.11** Cannock Chase District is highly constrained in terms of land supply with approximately 60% of the land area designated Green Belt and/or National Landscape. All reasonable alternatives to Green Belt release have been explored and exhausted. Early on in the development of the plan it became apparent that there was insufficient land to meet the full objectively assessed needs of the District.

**5.12** A Development Capacity Study was produced and updated throughout production of the plan to consider all potential options for development on land which was not within the Green Belt. Through discussion with neighbouring authorities under the Duty to Cooperate which was formalised by a letter in 2021, the Council asked whether some of the requirement for housing, employment and Gypsy and Traveller accommodation could be met in neighbouring authorities boundaries on land not within the Green Belt. This was not possible, therefore to meet the development requirement within the local authority area it has been necessary to review Green Belt boundaries.

**5.13** The Green Belt Part 1 and Part 2 considered the extent to which potential development sites contributed to the five purposes of the Green Belt and identified the extent of harm of release of individual parcels of land. Exceptional Circumstances for Green Belt release have been set out in the Green Belt Topic Paper.

**5.14** Options for Green Belt extensions were presented at Issues and Options stage and subject to IIA. This sought consensus on the general locality of further growth in combination with redevelopment at Rugeley Power Station (SM1) and urban locations. The favoured option for housing was presented at Preferred Options stage which directed housing growth to available sites in Cannock/Hednesford/Heath Hayes and Norton Canes urban edges. The preferred strategic housing sites in combination will deliver significant infrastructure enhancements of benefit to both existing and new residents including a new school, a relief road, junction improvements to Five Ways roundabout and a 14.8ha new public community park (SH1, SH2). In terms of employment the preferred strategy has been to expand existing business parks at Kingswood Lakeside, Cannock (SE1) and Watling Street Business Park on the A5 (SE2).

**5.15** Taking account of planning permissions and development in the early part of the plan period (since 2018), the distribution of the residual growth seeks to redress the balance of development towards locations where there is appropriate infrastructure. This led to some of the sites initially earmarked for allocation being safeguarded in the Pre-Submission version of the Local Plan at Norton Canes.

**5.16** Locations for non-strategic sites outside the Green Belt and Cannock Chase National Landscape were identified with consideration to consultation responses, the availability and deliverability of sites, the preferred spatial distribution pattern, the sensitivities and constraints of the area (e.g. flood zones, heritage features and landscape designations etc) and the infrastructure capacity and opportunities (e.g. schools and healthcare etc). Sites judged to perform best overall against the above criteria and evidence base outcomes were proposed for allocation in the Local Plan.

## **Other key policy objectives and issues**

**5.17** The IIA also supported an iterative and rational method for refining the other reasonable alternative options considered throughout the Local Plan.

**5.18** Based on the overarching objectives of the Local Plan and informed by the supporting evidence and the IIA, the plan policies seek to ensure the delivery of appropriate housing, enabling sustainable economic growth, enhancing and protecting the environment, supporting strong and healthy communities and delivering infrastructure. The IIA Reports and Local Plan describe the reasonable alternative options that were considered and evaluated.

## Chapter 6

# How will the environmental and sustainability effects of the Cannock Chase District Local Plan be monitored?

**6.1** The SEA Regulations require that “The responsible authority shall monitor the significant environmental effects of the implementation of each plan or programme with the purpose of identifying unforeseen adverse effects at an early stage and being able to undertake appropriate remedial action” (Regulation 17), and that the Environmental Report should provide information on “a description of the measures envisaged concerning monitoring” (Schedule 2).

**6.2** The Planning Practice Guidance (PPG) on SA states that it is not necessary to monitor everything and monitoring should be focused on the significant sustainability effects, including significant effects where there is uncertainty and where monitoring would enable preventative or mitigation measures to be taken.

**6.3** The indicators recommended to be used by the Council to monitor the potential sustainability effects of implementing the Cannock Chase District Local Plan are set out in below. It should be noted that as no significant negative effects were identified through the IIA for any of the policies in the Local Plan in relation to IIA objectives 4: climate change, 5: flooding, 7: waste, 8: sustainable transport, 9: housing, 10: education, 11: crime, 12: health and wellbeing, 13: recreation and 16: town centres no monitoring indicators have been suggested for these IIA objectives.

## Proposed Monitoring Framework for the Cannock Chase District Local Plan

IIA objective 1: Protect and enhance biodiversity, fauna and flora and geodiversity

### Proposed monitoring indicators:

- Percentage of SSSIs and local wildlife sites in favourable condition
- Number of Green Flag Awards gained and maintained
- Change in areas of biodiversity importance

- Proportion of local sites where positive conservation management is being achieved
- Areas of additional green infrastructure delivered
- Cannock Chase SAC Mitigation Strategy Implementation Progress

IIA objective 2: Minimise pollution and protect and enhance air, water, and soil quality

### **Proposed monitoring indicators:**

- Number of Air Quality hotspots
- Water quality according to Water Framework Directive targets (including nitrate levels)
- Domestic and total per capita water consumption
- Amount of derelict and/or contaminated land
- Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds
- Number of Air Quality hotspots

IIA objective 3: Ensure development makes efficient use of previously developed land and buildings

Proposed monitoring indicators:

- Total amount of employment floorspace on previously developed land – by type
- Total number of dwellings on previously developed land

IIA Objective 6: Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place

### **Proposed monitoring indicators:**

- Numbers of Parish Plans, Neighbourhood Plans, Design Statements prepared  
Number of Assets of Community Value  
Number of Conservation Areas with up to date appraisals and management plans

- Cannock Chase National Landscape Management Plan Progress
- Planning applications approved in the Green Belt

## IJA objective 14: Provide easy access to community services and facilities to meet people's needs and avoid isolation

Proposed monitoring indicators:

- Delivery and implementation of travel plans and transport assessments
- Travel to work
- Completed sections of walk and cycle networks
- Rail service frequency
- New recreation, leisure, culture, and arts facilities delivered

## IJA objective 15: Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites

### **Proposed monitoring indicators:**

- Total amount of additional floorspace for 'town centre' uses in town centres
- New recreation, leisure, culture, and arts facilities delivered
- The delivery of the Place policies
- Pedestrian footfall count
- Unemployment levels
- New business registration rate
- Employment land available
- Job density rate
- Working age population on out of work benefit

IIA17 objective 17: Conserve and enhance the built and historic environment (including heritage assets and their respective settings)

**Proposed monitoring indicators:**

- Numbers of Parish Plans, Neighbourhood Plans, Design Statements prepared
- Number of conservation areas with up to date appraisals and management plans
- Number and percentage of all heritage assets at risk
- The creation and maintenance of an up to date Local List of historic buildings

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March 2026

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